



March 9th , 2017

Her Worship the Mayor
And Members of Riverview Town Council
c/o Colin Smith
Town Administrator
Town of Riverview
30 Honour House Court,
Riverview N.B.
E1B 3Y9

Re: Tentative Plan of Amending Gordon Hawkes Subdivision, Hawkes Street,
Riverview
Owner: Adremar Holdings Inc.
Applicant/Purchaser: Remi Bourque

Please find attached a copy of the Tentative Plan of Amending Gordon Hawkes Subdivision that requires Council's approval as pursuant to section 56 of the Community Planning Act.

For details on this Tentative Plan, please find attached a copy of the Planning Advisory Committee's subdivision staff report and attachments.

The Planning Advisory Committee, at their meeting of March 8th , 2017 approved two (2) variances as outlined in the attached report and approved the following recommendation.

Recommendation

The Planning Advisory Committee respectfully recommends that Riverview Town Council:

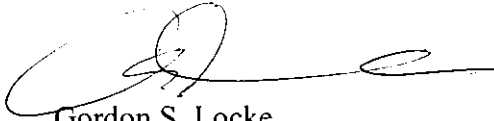
- **Assent** to the location of Hawkes Street(public); and
- **Assent** to the location of Land for Public Purposes as shown

Subject to the following conditions:

- Streets and Services to be designed and constructed in accordance with the Town of Riverview's current Subdivision Standards and Guidelines and the Owner/Developer to enter into a Subdivision Agreement with the Town of Riverview.
- Any development within the 30m buffer area is subject to a Watercourse and Wetland Alteration Permit.

Please advise of Council's decision and should Council require additional information on this matter, please do not hesitate to contact the undersigned.

Respectfully submitted,



Gordon S. Locke
Manager of Subdivision Approval /Deputy Director
Urban Planning

GSL/gsl



**Planning Advisory
Committee Report**

**Rapport au Comité
consultative deurbanise**

Agenda Item / item de l'ordre du jour :	4(a) & 5(a)
File / Dossier :	#17-
Meeting Date / date de la réunion :	March 8, 2017

Type/ of application: Variance and Subdivision (Tentative Plan of Amending Gordon Hawkes Subdivision)

Owner : Adremar Holdings Inc.
Purchaser: Remi Bourque

Applicant : Remi Bourque

Description: To create a portion of Hawkes Street (public), two(2) new building lots and Land For Public Purposes.

Attachments

- Tentative Subdivision Plan
- Zoning Map
- Aerial Location Map

Location: Hawkes Street, Riverview

PID : #006501101

Zoning : R1 – Single unit Dwelling Zone

Jurisdiction of the Committee

1)The Committee is being asked to consider two(2) variances from the requirements of the Subdivision By-law:

- to exceed the maximum length of a Cul de sac from the required 183m to 196.9m; and
- to reduce the minimum turning radius of a cul de sac from the required 18m to 15m.

2) The Committee is being asked to review the Tentative Plan and provide a recommendation to Riverview Town Council regarding the location of the streets and or the land for public as shown on the Tentative Plan submitted.

In making a recommendation with respect to streets in a proposed subdivision, the Committee shall give consideration to :

- (a) the topography of the land proposed for subdivision,
- (b) the creation of lots suitable for the intended use thereof of lots,
- (c) having street intersections and interceptions as nearly as possible being at right angles, and
- (d) the provision of
 - (i) convenient access to the proposed subdivision and to lots within it, and
 - (ii) convenient further subdividing of the land proposed for subdivision or the subdividing of adjoining land.

Names of streets in a subdivision are subject to the approval of the Committee.

Interdepartmental review: Urban Planning, Engineering, Parks & Recreation, Economic Departments



**Planning Advisory
Committee Report**

**Rapport au Comité
consultative deurbanise**

Agenda Item / item de l'ordre du jour :	4(a) & 5(a)
File / Dossier :	#17-
Meeting Date / date de la réunion :	March 8, 2017

Discussion & Analysis

The proposed subdivision is located off the Hillsborough Road at the end of Hawkes Street. The approximate 2 acres of land is presently owned by Adremar Holdings Inc... The applicant, Remi Bourque has entered into a purchase and sale agreement to acquire the lands for the following purpose:

Tentative Plan

The purpose of the Tentative Plan is to:

- Create Lots 17-01 and 17-02 for residential building purposes;
- Create an portion of Hawkes Street to be designated and vested into the Town of Riverview as a public street;
- Create Land for Public Purposes to be vested into the Town of Riverview;
- Create Municipal Services Easements;
- Create a Public Utility Easement; and
- Release a portion of an existing 30' sewer easement

The land is zoned R1 and the proposed lots will permit the construction of single-unit dwellings. The lots proposed are presently subject to a protected provincially significant wetland and buffer. The information shown on this plan is derived from the provincial wetland map. The most restrictive line being the 30m buffer line extends across the Hawkes Street turn-around and Lots 17-01 and 17-02. Any development within this 30 meter buffer will require a Watercourse and Wetland Alteration Permit subject to the Provincial Department of Environment and Local Government. Preliminary indications show that the restrictive wetland and buffer lines as derived from the map may not be accurate and that the wetland and buffer may be less restrictive to the new building lots as proposed. Based on the plan and existing buffer, staff is comfortable that the two (2) building lots can be developed without a watercourse and wetland alteration permit.

The existing Hawkes Street has been a dead end street with no public turn-around since its creation. The timing of this proposed subdivision is important, whereas the Town of Riverview intends to upgrade the entirety of Hawkes Street as one of their 2017 Local Improvement projects. If this plan is approved, the portion of Hawkes Street will vest into the Town of Riverview and the Town will construct it to public standards. The Town will be applying to the Department of Environment and Local Government for a Watercourse and Wetland permit, whereas the proposed street is located within the 30 meter buffer area. Under the Local Improvement arrangement, costs will be recovered by the Town from the applicant's new lots and from the other existing landowners along Hawkes Street over a 10 year period.

The proposed subdivision is subject to the reservation of 10% of the area of the land in the subdivision exclusive of streets intended to be publicly owned to be designated as Land for Public Purposes. The plan designates a large parcel (3589 sq. m) of Land for Public Purposes to be designated into the Town of Riverview (area outlined in green). The intent of this land is to accommodate a public access from the proposed Hawkes street turn-around to the main north/south existing Riverfront walking trail. The area proposed to be dedicated satisfies the 10% requirements of the subdivision by-law. The applicant is actually dedicating more land in access of the required amount.

Variances

The proposed subdivision has triggered the need for two (2) variances from the requirements of the subdivision by-law.

The first variance is to reduce the minimum turning radius of a cul de sac from the required 18m to 15m. This radius is for the reduction of the right of way boundary. The reason for this reduction was due to the limited north/south dimension of this land. The turn-around radius was reduced to permit a reasonable useable area (lot depth) for the two (2) building lots. The Engineering Department was in support of this variance. The physical roadway will be constructed to the same size. A 5 meter wide Municipal Services Easement has been designated around the turn-around to help compensate for the reduced right of way radius.



**Planning Advisory
Committee Report**

**Rapport au Comité
consultative deurbanise**

Agenda Item / item de l'ordre du jour :	4(a) & 5(a)
File / Dossier :	#17-
Meeting Date / date de la réunion :	March 8, 2017

The second variance is to permit the maximum length of a cul de sac from the required 183m to 196.9m. The current street presently dead-ends at a length of 158.5m. Again based on the limited north/south dimension of this land it was achievable to meet the 183m requirements of the subdivision by-law. The proposed lots would not have enough useable area for development. Staff reviewed the possibility of extending a future street to north thus providing Hawkes Street a second access in the future. This would be possible, however with the cost of a street connection and the loss of a lot it would not be feasible for this developer to proceed with the subdivision. Furthermore the adjacent streets such as Weir drive will never be extended due to wetland and topography issues and Orin drive can be developed to a length of 183m as per the subdivision by-law.

Staff recommends the variance and Tentative Plan as proposed.

Recommendation

1) The variance request from Remi Bourque to exceed the maximum length of a Cul de sac from the required 183m to 196.9m and to reduce the minimum turning radius of a cul de sac from the required 18m to 15m **be approved**.

2)The Planning Advisory Committee respectfully recommends that Riverview Town Council:

- **Assent** to the location of Hawkes Street(public); and
- **Assent** to the location of land for Public Purposes as shown

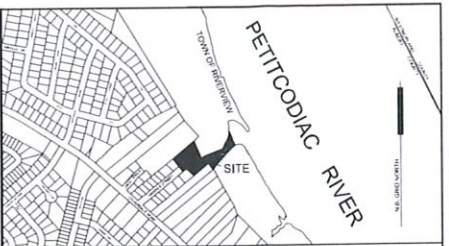
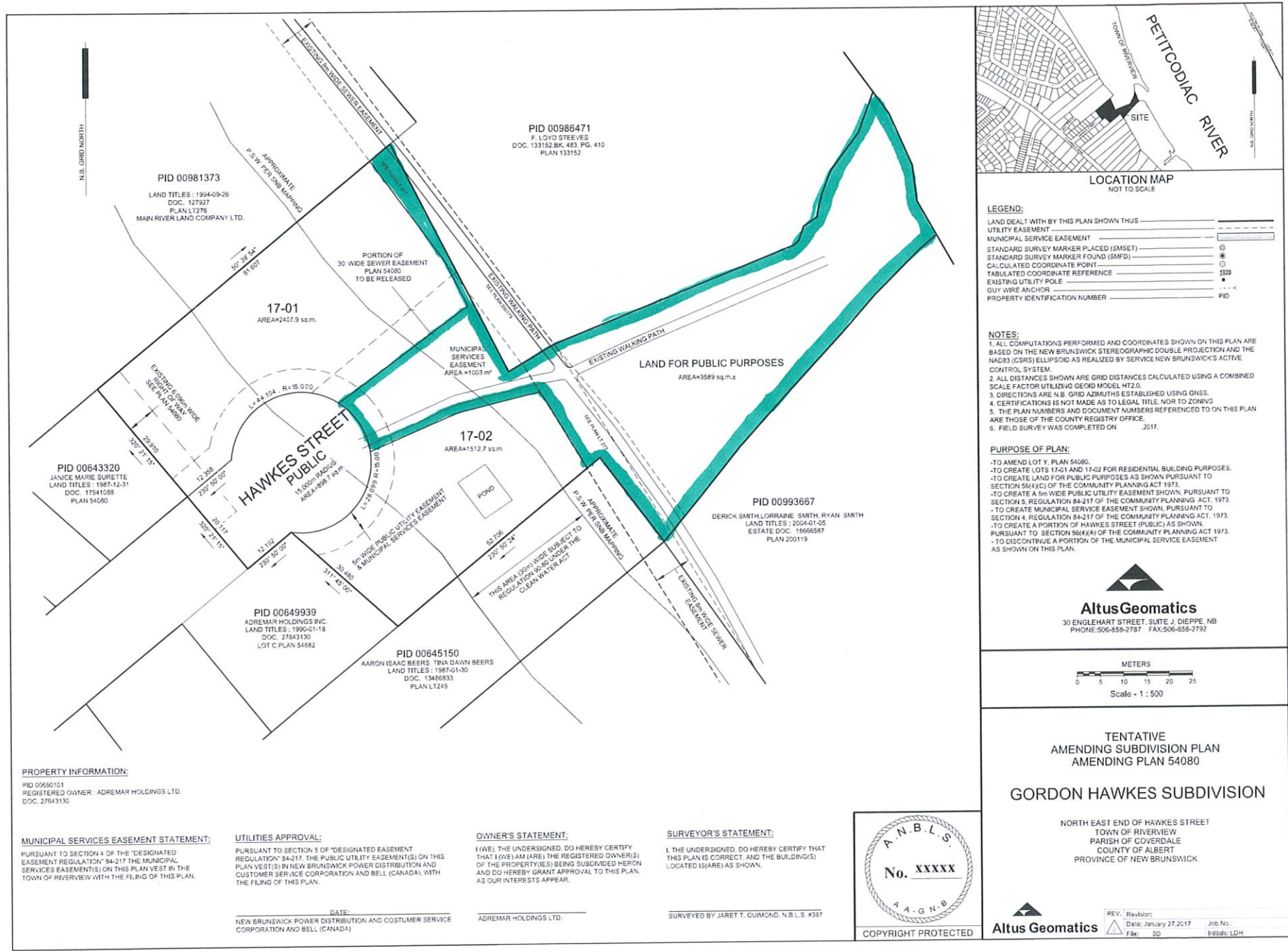
Subject to the following conditions:

- Streets and Services to be designed and constructed in accordance with the Town of Riverview's current Subdivision Standards and Guidelines and the Owner/Developer to enter into a Subdivision Agreement with the Town of Riverview.
- Any development within the 30m buffer area is subject to a Watercourse and Wetland Alteration Permit.

Submitted by / soumis par:

Gordon S. Locke, Manager of Subdivision Approval
Development/Planning Officer

Bill Budd, MCIP, RPP
Director, Urban Planning /
Directeur, service d'urbanisme

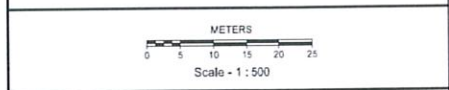


- LEGEND:**
- LAND DEALT WITH BY THIS PLAN SHOWN THUS
 - UTILITY EASEMENT
 - MUNICIPAL SERVICE EASEMENT
 - STANDARD SURVEY MARKER PLACED (SMSET)
 - STANDARD SURVEY MARKER FOUND (SMFD)
 - CALCULATED COORDINATE POINT
 - TABULATED COORDINATE REFERENCE
 - EXISTING UTILITY POLE
 - GUY WIRE ANCHOR
 - PROPERTY IDENTIFICATION NUMBER

- NOTES:**
1. ALL COMPUTATIONS PERFORMED AND COORDINATES SHOWN ON THIS PLAN ARE BASED ON THE NEW BRUNSWICK STEREOGRAPHIC DOUBLE PROJECTION AND THE NAD83 (CSRS) ELLIPSOID AS REALIZED BY SERVICE NEW BRUNSWICK'S ACTIVE CONTROL SYSTEM.
 2. ALL DISTANCES SHOWN ARE GRID DISTANCES CALCULATED USING A COMBINED SCALE FACTOR UTILIZING GEOD MODEL HT2.0.
 3. DIRECTIONS ARE N.B. GRID AZIMUTHS ESTABLISHED USING GNSS.
 4. CERTIFICATIONS IS NOT MADE AS TO LEGAL TITLE, NOR TO ZONING.
 5. THE PLAN NUMBERS AND DOCUMENT NUMBERS REFERENCED TO ON THIS PLAN ARE THOSE OF THE COUNTY REGISTRY OFFICE.
 6. FIELD SURVEY WAS COMPLETED ON 2017.

- PURPOSE OF PLAN:**
- TO AMEND LOT Y, PLAN 54080.
 - TO CREATE LOTS 17-01 AND 17-02 FOR RESIDENTIAL BUILDING PURPOSES.
 - TO CREATE LAND FOR PUBLIC PURPOSES AS SHOWN PURSUANT TO SECTION 56(4)(C) OF THE COMMUNITY PLANNING ACT 1973.
 - TO CREATE A 5m WIDE PUBLIC UTILITY EASEMENT SHOWN, PURSUANT TO SECTION 5 REGULATION 84-217 OF THE COMMUNITY PLANNING ACT, 1973.
 - TO CREATE MUNICIPAL SERVICE EASEMENT SHOWN, PURSUANT TO SECTION 4, REGULATION 84-217 OF THE COMMUNITY PLANNING ACT, 1973.
 - TO CREATE A PORTION OF HAWKES STREET (PUBLIC) AS SHOWN, PURSUANT TO SECTION 56(4)(A) OF THE COMMUNITY PLANNING ACT 1973.
 - TO DISCONTINUE A PORTION OF THE MUNICIPAL SERVICE EASEMENT AS SHOWN ON THIS PLAN.

AltusGeomatics
30 ENGLEHART STREET, SUITE J, DIEPPE, NB
PHONE: 506-558-2787 FAX: 506-558-2792



**TENTATIVE
AMENDING SUBDIVISION PLAN
AMENDING PLAN 54080**

GORDON HAWKES SUBDIVISION

NORTH EAST END OF HAWKES STREET
TOWN OF RIVERVIEW
PARISH OF COVERDALE
COUNTY OF ALBERT
PROVINCE OF NEW BRUNSWICK

REV: Revision
Date: January 27, 2017
File: SD
Job No:
Initials: LDH

Altus Geomatics

PROPERTY INFORMATION:

PID 00650101
REGISTERED OWNER: ADREMAR HOLDINGS LTD.
DOC: 27643130

MUNICIPAL SERVICES EASEMENT STATEMENT:

PURSUANT TO SECTION 4 OF THE "DESIGNATED EASEMENT REGULATION" 84-217 THE MUNICIPAL SERVICES EASEMENT(S) ON THIS PLAN VEST IN THE TOWN OF RIVERVIEW WITH THE FILING OF THIS PLAN.

UTILITIES APPROVAL:

PURSUANT TO SECTION 5 OF "DESIGNATED EASEMENT REGULATION" 84-217 THE PUBLIC UTILITY EASEMENT(S) ON THIS PLAN VEST(S) IN NEW BRUNSWICK POWER DISTRIBUTION AND CUSTOMER SERVICE CORPORATION AND BELL (CANADA), WITH THE FILING OF THIS PLAN.

DATE:
NEW BRUNSWICK POWER DISTRIBUTION AND CUSTOMER SERVICE CORPORATION AND BELL (CANADA)

OWNER'S STATEMENT:

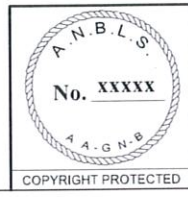
I (WE), THE UNDERSIGNED, DO HEREBY CERTIFY THAT I (WE) AM (ARE) THE REGISTERED OWNER(S) OF THE PROPERTY(IES) BEING SUBDIVIDED HEREON AND DO HEREBY GRANT APPROVAL TO THIS PLAN, AS OUR INTERESTS APPEAR.

ADREMAR HOLDINGS LTD.

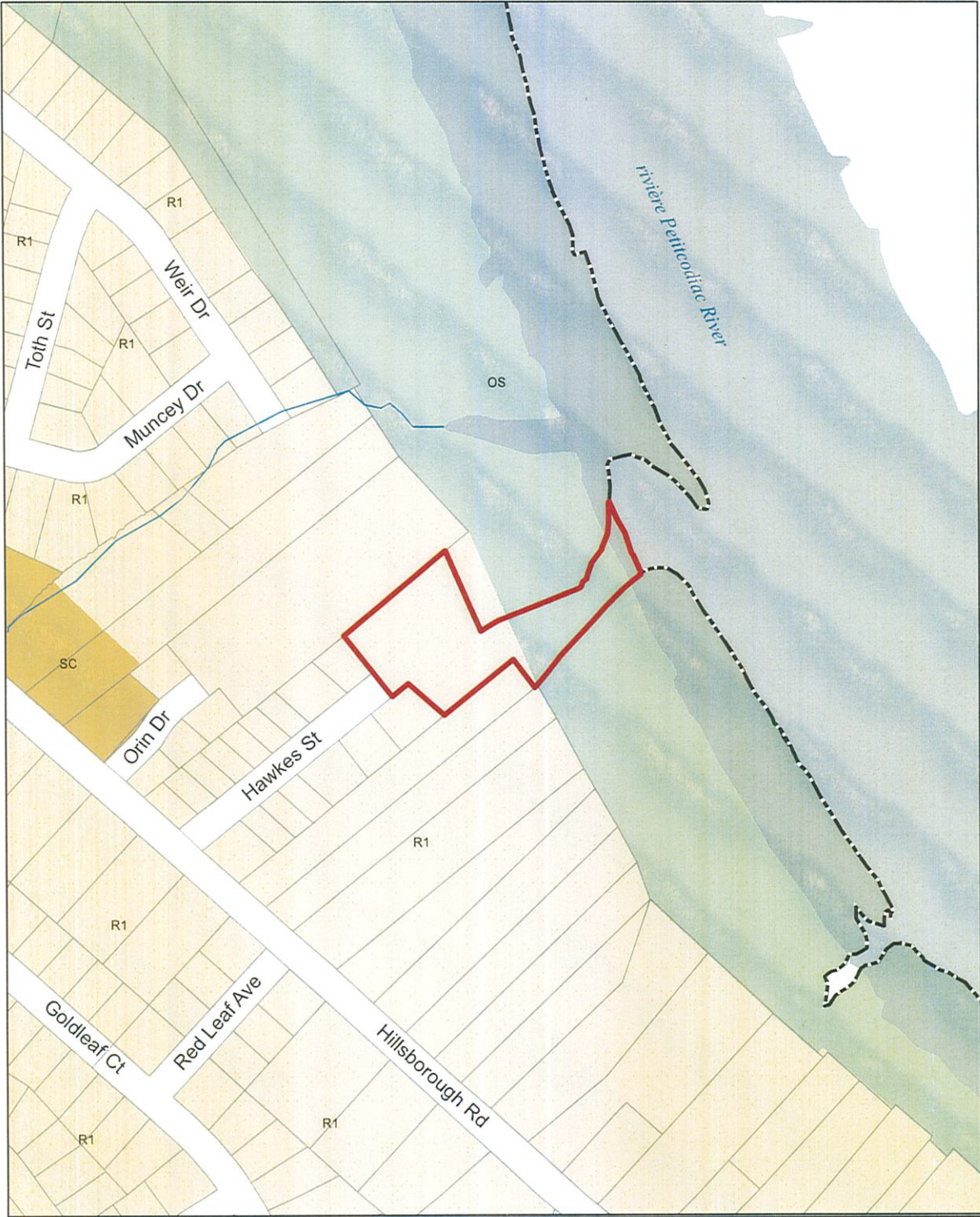
SURVEYOR'S STATEMENT:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAN IS CORRECT, AND THE BUILDING(S) LOCATED IS(ARE) AS SHOWN.

SURVEYED BY JARET T. GUIMOND, N.B.L.S. #387



Variance
Hawkes St



Legend

- PID / NID 00650101
- R1 Single Unit Dwelling
- SC Suburban Commercial
- OS Open Space

1:3,000



0 37.5 75 150
meters / mètres

Variance
Hawkes St



Legend

 PID / NID 00650101

1:3,000

