



MEETING MINUTES

Town of Riverview Planning Advisory Committee
Wednesday, July 14, 2021 at 6:00 p.m.
Council Chambers, Riverview Town Hall

- Attendance: Tina Beers, Chair
Shawn Dempsey, 1st Vice Chair
Daniel Primeau, 2nd Vice Chair
Kelvin Martin, Committee Member
Bob Riley, Committee Member
Myriam Mekni, Committee Member
John Trainor, Committee Member
Kirk Brewer, Planner, SE Regional Service Commission
Rita Gauvin, Records Clerk-RTIPPA Coordinator, Town of Riverview
Candace Mann, Executive Administrative Assistant, Town of Riverview
- Regrets: Rob Bateman, Committee Member
Daniel Clarke, Committee Member
Lori Bickford, Planning Manager, SE Regional Service Commission
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1. CALL MEETING TO ORDER

Tina Beers, Chair, called the meeting to order at 6:00 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.

While meeting in Council chambers, the Town of Riverview Covid protocols surrounding the conduct of our meetings will be followed.

2. DECLARATION OF CONFLICT OF INTEREST

NIL

3. ADOPTION OF MEETING AGENDA

Moved by Bob Riley and seconded by Shawn Dempsey

That the agenda for the Town of Riverview Planning Advisory Committee meeting of July 14, 2021 be APPROVED.

MOTION CARRIED

4. ADOPTION OF MINUTES

a) Planning Advisory Committee Meeting – June 9, 2021

Moved by Shawn Dempsey and seconded by Kelvin Martin

That the minutes of the Town of Riverview Planning Advisory Committee meeting of June 9, 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

- a) Justin Allaby on behalf of Centennial Auto Body, 593 Pine Glen Road (PID 05088265), Conditional use application to permit more than one main building on a lot (File 21-1334).

Kirk Brewer presented an application to seek approval from the Planning Advisory Committee to permit a second main building on a single lot.

The proposal is to construct a new main building while maintaining the existing building. Once the new build is complete, the old building will be demolished. There will be an overlapped period of time where both buildings will be on the lot.

The area in which the lot is situated has a mix of R3 zoning, suburban commercial as well as some residential mix. Some trees will be removed to accommodate a car lot but the existing tree buffer will remain, approximately 25 meters of tree areas separates this lot from the adjacent residential properties.

There are currently two driveways at the property, one will be closed off once construction of the new building is complete. All parking, paving and landscaping are all per the by-law.

No concerns were raised at the Development Review Committee meeting. The only item highlighted was the decommissioning of sewer services and the developer should coordinate with Public Works to ensure all items that require capping are capped at the time of demolition. A public notice was sent out on June 30th, K. Brewer has not received any calls from surrounding neighbors.

Staff recommends that the Planning Advisory Committee approve the conditional use request to allow more than one main building on a lot at the property located at 593 Pine Glen Road subject to the following conditions:

- 1) That the demolition permit be obtained prior to demolishing the existing building;
- 2) That the developer coordinate with the Town's Works Department prior to demolition regarding the decommissioning of water, storm, and/or sewer services

D. Primeau inquired how long the overlap will be of the two buildings being on the lot.

K. Brewer explained the timeframe will be a few months. The applicant will be applying for their building permit and starting construction in August, with a goal of finishing construction prior to winter and demolishing the second building at this time.

K. Brewer confirmed and explained to B. Riley there is a 25 meter tree buffer between this lot and the apartment building behind it, which is in excess of what is required.

The following motion was made by the Committee:

Moved by S. Dempsey and seconded by J. Trainor

That the Town of Riverview Planning Advisory Committee APPROVE the conditional use request to allow more than one main building on a lot on the property located at 593 Pine Glen Road, being PID 05088265, subject to the following conditions:

- 1) That a demolition permit be obtained prior to demolishing the existing building;
- 2) That the developer coordinate with the Town's Works department prior to demolition regarding the decommissioning of water, storm, and/or sewer services

MOTION CARRIED

7. TENTATIVE SUBDIVISIONS

NIL

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

NIL

9. OTHER BUSINESS

a) Letter from Mayor Andrew LeBlanc

T. Beers informed the Planning Advisory Committee that the Mayor has issued a welcome letter to its members and a copy has been distributed amongst the committee members.

10. NEXT SCHEDULED MEETING

The date for the next scheduled meeting is August 11, 2021 at 6:00 p.m.

11. ADJOURNMENT

Moved by Shawn Dempsey. Meeting adjourned at 6:14 p.m.