



## MEETING MINUTES

Town of Riverview Planning Advisory Committee  
Wednesday, April 8, 2020 at 6:00 p.m.  
(Meeting took place by Video Conferencing)

Virtual

Attendance: David Campbell, Chair  
Tina Beers, 1<sup>st</sup> Vice Chair  
Art Ball, Committee Member  
Bob Riley, Committee Member  
Keith Whalen, Committee Member  
Kelvin Martin, Committee Member  
Rob Bateman, Committee Member  
Tina Thibodeau, Committee Member  
Lori Bickford, Planning Manager, SE Regional Service Commission  
Kirk Brewer, Planner, SE Regional Service Commission  
Rita Gauvin, Executive Administrative Assistant, Town of Riverview

Absent: Shawn Dempsey, 2<sup>nd</sup> Vice Chair

---

### 1. CALL MEETING TO ORDER

David Campbell, Chair, called the meeting to order at 6:08 p.m.

The Chair noted the Town of Riverview and the Southeast Regional Service Commission continues to provide, to the greatest extent possible during interruptions due to COVID-19, planning and development services. The Town and Commission are following the recommendations of the public health authorities, while recognizing construction as an essential service.

Due to the need to proceed with certain meetings of the Planning Advisory Committee, until further notice, the Committee will proceed with virtual meetings. These meetings will allow Committee members to communicate orally with each other and to hear each other speak. In addition, these meetings will allow the public to hear the members speaking. The right to submit comments under the *Community Planning Act* will be respected during virtual meetings. Decisions and recommendations made in virtual meetings will have the same force and effect as if they had been made in a face-to-face meeting.

### 2. DECLARATION OF CONFLICT OF INTEREST

NIL

### 3. ADOPTION OF MEETING AGENDA

Moved by Tina Thibodeau and seconded by Tina Beers that the agenda for the Town of Riverview Planning Advisory Committee meeting of April 8, 2020 be APPROVED.

**MOTION CARRIED**

### 4. ADOPTION OF MINUTES

a) Planning Advisory Committee Meeting – March 11, 2020

Moved by Bob Riley and seconded by Keith Whalen that the minutes of the Town of Riverview Planning Advisory Committee meeting of March 11, 2020 be ADOPTED.

**MOTION CARRIED**

**5. BUSINESS ARISING FROM THE MINUTES**

NIL

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

NIL

**7. TENTATIVE SUBDIVISIONS**

NIL

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

- a) Julien Daigle on behalf of Mattie Capital Limited, Dickey, Tasse, and Gunningsville Blvd. (multiple PIDs), Request to amend the Future Land Use Map, Zoning Map and the conditional zoning agreement for the Dobson Landing Master Plan area (File 20-166).

Kirk Brewer, Planner, at the Southeast Regional Service Commission (SERSC) presented an application with regard to a rezoning request as well as a re-adoption of a Conditional Rezoning Agreement (CZA) adopted as part of the Dobson Landing rezoning that was approved by Council in 2015. One condition of the CZA required that the development of some residential and some commercial occur within four years of the rezoning. The requirement was not met, therefore, a rezoning process is being required to update the zoning map and re-adopt the agreement.

Kirk Brewer presented the Committee with the revised Master Plan and Map amendments for the project. He noted two new streets were created as part of the original rezoning, Dickey Blvd. and Tassy Crescent. He remarked the original master plan included five commercial buildings to the north with R1 compact lots in a mix of townhouses and semi-detached lots as three multi-unit buildings.

The overall concept redesign remains the same except the multi-unit building lot has been expanded to include additional units of high-density and two commercial buildings with frontage on Gunningsville Blvd. are now proposed as opposed to the original five commercial buildings. The developer is now proposing 42 to 46 ft. wide lots for the R1 compact lots from the originally proposed 40 ft. wide lots, which still falls within the compact zone requirement.

Therefore a portion of land needs to be re-designated from commercial to residential as part of the future land use map and then rezoned from commercial mix to multi-unit dwelling under the zoning map.

The Municipal Plan includes a policy limiting residential density to 30 units per acre of which this development does exceed this requirement. However, the policy does consider that certain areas in Town are better situated to higher densities, such as near arterial roads and commercial nodes, and this area would fit that criteria being along Pine Glen Road and Gunningsville Blvd.

As part of the original Conditional Zoning Agreement, the developer and Town are fine with all the initial conditions imposed which are largely unchanged since 2015. However, two conditions are being updated being:

- a) That work shall commence on one of the multi-unit building as well as one of the commercial buildings no later than five years from the date the agreement comes into effect, and
- b) That planting of street trees shall comply with the new adopted Street Tree By-Law.

Timeline for project:

- a) A resolution was passed by Council on March 9, 2020 to start the rezoning process;
- b) PAC meeting recommendations from meeting on April 8, 2020;
- c) Public Presentation for the Municipal Plan amendment scheduled on April 14, 2020 for 1<sup>st</sup> reading of the by-laws.
- d) A Public Hearing and 2<sup>nd</sup> and 3<sup>rd</sup> readings of the by-law will occur on June 8, 2020.
- e) Property owners within 100m of the subject area will receive written notification informing residents of the public hearing.

Julien Daigle confirmed with the Chair that the 16-unit townhouse building proposed two years ago is no longer occurring, the developer has reverted to a 48-unit building as the other project was not feasible.

Julien Daigle confirmed with the Chair, the developer is putting a design team together to start with the multi-unit building first, but due to the present pandemic circumstances some delays may occur. He confirmed the units closest to Gunningsville Blvd. would be developed first.

Kirk Brewer confirmed with Art Ball that the commercial buildings would have retail space on the main floor and office space on the second floor.

Moved by Kelvin Martin and seconded by Rob Bateman

- 1) That the Planning Advisory Committee RECOMMEND that Riverview Town Council adopt Municipal Plan Amendment No. 300-33-2; and
- 2) That the Planning Advisory Committee RECOMMEND that Riverview Town Council adopt Zoning By-law Amendment No. 300-7-3 subject to the proposed conditional zoning agreement.

**MOTION CARRIED UNANIMOUSLY**

- b) Town of Riverview, seeking PAC views on the Controlled Access Streets By-law #300-66 (File 20-315)

Kirk Brewer noted this proposal is to repeal and replace the existing Controlled Access Streets By-Law. The intention is to update references to the modernized *Community Planning Act*. Currently, only Gunningsville Blvd. is indicated on the list of controlled access streets in "Schedule A" and Bridgedale Blvd. would also be added to the list. As well, the Controlled Access Streets by-law would be amended to reflect the updated street names changed in the Dobson Landing Master Plan Area from Benson Street to Dickey Boulevard.

The timeline for the adoption of the by-law is as follows:

- a) A resolution was passed and 1<sup>st</sup> reading of the by-law was done on March 9, 2020;
- b) 2<sup>nd</sup> and 3<sup>rd</sup> reading of the by-law to occur as part of the Public Hearing meeting taking place on June 8, 2020.
- c) Views of the Planning Advisory Committee are required since this is considered a new by-law as one by-law is being repealed and replaced with another by-law.

Moved by Keith Whalen and seconded by Tina Beers That the Planning Advisory Committee RECOMMEND that Riverview Town Council adopt the Controlled Access Streets By-law No. 300-66 as proposed.

**MOTION CARRIED UNANIMOUSLY**

## 9. OTHER BUSINESS

NIL

## **10. NEXT SCHEDULED MEETING**

The next meeting is scheduled to take place on May 13, 2020 at 6:00 p.m.

## **11. ADJOURNMENT**

Moved by Art Ball. Meeting adjourned at 6:50 p.m.

---

David Campbell, Chair