

**Southeast Planning Review and Adjustment Committee /
Comité de révision de la planification de la Commission du Sud-Est**

Staff Report / Rapport du personnel

Subject / Objet : New street location and LPP

File number / Numéro du fichier 22-1512

From / De



Kirk Brewer
Planner / Urbaniste

Reviewed by / Révisé par :



Lori Bickford
Planner / Urbaniste

General Information / Information générale

Applicant / Requéant :

Ron Wood

Landowner / Propriétaire :

Ron Wood

Proposal / Demande :

To create a new section of public street (Orin Dr.) and lands for public purpose with variances to:

- 1) increase the length of a cul-de-sac from 183m to 194m; and
- 2) to reduce the turning radius of a cul-de-sac from 18m to 15m



Site Information / Information du site

PID / NID: 00981373, 05115324

Lot Size / Grandeur du lot: ~1 hectare

Location / Endroit :

Orin Drive

Current Use / Usage présent :

Vacant, and future street turnaround

Zoning / Zonage :

R1

Future Land Use / Usage futur :

Residential

Surrounding Use & Zoning / Usage des environs & Zonage :

R1, single unit residential, limited Suburban Commercial along Hillsborough Rd.

Municipal Servicing / Services municipaux:

The lots will be serviced with public water and sewer

Access-Egress / Accès/Sortie : Orin Dr, Hillsborough Road

Policies / Politiques

Cul-De-Sacs

Cul-de-sacs are part of the local street system. To facilitate an efficient means of service delivery, cul-de-sacs are generally discouraged in the Town of Riverview. However, cul-de-sacs may be permitted when the topography and dimension of the land provides no other option of design.

When necessary, depending on the length and land uses along these streets, sidewalks may be necessary.

Policy 4.6.2 Council shall discourage new cul-de-sacs in new subdivisions.

Policy 4.6.3 Cul-de-sacs shall be permitted to a limited extent in any subdivision or when the topography and dimension of the land provide for no other option of design.

Zoning and/or Subdivision Regulation / Réglementations de zonage et/ou de lotissement

(1) In a subdivision, unless otherwise stipulated by the Committee, streets required pursuant to subsection 3 (1)(a) of this by-law shall:

(a) contain the following minimum right of way width:

- urban local minor - 18 meters

(c) in the case of a cul de sac, be permitted to a limited extent in any subdivision or when the topography and dimension of the land provide for no other option of design. If permitted, a cul-de-sac shall not exceed a maximum length of 183 meters and contain a radius not less than 18 meters for the turning area.

Maximum

length of a cul de sac is intended to be measured from the intersection street right of way to the back of the turning area;

Lands for Public Purposes

(l) As a condition of approval of a subdivision plan, land in the amount often (10) percent of the area of the subdivision exclusive of public streets, at such location as assented to by Council pursuant to the Community Planning Act, is to be set aside as "lands for public purposes" , and so indicated on the plan.

Internal Consultation & External Consultation / Consultations internes et externes

The proposal was discussed with the Development Review Committee (Planning, CAO/Administration, Engineering and Works, Parks, Economic Development, Fire and Rescue). No concerns were raised regarding the variances, and staff is satisfied with the street location and lands for public purpose.

Discussion

The proposal is to extend the existing Orin Drive cul-de-sac and create 10 new single-unit dwelling lots and give land for public purpose. The right-of-way is 18.288m wide, which meets the subdivision by-law requirements for an urban local minor street (minimum 18m wide), and follows the existing width of Orin. While cul-de-sacs are generally discouraged because they hamper connectivity within a neighbourhood, in this case the cul-de-sac is existing, and there is limited potential for it to connect to the surrounding street network.

When completed, the cul-de-sac will be 194m long. This exceeds the allowable 183m and requires a variance to permit the additional 11m. The additional length is required to get lot 22-04. Cul-de-sac lengths are limited primarily due to safety concerns; the longer a road is without a secondary access point, the higher chances of emergency if the road is ever blocked. In this case, the additional 11m does not represent a significant increase from a public safety perspective, and the Director of Engineering and Works, as well as the Deputy Chief of Fire Prevention have indicated they have no concerns with the proposed length given that additional fire hydrants will be required.

The turning radius of the cul-de-sac is proposed at 15m where 18m is required. A minimum turning radius is established to ensure large vehicles such as plow, garbage trucks, and emergency vehicles have room to safely maneuver in order to leave the cul-de-sac. This variance was granted for the cul-de-sac on Hawkes one street over, and the same considerations are in play in this situation – the lots being created will not have a standard depth, and requiring the 18m would likely impact the development potential of the lots at the end of the cul-de-sac. The proposal has been reviewed by the Engineering and Fire Departments, and no concerns were raised with the reduced turning radius in this case.

As part of a subdivision requiring a new street, the developer is required to contribute 10% of the area being subdivided as lands for public purpose (LPP). In this case, the contribution exceeds the required 10% of area: Total area being subdivided less streets = 10,021.2 square metres; 10% = 1002.2 square metres. The plan proposes to give 2213 square metres in LPP, which is about 22% of the overall land. However, roughly 50% of the LPP is within the provincially significant wetland, and a large portion is within the buffer and is unusable for development.

The existing trail will become town-owned land, and an 8m wide access point has been secured at the end of Orin where the existing local government service easement is located; the easement will no longer be necessary since this will be Town land, but the TransAqua sewer easement will remain in place on the LPP. Both the Engineering and Parks Departments are satisfied with the proposed LPP as it will bring this section of trail and access to the trunk sewer under Town ownership. Civic addresses have been assigned.

The Department of Environment provided comments on the regulated wetland area – an email from Zachary Bourque is attached, but no concerns were raised. The end lots should have enough developable room outside the buffer but development/landscaping will be restricted within the buffer and require WAWA permits for anything within the 30m buffer.

The plan has been distributed to public utilities who are in agreement with the proposed utility easements.

Public Notice / Avis public

Notice of the variances was sent to neighbouring landowners within a 60m radius on August 31, 2022.

Legal Authority / Autorité légale

Community Planning Act

77(2) A subdivision plan that involves the layout out of public or future streets, the setting aside of land for public purposes, a variance or, in the opinion of the development officer, a utility or other easement, shall not be approved under paragraph (1)(k) unless

(b) in the case of a variance, the variance is permitted by the advisory committee or regional service commission in writing

88(1) If a subdivision plan of land in a municipality provides for the laying out of public or future streets or the setting aside of land for public purposes, approval of the plan by the development officer shall not be given until the plan has been assented to by council.

88(4) (a) subject to subsection (8), the advisory committee or regional service commission has recommended the location of the streets referred to subsection (1) or (2), or the land for public purposes referred to in subsection (1) or (3) , or both, as the case may be, or the recommendation has been rejected by a majority of the members of council, and (b) paragraph 75(1)(i) has been complied with.

Recommendation / Recommendation

Recommendation 1

Staff respectfully recommends that the Riverview Planning Advisory Committee recommend the Town of Riverview council assent to the location of Orin Drive as well as the land for public purpose as shown on the Orin V. Northrup subdivision plan attached

Recommendation 2

Staff respectfully recommends that the Riverview Planning Advisory Committee APPROVE the variance request to increase the length of the Orin Drive cul-de-sac from 183m to 194m because it represents a minor increase and has received support from the Director of Engineering and Works

Recommendation 3

Staff respectfully recommends that the Riverview Planning Advisory Committee APPROVE the variance request to reduce the turning radius of the Orin Drive cul-de-sac turnaround from 18m to 15m due to constraints associated with lot depth, and because the Director of Engineering and Works and the Deputy Chief of Fire Prevention have no concerns with the turnaround as proposed

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Note: This report was written in and translated to a bilingual document. Where a conflict exists between the two languages, the language the report was written shall prevail. / **Note:** ce rapport a été rédigé en et traduit en version bilingue. En cas de conflit entre les deux langues, la langue dans laquelle le rapport a été rédigé a préséance.

Orin Drive (PID/NID 00981373 & 05115324)

Riverview

Date: 8/12/2022



39192092

2019 subdivision plan creating temporary turnaround with 15m radius, and sewer easement (to be released once road becomes public)

Town of Riverview / Ville de Riverview

Pursuant to Section 88, Community Planning Act, this subdivision plan has been assented to by Council / En vertu de l'article 88, Loi sur l'urbanisme, ce plan de lotissement a reçu l'assentiment du Conseil.

Certified / Certifié

June 25, 2019

Annette Crummeney
Town Clerk / Greffier(jere) Municipal(e)



POINT	NORTHING	EASTING	DESC
200	7453968.155	2635170.856	SMFD
201	7453970.197	2635172.673	CALC
202	7453954.168	2635190.640	SMFD
203	7453982.053	2635158.743	SMFD
204	7453983.449	2635159.985	CALC
205	7453999.215	2635179.331	SMFD
206	7453985.047	2635190.894	CALC
207	7453989.929	2635196.884	CALC
208	7454004.105	2635185.331	CALC
209	7454008.028	2635187.496	CALC
210	7454017.883	2635211.803	CALC
211	7454011.366	2635216.470	CALC
212	7453991.258	2635201.163	CALC
213	7454086.419	2635295.740	CALC
214	7454081.840	2635302.782	CALC
215	7454104.268	2635308.918	CALC
216	7454113.573	2635303.170	CALC
300	7454006.208	2635202.385	RAD PNT
301	7454008.686	2635181.454	RAD PNT
302	7453985.278	2635200.675	RAD PNT
1190	7454108.850	2635305.504	CALC
28155	7456492.126	2628800.997	NB HP MON

CURVE	RADIUS	LENGTH	CHORD	AZIMUTH	RADIUS PNT
C1	6.000	4.592	4.481	028° 53' 43"	301
C2	15.000	31.919	26.229	247° 55' 50"	300
C3	15.000	8.115	8.016	324° 23' 20"	300
C4	15.000	30.051	25.271	037° 16' 46"	300
C5	6.000	4.592	4.481	252° 44' 47"	302

N.B. GRID NORTH

REMNANT LANDS OF
MAIN RIVER LAND COMPANY LTD.
PID 00981373
DOC. 127927, BK. 446, PG. 559
REG. DATE: 1994-01-14
PLAN 57115, LOT 4

REMNANT LANDS OF
MAIN RIVER LAND COMPANY LTD.
PID 00981373
DOC. 127927, BK. 446, PG. 559
REG. DATE: 1994-01-14
PLAN 57115, LOT 4

8m WIDE
LOCAL GOVERNMENT
SERVICES EASEMENT
AREA = 1079m²

FUTURE STREET
(TEMPORARY TURN-AROUND)
AREA = 860m²

PID 00642900
CURTIS MOASE
DOC. 27647768
REG. DATE: 2009-08-25
PLAN 57115, LOT 3

PID 05043591
MAIN RIVER LAND COMPANY LTD.
DOC. 127927, BK. 446, PG. 559
REG. DATE: 1994-01-14
PLAN 57115, LOT 2

APPROVED / APPROUVÉ
GORDON S. LOCKE
ASST. A L'AGENT D'AMÉNAGEMENT
ASST. TO THE DEVELOPMENT OFFICER
VILLE DE / CITY OF
MONCTON
June 26, 2019
DATE

Plan received and filed / plan reçu et déposé

date / date 2019-07-08

time / heure 14:28:52 number / numéro 39192092

District of New Brunswick /
Circonscription du Nouveau-Brunswick

PROPERTY INFORMATION:

PID 00981373
REGISTERED OWNER: MAIN RIVER LAND COMPANY LTD.
LAND TITLES: 1994-09-26
DOC. 127927, BK. 446, PG. 559
REG. DATE: 1994-01-14
PLAN 57115, LOT 4

See / Voir Discharged / Libéré Partially Discharged / Libéré Partiellement
Doc 39192118 (LT)
Doc 39192126 (Reg)

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.

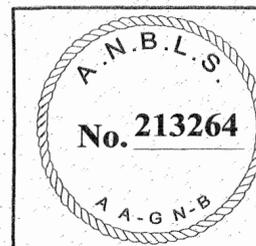
SURVEYOR'S STATEMENT

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

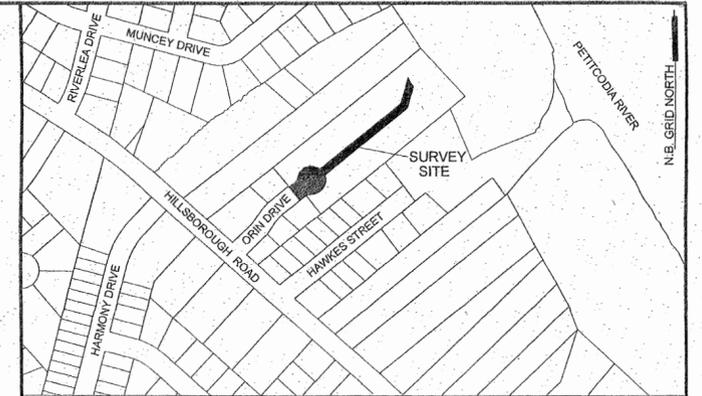
JARET T. GUIMOND
387

SURVEYED BY JARET T. GUIMOND, N.B.L.S. 387
MÈTRE DU NOUVEAU-BRUNSWICK

LINDA M. STEEVES
MAIN RIVER LAND COMPANY LTD.
LINDA STEEVES, PRESIDENT



COPYRIGHT PROTECTED



LOCATION MAP
NOT TO SCALE

LEGEND:

- LAND DEALT WITH BY THIS PLAN SHOWN THUS _____
- UTILITY EASEMENT _____
- STANDARD SURVEY MARKER PLACED (SMPL) _____
- STANDARD SURVEY MARKER FOUND (SMFD) _____
- CALCULATED COORDINATE POINT (CALC) _____
- TABULATED COORDINATE REFERENCE _____
- EXISTING UTILITY POLE _____
- GUY WIRE ANCHOR _____
- PROPERTY IDENTIFICATION NUMBER _____ PID
- REGISTRATION _____ REG.
- BOOK _____ BK.
- PAGE _____ PG.
- DOCUMENT _____ DOC.

NOTES:

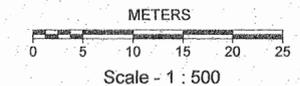
1. ALL COMPUTATIONS PERFORMED AND COORDINATES SHOWN ON THIS PLAN ARE BASED ON THE NEW BRUNSWICK STEREOGRAPHIC DOUBLE PROJECTION AND THE NAD83 (CSRS) ELLIPSOID AS REALIZED BY SERVICE NEW BRUNSWICK'S ACTIVE CONTROL SYSTEM
2. ALL DISTANCES SHOWN ARE GRID DISTANCES CALCULATED USING A COMBINED SCALE FACTOR UTILIZING GEOID 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 MAY 29, 2019.

PURPOSE OF PLAN:

- TO AMEND LOT 4, PLAN 57115.
- TO CREATE A FUTURE STREET (TEMPORARY TURN-AROUND), PURSUANT TO 88(6)(b) OF THE COMMUNITY PLANNING ACT, 2017.
- TO CREATE A 8m WIDE LOCAL GOVERNMENT SERVICES EASEMENT AS SHOWN, PURSUANT TO SECTION 4, REGULATION 84-217 OF THE COMMUNITY PLANNING ACT, 2017.



50 DRISCOLL CRESCENT, MONCTON, NB
PHONE: 506-875-1743



AMENDING SUBDIVISION PLAN
ORIN V. NORTHRUP SUBDIVISION

AMENDING SUBDIVISION PLAN 57115
END OF ORIN DRIVE
TOWN OF RIVERVIEW
PARISH OF COVERDALE
COUNTY OF ALBERT
PROVINCE OF NEW BRUNSWICK

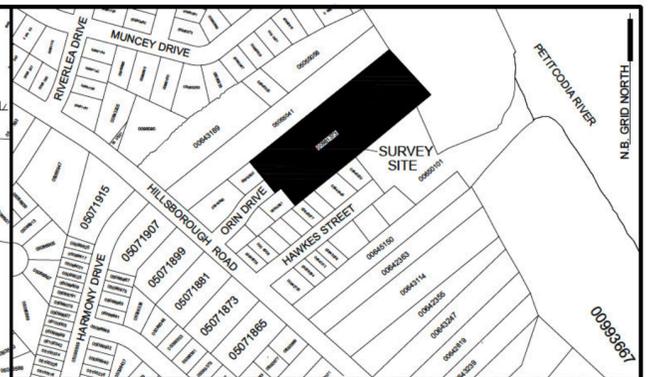
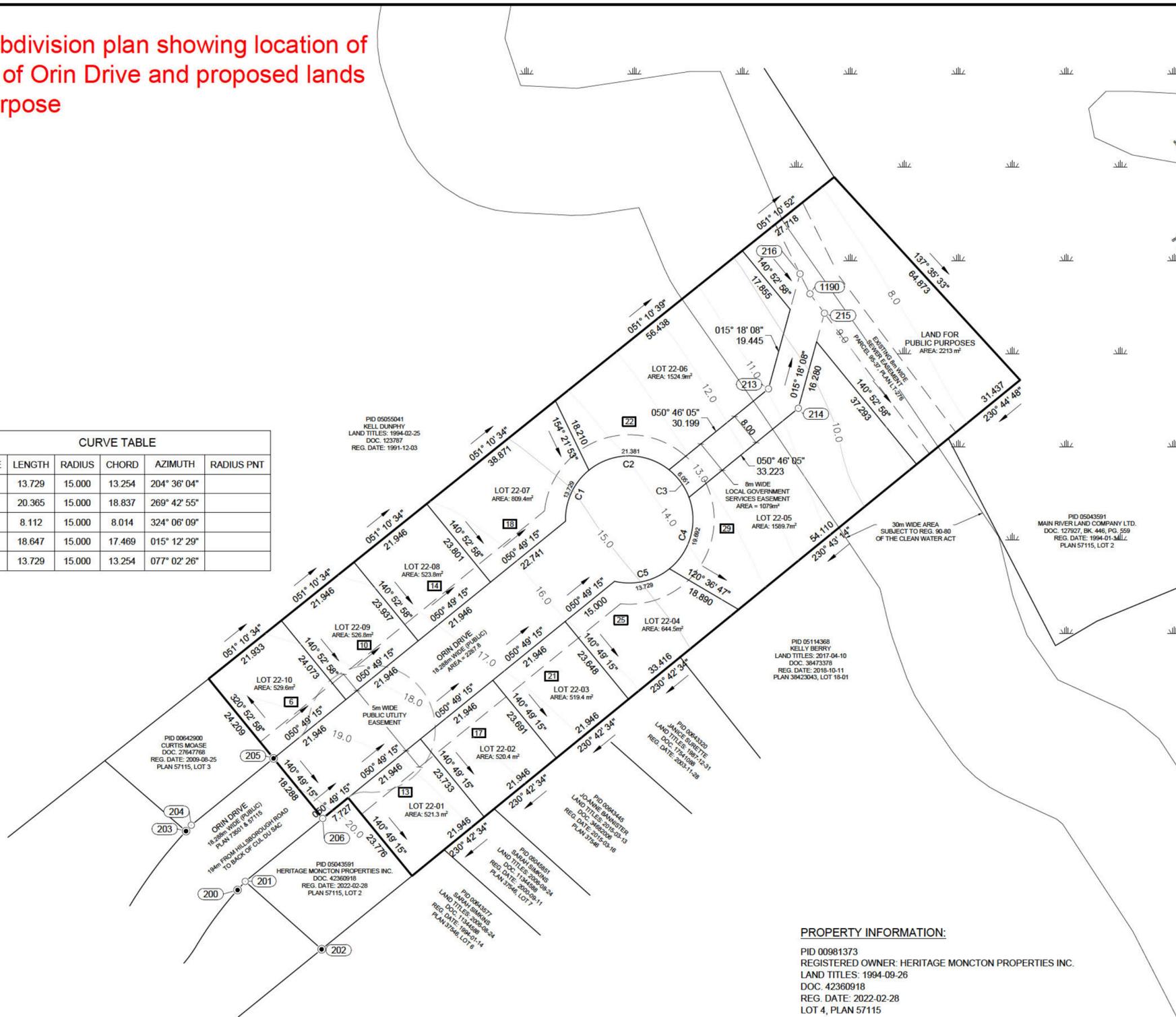


REV.	Revision:	Date:	Job No.:
0	0	June 5, 2019	19016
		File: 19016SD	Initials: SPK / JTG

Tentative subdivision plan showing location of new section of Orin Drive and proposed lands for public purpose

N.B. GRID NORTH

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	AZIMUTH	RADIUS PNT
C1	13.729	15.000	13.254	204° 36' 04"	
C2	20.365	15.000	18.837	269° 42' 55"	
C3	8.112	15.000	8.014	324° 06' 09"	
C4	18.647	15.000	17.469	015° 12' 29"	
C5	13.729	15.000	13.254	077° 02' 26"	



LEGEND:

- LAND DEALT WITH BY THIS PLAN SHOWN THUS
- UTILITY EASEMENT
- STANDARD SURVEY MARKER PLACED (SMPL)
- STANDARD SURVEY MARKER FOUND (SMFD)
- CALCULATED COORDINATE POINT (CALC)
- TABULATED COORDINATE REFERENCE
- EXISTING UTILITY POLE
- GUY WIRE ANCHOR
- PROPERTY IDENTIFICATION NUMBER
- REGISTRATION
- BOOK
- PAGE
- DOCUMENT

NOTES:

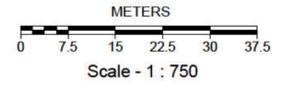
- ALL COMPUTATIONS PERFORMED AND COORDINATES SHOWN ON THIS PLAN ARE BASED ON THE NEW BRUNSWICK STEREOGRAPHIC DOUBLE PROJECTION AND THE NAD83 (CSRS) ELLIPSOID AS REALIZED BY SERVICE NEW BRUNSWICK'S ACTIVE CONTROL SYSTEM
- ALL DISTANCES SHOWN ARE GRID DISTANCES CALCULATED USING A COMBINED SCALE FACTOR UTILIZING GEOID MODEL HT2.0
- DIRECTIONS ARE N.B. GRID AZIMUTHS ESTABLISHED USING GNSS
- CERTIFICATIONS IS NOT MADE AS TO LEGAL TITLE, NOR TO ZONING
- THE PLAN NUMBERS AND DOCUMENT NUMBERS REFERENCED TO ON THIS PLAN ARE THOSE OF THE COUNTY REGISTRY OFFICE.
- FIELD SURVEY WAS COMPLETED ON MAY 29, 2019.

PURPOSE OF PLAN:

- TO AMEND LOT 4, PLAN 57115.
- TO CREATE LOTS 22-1, 22-2, 22-3, 22-4, 22-5, 22-6, 22-7, 22-8, 22-9 AND 22-10 FOR RESIDENTIAL BUILDING PURPOSES.
- TO CREATE A PORTION OF ORIN DRIVE, 18.288m WIDE, PURSUANT TO 88(6)(b) OF THE COMMUNITY PLANNING ACT, 2017.
- TO CREATE A 8m WIDE LOCAL GOVERNMENT SERVICES EASEMENT AS SHOWN, PURSUANT TO SECTION 4, REGULATION 84-217 OF THE COMMUNITY PLANNING ACT, 2017.
- TO CREATE LAND FOR PUBLIC PURPOSES AS SHOWN PURSUANT TO SECTION 88(6)(C) OF THE COMMUNITY PLANNING ACT 2017.
- TO CREATE PUBLIC UTILITY EASEMENT AS SHOWN, PURSUANT TO SECTION 5, REGULATION 84-217, OF THE COMMUNITY PLANNING ACT, 2017.



50 DRISCOLL CRESCENT, MONCTON, NB
PHONE: 506-857-0022



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 HERON AND DO HEREBY GRANT APPROVAL TO THIS PLAN, AS OUR INTERESTS APPEAR.

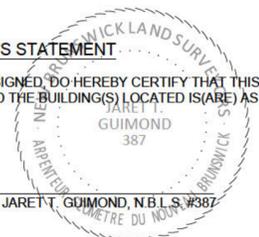
HERITAGE MONCTON PROPERTIES INC.

MAYOR, TOWN OF RIVERVIEW

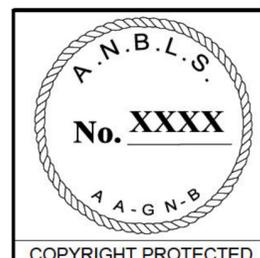
UTILITY NOTE:
PURSUANT TO SECTIONS OF "DESIGNATED EASEMENT REGULATION" 84-217, THE PUBLIC UTILITY EASEMENT ON THIS PLAN VESTS IN NEW BRUNSWICK POWER DISTRIBUTION AND CUSTOMER SERVICE CORPORATION, BELL CANADA, AND ROGERS COMMUNICATIONS INC. WITH THE FILING OF THIS PLAN.

PROPERTY INFORMATION:
PID 00981373
REGISTERED OWNER: HERITAGE MONCTON PROPERTIES INC.
LAND TITLES: 1994-09-26
DOC. 42360918
REG. DATE: 2022-02-28
LOT 4, PLAN 57115

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



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**TENTATIVE AMENDING SUBDIVISION PLAN
ORIN V. NORTHRUP
SUBDIVISION**

AMENDING SUBDIVISION PLAN 57115
END OF ORIN DRIVE
TOWN OF RIVERVIEW
PARISH OF COVERDALE
COUNTY OF ALBERT
PROVINCE OF NEW BRUNSWICK



REV. Revision:
Date: June 8, 2022 Job No.: 22007
File: 22007SD Initials: SPK / JTG

Kirk Brewer

From: Natalie M [REDACTED]
Sent: September 2, 2022 7:44 PM
To: Kirk Brewer
Subject: Orin drive

Hi

I'm writing in regards to the letter that I received today for application from Ron Wood PID 00981373

I live at 2 Orin drive and as the homeowner I'm writing to object to the second part of the application to reduce the turning radius in the cul de sac.

I'm a single mother of a son that has cerebral palsy , the accessible school bus has to come down and turn there in order to pick him up , he has a hard time with the radius now and to make it smaller would be unacceptable.

My son son deserves and has the right to be picked up like any other child and he doesn't have the convenience like others to walk up or to the bus up the road , I have to help him with either his walker or his wheelchair to the bus and winters are terrible .

I have already filed a complaint in late spring with the bylaw enforcement because they were blocking the road on both sides and the cul de sac because the bus could not come down to get him safely and I could barely get in my driveway .This road is not wide enough to be parking on both sides and the cul de sac should be widened not made smaller.

I am not able to make this town meeting as again I'm a single mom and I have no one to watch him but if for any reason that night you need me I can be reached at [REDACTED] If I am able to be there I will let you know.

I'm hoping that I will not have to take this any further than the council meeting .

Thank you
Kind Regards
Natalie Moase

Sent from my iPhone

Kirk Brewer

From: Michel Ouellet <MOuellet@townofriverview.ca>
Sent: September 7, 2022 8:38 AM
To: John Malloy
Cc: Kirk Brewer; Paul Richard; Robin True
Subject: Re: Orin drive

All,

If I understand Mrs. Moase's comment correctly, she is comparing the current temporary turn around at the end of Orin today with what she is assuming will be smaller. The permanent cul de sac will be curbed and larger than the temporary one. Although it is proposed to be slightly smaller than our typical design, it has been determined to be still sufficient for the fire department's ladder truck, school buses, plow trucks, and garbage trucks to safely use to turn around.

I can follow up with actual dimensions of the three different cul de sac dimensions later this week.

Michel

Sent from my iPhone



| **Engineering and Public Works**

Michel Ouellet, M.A.Sc., P.Eng. | Director | [Town of Riverview](#) | 300 Robertson Street, Riverview, NB, E1B 0T8
Phone: 506.387.2220 | Fax: 506.387.2130 | MOuellet@townofriverview.ca

On Sep 7, 2022, at 8:23 AM, John Malloy <jmalloy@townofriverview.ca> wrote:

Good morning Kirk in reading the email and the concern from Ms. Moase in regards to the cul-de-sac and turning radius reduction on Orin Drive, I just wanted to clarify that the Orin Drive Cul-de-Sac is going to have the same turning radius as the Hawkes Street Cul-De-Sac beside it, as in speaking with the Officers of the Fire Department they indicated to me that they can maneuver the Aerial unit in the Cul-De-sac on Hawkes Street. If there was a reduction in the radius on Orin Drive from that of the Cul-de-Sac on Hawkes there may be issues maneuvering fire apparatus in the Orin Drive Cul-De-Sac. I would suspect that the school bus may have a bit more difficulty as it is a conventional style chassis vs a custom chassis that the Fire Apparatus is situated on. I am not sure of the length of the bus whether it is a regular school bus and shortened school bus or a mini-bus with accessibility access so depending on those possibilities for turning radius on the conventional chassis they may have a larger turning radius.

John Malloy
Deputy Chief of Fire Prevention – Riverview Fire & Rescue
jmalloy@townofriverview.ca

(506)387-2202
(506)866-6283



| Riverview Fire & Rescue

John Malloy | Deputy Chief of Fire Prevention | [Town of Riverview](#) | , Riverview, NB, E1B 5M7
Phone: | Fax: | jmalloy@townofriverview.ca

From: Kirk Brewer <kirk.brewer@nbse.ca>
Sent: Tuesday, September 6, 2022 8:42 AM
To: Michel Ouellet <MOuellet@townofriverview.ca>; Paul Richard <PRichard@townofriverview.ca>; John Malloy <jmalloy@townofriverview.ca>; Robin True <RTrue@townofriverview.ca>
Subject: FW: Orin drive

Caution: External Email.

Good morning,

I sent out the notices to neighbours for the two variances requested for the Orin Drive subdivision (cul-de-sac length and turning radius) and received this letter of objection. I'll forward this along to PAC, but I'm wondering if you can offer any follow-up comments that I can provide to the committee to address Ms. Moase's concerns.

Thanks,

Kirk Brewer RPP, MCIP
Planner/Development Officer – Urbaniste/Agent d'aménagement
300 Robertson St., Riverview, NB E1B 0T8
T 506-382-3574 • www.plan360.ca

-----Original Message-----

From: Natalie M [REDACTED]
Sent: September 2, 2022 7:44 PM
To: Kirk Brewer <kirk.brewer@nbse.ca>
Subject: Orin drive

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Kind Regards

Natalie Moase

Sent from my iPhone