

THIS AGREEMENT MADE THIS \_\_\_\_\_ DAY \_\_\_\_\_, A.D., 2018

BETWEEN: THE TOWN OF RIVERVIEW, a municipal corporation, incorporated under the Legislative Assembly of the Province of New Brunswick and located at 30 Honour House Court, Riverview, County of Albert, Province of New Brunswick, E1B 3Y9,

hereinafter called the “Town”  
Of the First Part;

-and-

STEPHANIE HUNTER-ING, 1174 COVERDALE ROAD  
RIVERVIEW, NB E1B 5G6,

hereinafter called the “Owner”  
Of the Second Part;

WHEREAS the Owner has proposed that certain lands on Coverdale Road, Riverview, New Brunswick and identified as PID #05112701 as shown in Schedules “A9” (hereinafter referred to as “lands”) be rezoned to accommodate a residential home with rentable space in the basement for small gatherings, meetings, social clubs and senior’s groups, as well as small scale retail associated with the gathering space in the basement;

AND WHEREAS the lands are now zoned “PRI” [Parks, Recreation, & Institutional], wherein the proposed purposes are not all permitted uses;

AND WHEREAS the Owner has applied, and the Planning Advisory Committee has recommended that the Town rezone the lands from “PRI” [Parks, Recreation, & Institutional] to NC [Neighbourhood Commercial] with the addition of entertainment uses permitted as a secondary use within a maximum of 40% of the existing gross floor area, as shown on Schedule “A9”, in accordance with, and subject to the provisions contained in section 59 of the Community Planning Act, and subject to certain terms and conditions herein set forth;

NOW THEREFORE in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

## **1. The Owner’s Covenants**

The Owner covenants and agrees to develop the lands in compliance with the following terms and conditions:

- 1) That full floor plans for both floors be submitted as part of the application for a building and development permit; and
- 2) That entertainment uses be permitted in only 40% of the existing gross floor area of the building, and the area should be indicated on the above noted floor plans.

## **2. The Town’s Covenants**

The Town covenants with the Owner as follows:

- a) That the Town will undertake to carry out all necessary procedures for the zoning amendment to have the Owner’s premises zoned to “NC” (Neighbourhood Commercial) with the addition of entertainment uses permitted as a secondary use

within a maximum of 40% of the existing gross floor area conditional on the terms herein contained and for the purposes stated herein.

3. Notices

Any notices under this agreement shall be sufficiently given by personal delivery by registered mail, postage prepaid, and mailed in a Canadian Post Office, addressed:

Owner	Town
STEPHANIE HUNTER-ING, 1174 COVERDALE ROAD RIVERVIEW, NB E1B 5G6	The Town of Riverview Attn: Town Clerk 30 Honour House Court Riverview, NB E1B 3Y9

4. The Owner acknowledges and agrees that notwithstanding anything contained herein, the approval of the Town to the amendment to the zoning of the land is wholly conditional upon compliance by the Owner with the terms and conditions herein, and further shall be of no effect until the zoning amendment is perfected pursuant to subsection 59(2) of the Community Planning Act of New Brunswick.

5. Successors

THIS AGREEMENT ensures to the benefit of, and binds the parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF the Town and the Owner have caused their authorized officers and themselves to execute this agreement and to affix their seals, the day and year first above written;

SIGNED, SEALED AND DELIVERED

THE TOWN OF RIVERVIEW

MAYOR

CLERK

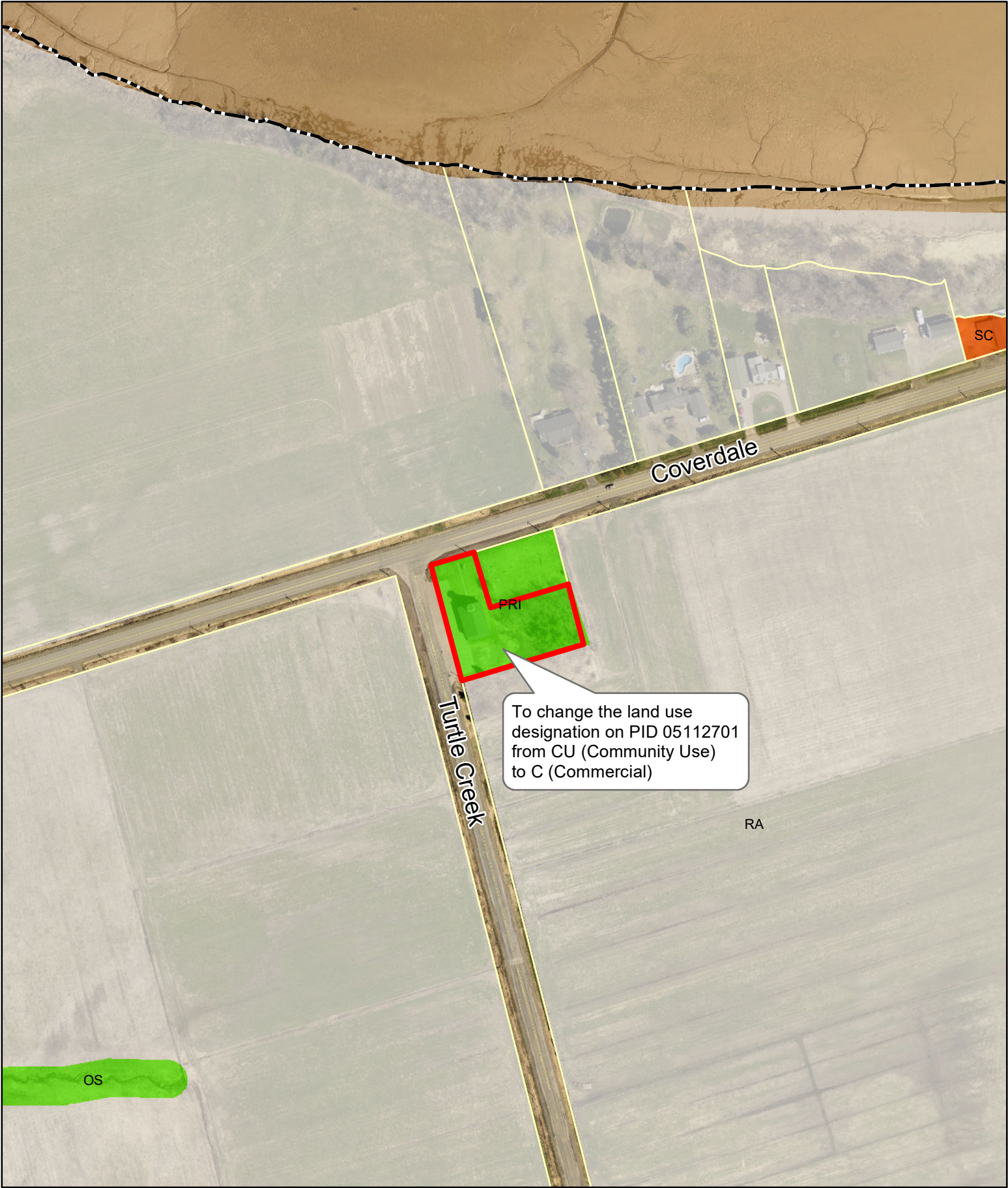
OWNER

STEPHANIE HUNTER-ING


# Schedule "A-2"

Town of Riverview Generalized Future Land Use Map


Municipal Plan Amendment  
# 300-32-2



## Legend / Légende

 PID 05112701

### GFLUM

 R

 C

 CU



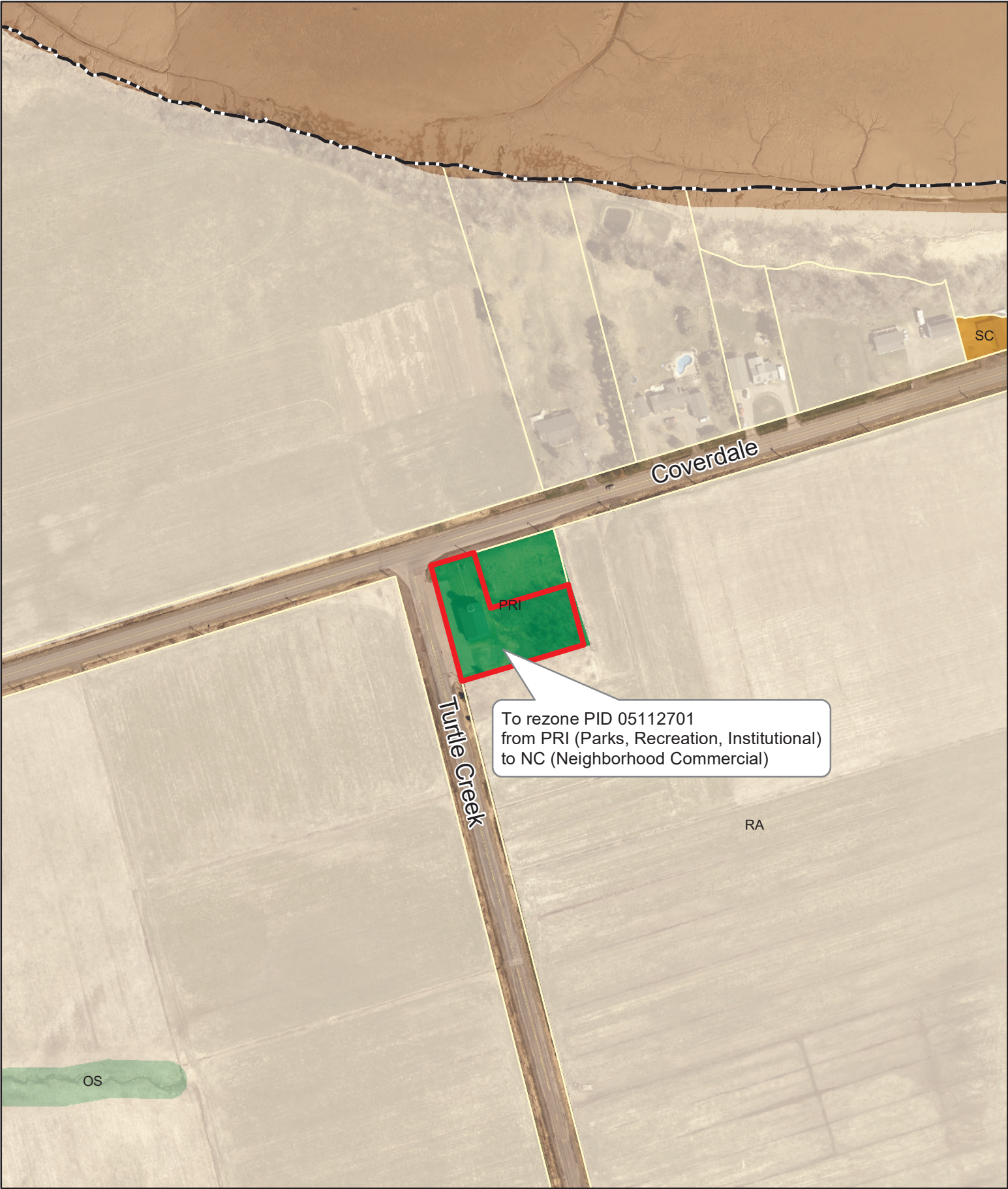
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# Schedule "A9"

Town of Riverview Zoning Map

Zoning By-law  
# 300-6-14



## Legend / Légende

-  PID 05112701
-  RA
-  SC
-  PRI
-  OS



Scale / échelle 1:2,500