

September 19, 2024

Town of Riverview
30 Honour House Ct.
Riverview, NB E1B 3Y9

RE: Application to rezone a portion of PID 00645754 to Manufactured Dwelling – By-law No. 300-7-17

Dear Mayor and Council:

Under Section 110 of the *Community Planning Act* Council is required to seek the views of the Planning Advisory Committee before adopting a by-law made under the *Act*. This letter is an official notice of the written views provided at the Riverview Planning Advisory Committee meeting on September 11th, 2024, with respect to proposed By-law No. 300-7-17. During this meeting the Committee passed the following motion:

“That the Riverview Planning Advisory Committee RECOMMEND that Riverview Town Council adopt By-law 300-7-17 in order to rezone a portion of PID 00645754 from RA - Rural Area to MD – Manufactured Dwelling subject to the following conditions:

- a) That the Lands must be developed as a manufactured dwelling community in substantial conformity with the site plan, phasing plan, and lot layout dated June 11, 2024, attached as Schedules A-17-1, 2, and 3 including maintaining the 60m buffer on the northern and eastern boundaries of the lands;
- b) That the Development be considered a private development, and that the Owner be solely responsible at its sole cost, to install and maintain all infrastructure services on the Lands including, but not limited to, private streets, water and sanitary sewer infrastructure, streetlamps, garbage collection and amenity space within the Development;
- c) That the private streets within the Development shall be designed and the construction supervised by a licenced professional engineer in the Province of New Brunswick, and installed by a qualified contractor with all applicable codes met and at the sole cost of the Owner;
- d) A left-hand turn lane shall be installed on Coverdale Road prior to occupancy of the Development by any residents and shall be built to the Town’s standards and at the sole cost of the Owner;
- e) Temporary turnrounds shall be installed at the end of each street phase of the Development per Town specifications at the Owner’s sole cost;

f) That a gated emergency exit driveway be developed per the Town of Riverview Emergency Access Policy, and that a master key or access code to the gate be provided to the Town of Riverview Fire Department for emergency access;

g) That the Development's water and sanitary sewer connection to the municipal system include a transfer vault and must be maintained by the Owner at its sole cost, based on industry best practices;

h) That a stormwater management system be installed and maintained by the Owner on the Lands, at its sole cost, per the servicing strategy provided to and approved by the Town, and that the off site pre flow is maintained or reduced from pre-peak levels. The stormwater pond shall be installed prior to occupancy of the Development by any residents in Phase 1; and

i) That a civic addressing plan for the Development be submitted prior to any building/development permits being issued.”

MOTION PASSED UNANIMOUSLY

If you have any questions, please do not hesitate to contact me at 506-364-4755.

Sincerely,



Lori Bickford, RPP, MCIP
Planning Manager/Planner
Plan360, Southeast Regional Service Commission