



MEETING MINUTES

Town of Riverview Planning Advisory Committee

Wednesday, January 12, 2022, at 6:00 p.m.

Virtual Meeting

Attendance: Tina Beers, Chair
Shawn Dempsey, 1st Vice Chair
Daniel Primeau, 2nd Vice Chair
Kelvin Martin, Committee Member
Rob Bateman, Committee Member
John Trainor, Committee Member
Debby Warren, Committee Member
Myriam Mekni, Committee Member – joined the meeting at 6:15 p.m.
Lori Bickford, Planning Manager, SE Regional Service Commission
Kirk Brewer, Planner, SE Regional Service Commission
Candace Mann, Executive Assistant, Town of Riverview

1. CALL MEETING TO ORDER

Tina Beers, Chair, called the meeting to order at 6:01 p.m.

2. DECLARATION OF CONFLICT OF INTEREST

NIL

3. ADOPTION OF MEETING AGENDA

Moved by Shawn Dempsey and seconded by Daniel Primeau

That the agenda for the Town of Riverview Planning Advisory Committee meeting of January 12, 2022, be APPROVED.

MOTION CARRIED

4. ADOPTION OF MINUTES

Planning Advisory Committee Meeting - December 8, 2021.

Moved by Kelvin Martin and seconded by Shawn Dempsey

That the minutes of the Town of Riverview Planning Advisory Committee meeting of December 8, 2021, be ADOPTED.

MOTION CARRIED

5. BUSINESS ARISING FROM THE MINUTES

NIL

6. VARIANCE, TEMPORARY APPROVALS, CONDITIONAL USES, RULINGS OF COMPATIBILITY AND NON-CONFORMING USES

6a) Kaitlyn Lacelle, Thrive Properties, 379, 391, 395 Coverdale Road (PIDs 00993675, 05087127, 00656306), Conditional use application to amend condition (9) of conditional approval 19RC-42346 (Chocolate River Station redevelopment) in order to remove the requirement to obtain a development permit within three years of the original approval (File 21-2612).

K. Brewer began his presentation by outlining that this application isn't new and that it had come before the Planning Advisory Committee in April 10, 2019. During that time, a conditional approval with variances was granted with condition 9 of that approval including a timeline

requirement “*That a building and development permit be obtained within 3 years of this approval.*” This timeline will expire on April 10, 2022. Due to several factors, which include delays in the sale of the building, the COVID-19 pandemic, and the prioritization of other development projects, the developer is requesting to have this condition removed while keeping all other conditions in place. There are also no changes to the original site plan.

The request was reviewed by the Development Review Committee and no concerns were raised as part of this review.

Written notices were sent out to property owners within a 60m radius. The only feedback received was from a nearby retail plaza in support of the application.

K. Brewer explained to K. Martin that market demand plays a role in projects of this size and the focus has been on Thrive’s other developments within the Town. The timeline of this building will be dependent upon on how quickly Thrive’s other new developments fill up.

Representative of the applicant, John McManaman, explained to the committee that the sale of the Chocolate River Station took much longer than anticipated, with the sale only being finalized in April of 2021. During this time, Thrive has begun actively developing other properties at 230 Coverdale Road and Gunningsville Boulevard.

J. McManaman explained to J. Trainor that due to the structure of this project, it cannot be constructed in phases but rather all at once.

The following motion was made by the Committee:

MOTION

Moved by John Trainor and seconded by Debby Warren

That the Riverview Planning Advisory Committee APPROVE the request to amend condition (9) of conditional approval 19RC-42346 (Chocolate River Station redevelopment) in order to remove the requirement to obtain a development permit within three years of the original approval because due to factors including delays in the sale of the building and market demand, this condition cannot reasonably be met, and maintaining the rest of the conditions in effect will respect the initial intent of the approval.

MOTION CARRIED

6b) Joe Quinn, Kent Building Supplies, Findlay Blvd/Gunningsville Blvd (PID 05118112), Conditional use application to permit a building with more than 1,500m² of ground floor area with variances to 1) permit a 3m high fence where 2.5m is the maximum permitted, and 2) permit three driveways where a maximum of two is permitted (File 21-2611).

This is a conditional use application, to build a new Kent Building Supplies store in a suburban commercial zone on the corner of Findlay Boulevard and Gunningsville Boulevard.

The site plans shows a much larger Kent than at their current Coverdale Road location, with a garden center, a warehouse and a large lumber yard.

The zoning by-law limits commercial properties to a maximum of two entrances, but the applicant is proposing a third entrance, which will require a variance. Due to the size of this lot, with this property having over 400m of frontage, a third entrance is not of great concern. There will be two entrances on Findlay Boulevard and one entrance on Gunningsville Boulevard, with one of the entrances on Findlay being a dedicated entrance to the lumber yard. The third driveway will enable large delivery trucks to access the lumber yard without mixing with customer traffic.

The proposal meets all the requirements for landscaping and parking spaces, there are no variances required. The plan has been reviewed by Engineering in terms of storm water detention, and they believe there will not be an issue on site due to the size of the lot.

The applicant is requesting permission to install a 3m high opaque fence in the lumber yard portion of the lot, which requires a variance to increase the height from the permitted 2.5m. With the increasing price of lumber, a higher fence will aid in mitigating theft. The fence will be

set back 30 feet from the sidewalk, making the additional height of the fence not overly perceptible from the street.

Findlay and Gunningsville Boulevards are both controlled access roads and all new entrances need to be a minimum of 200m from the next closest entrance. The proposed lumber yard entrance is more than 200m from the Sobeys parking lot entrance and the Gunningsville Boulevard entrance. However, the customer entrance is 58m from the lumberyard entrance and 141m from the Gunningsville Boulevard entrance. The proposed entrance off of Gunningsville Boulevard is 183m from the center point of the intersection at Gunningsville Boulevard. Even though the proposed plan does not meet the Controlled Streets Access By-law, Engineering has deemed it to be a safe layout and does not pose any traffic conflicts. This will need to go to Council for an amendment process to the Controlled Streets Access By-law, which is one of the conditions for the conditional approval for the Planning Advisory Committee prior to any permits being issued.

MOTION 1

Moved by Daniel Primeau and seconded by Myriam Mekni

That the Planning Advisory Committee APPROVE the conditional use application to permit a building with more than 1,500m² of ground floor area at the corner of Findlay Blvd and Gunningsville Blvd (PID 05118112) subject to the following conditions:

- 1) That prior to a building/development permit being issued, that Riverview Town Council take the required steps to consider amending Controlled Streets Access By-law 300-67 to reflect the proposed access locations;
- 2) That the proposed development shall be in substantial conformity with the site plans, elevation drawings and renderings provided, and
- 3) That as-built drawings for engineering submissions shall be required within 30 days after construction;

MOTION CARRIED

MOTION 2

Moved by Debby Warren and seconded by John Trainor

That the Planning Advisory Committee APPROVE the variance request to permit a 3m high fence where 2.5m is the maximum permitted on PID 05118112 because it will occupy less than 25% of the Findlay Boulevard frontage, and due to the setback of the fence, the additional height should not be perceptible.

MOTION CARRIED

MOTION 3

Moved by Myriam Mekni and seconded by Shawn Dempsey

That the Planning Advisory Committee APPROVE the variance request to permit three driveways where a maximum of two is permitted because it is in line with Municipal Plan policy and will limit vehicular conflict between customer traffic and large delivery trucks.

MOTION CARRIED

7. TENTATIVE SUBDIVISIONS

NIL

8. BY-LAW AMENDMENTS, ZONING AND MUNICIPAL PLAN MATTERS

NIL


9. OTHER BUSINESS

10. NEXT SCHEDULED MEETING

The date for the next scheduled meeting is February 9, 2022, at 6:00 p.m.

11. ADJOURNMENT

Moved by Daniel Primeau. Meeting adjourned at 6:50 p.m.



Tina Beers, Chair