



## MEETING MINUTES

Town of Riverview Planning Advisory Committee  
Wednesday, September 8, 2021, at 6:00 p.m.  
Council Chambers, Riverview Town Hall

Attendance: Tina Beers, Chair  
Daniel Primeau, 2<sup>nd</sup> Vice Chair  
Myriam Mekni, Committee Member  
Rob Bateman, Committee Member  
Bob Riley, Committee Member  
John Trainor, Committee Member  
Lori Bickford, Planning Manager, SE Regional Service Commission  
Kirk Brewer, Planner, SE Regional Service Commission  
Candace Mann, Executive Assistant, Town of Riverview

Regrets: Shawn Dempsey, 1<sup>st</sup> Vice Chair  
Kelvin Martin, Committee Member

---

### 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 Daniel Primeau and seconded by John Trainor**

That the agenda for the Town of Riverview Planning Advisory Committee meeting of September 8, 2021, be APPROVED.

**MOTION CARRIED**

### 4. ADOPTION OF MINUTES

a) Planning Advisory Committee Meeting – August 11, 2021

**Moved by John Trainor and seconded by Myriam Mekni**

That the minutes of the Town of Riverview Planning Advisory Committee meeting of August 11, 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) Jeff MacArthur, Woodstone Properties, Pinewood Rd/Cleveland Ave (PID 05096888) Conditional Use application to: 1) permit more than one main building on a lot, and 2) permit a four storey, 35-unit multiple unit building in a Suburban Commercial zone with variances to 1) reduce landscaping requirements for a multiple unit building and 2) permit parking within a landscape buffer (File 21-1878).

The subject property is within a commercial zone in the Findlay Park area, it is a mix use commercial node with high density R3 residences to the north, surrounded by a mix of commercial uses. The zoning by-law provisions states that if a multi-unit dwelling abuts a lower density zone, a six metre landscaping buffer is required. If it's abutting a non-low density residential zone, a three metre landscaping buffer of trees, grass and shrubs is required and is not to be used for parking.

The two commercial buildings with frontage on Pinewood Road will share an access, and the multi-unit dwelling will be accessed from Cleveland Avenue. Earlier versions of the site plan proposed one large parking lot to be shared by the multi-use dwelling and commercial uses. It has been requested that it be closed off to ensure commercial clients are not using the residential parking and to add definition to the parking area to reduce traffic conflicts.

To the north, there is a three metre wide easement for NB Power lines, these powerlines are running between the proposed buildings and the existing buildings. In consultation with NB Power, they indicated they would not permit any trees being planted below the powerlines as it may interfere with future maintenance. As a result, the developers are requesting a reduction in the landscaping requirement. The developers will also take into consideration when excavating the three metre easement from a drainage pipe, which is a private infrastructure and any damage would not be the Town's responsibility.

The underground parking does not meet the full requirements of the buildings, to meet this requirement surface parking is needed. The entrance to the underground parking garage is abutting the property line, making a three metre wide planting buffer impossible. When the parking lot abuts another parking lot, screening is not required for parking lot standards, and staff believes that the 1.5 metre wide median to the south will be sufficient to ensure there is no conflict in traffic. The Development Review Committee has requested the physical barrier to remain between the residential and commercial parking lots.

The building meets the maximum allowable height requirement at 12.7 metres, and design requirements for traditional materials. The applicant is aware that they will require written approval from NB Power for any structures and landscaping that encroach on the public utility easement.

There is a drainage ditch that runs along the retail plaza's property line. Given the location of the retaining wall for the underground parking garage, as part of the building permit process, staff will request additional information and if there are disruptions to the neighboring properties then written approval will be required from the property owner.

Public notices were sent out to property owners within 60 metres and no responses were received.

D. Primeau asked that the word "landscaping" in Motion 1 be removed, stating that landscaping can be temporary. He prefers a permanent barrier between the resident and commercial parking lots. He also expressed his concern with the increase in traffic on Cleveland and Pinewood Avenues and question if there were any municipal plans to add a traffic light. K. Brewer confirmed that Engineering did not express concerns with the traffic flow related to this project.

M. Mekni questioned if Motion 2 section 2 includes the ramp and written permission from NB Power. K. Brewer advised that the ramp at the front of the building is the only element that is encroaching in to public utility easement and obtaining approval from NB Power should not be an issue.

J. Trainor inquired about the plan for snow removal. K. Brewer explained there is a landscaped area between the multi-unit building and the commercial building that can be used for snow storage and if required snow will be hauled away.

B. Riley inquired if there would be an issue with excessive water in regard to the drainage ditch. K. Brewer explained the drainage ditch is for the retail plaza only. The developers have submitted a preliminary plan and the run off from this property will not have an impact on the retail property's drainage ditch.

The following motions were made by the Committee:

**MOTION 1**

**Moved by Daniel Primeau and seconded by Rob Bateman**

That the Riverview Planning Advisory Committee APPROVE the conditional use application for more than one main building on the lot bearing PID 05096888 subject to the following condition:

1) that a physical barrier, consisting of curbing, fencing, or a combination thereof be maintained between the residential and commercial parking lots.

**MOTION CARRIED**

**MOTION 2**

**Moved by John Trainor and seconded by Myriam Mekni**

That the Riverview Planning Advisory Committee APPROVE the conditional use application for a multiple unit dwelling in a Suburban Commercial zone on the property bearing PID 05096888 subject to the following conditions:

1) that if the scope of work requires alteration of adjacent properties, written approval from all affected property owners shall be provided to the development officer prior to the issuance of a building/development permit.

2) that written approval from NB Power be provided for any buildings, structures, and landscaping within a public utility easement.

3) That key lock boxes be installed per municipal By-law 500-11;

4) That as-built drawings for engineering submissions shall be required within 30 days after construction; and

5) That the proposed development shall be in substantial conformity with the site plans, elevation drawings and renderings provided.

**MOTION CARRIED**

**MOTION 3**

**Moved by Daniel Primeau and seconded by John Trainor**

That the Riverview Planning Advisory Committee APPROVE the variance request to reduce landscaping requirements on the lot bearing PID 05096888 as shown on the site plan dated August 9, 2021 because the property is located in a commercial area where screening between uses is not a concern and street trees will be planted per the municipal Street Tree By-law.

**MOTION CARRIED**

**MOTION 4**

**Moved by John Trainor and seconded by Myriam Mekni**

That the Riverview Planning Advisory Committee APPROVE the variance request to permit parking within the required 3m landscaping buffer to the south of the residential development on PID 05096888 as shown on the site plan dated August 9, 2021 because this parking area will abut adjacent parking and screening between uses is not a concern.

**MOTION CARRIED**

b) Wendy Leanne Field, 50 Squire Ave (PID 05102132) variance request to increase the permitted ground floor area of residential accessory buildings from 85m<sup>2</sup> to 114m<sup>2</sup> (1224 sqft) (File 21-1888).

The zoning by-law permits up to three accessory buildings per lot in a residential zone, but limits the total ground floor area across all buildings to the lesser of 85 square metres or 12% of the lot area, in this case, 139 square metres. This by-law prevents the overcrowding of a standard lot within Town limits, which on average are 6000-9000 square feet. The applicant's lot is substantially larger at 12,000 square feet.

There are currently two accessory buildings on the lot, the proposal is to construct a 16'x24' shed at the rear of the property. The proposal represents 9.8% lot coverage, which respects the 12% maximum limit. The proposed building will not be visible from the street, is in style and scale of existing accessory buildings and does not exceed the height requirements.

## **MOTION**

**Moved by Myriam Mekni and seconded by Daniel Primeau**

That the Planning Advisory Committee APPROVE the variance request at 50 Squire Avenue, being PID 05102132, to increase the permitted ground floor area of residential accessory buildings from 85m<sup>2</sup> (914 sqft) to 114m<sup>2</sup> (1224 sqft) due to the large lot size and irregular lot shape, and because the development respects the 12% lot coverage limit for accessory buildings.

**MOTION CARRIED**

## **7. TENTATIVE SUBDIVISIONS**

**NIL**

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

- a) Town of Riverview, seeking PAC recommendation to repeal and replace the Controlled Access Streets By-law (File 21-437).

This proposal is to repeal and replace the Controlled Access Streets By-law 300-66 to correct an administrative error and incorporate housekeeping amendments. This proposal will allow flexibility in the types of accesses permitted, without requiring an amendment process.

Incorporating elements from the Moncton and Dieppe's Controlled Access Streets By-laws, including "right-in/right-out" accesses where the controlled access road is divided by a concrete median. The Engineering Department has requested to add Findlay Boulevard as a controlled access street.

Engineering will review on a case-by-case basis any proposed accesses that will not meet the required 200 metre separation. These proposals will also be reviewed by the Development Review Committee prior to seeking approval from Council.

## **MOTION**

**Moved by John Trainor and seconded by Bob Riley**

That the Riverview Planning Advisory Committee recommend that Riverview Town Council repeal By-law 300-66 and adopt Controlled Access Streets By-law 300-67 as proposed.

**MOTION CARRIED**

## **9. OTHER BUSINESS**

**NIL**

## **10. NEXT SCHEDULED MEETING**

The date for the next scheduled meeting is October 13, 2021, at 6:00 p.m.

## **11. ADJOURNMENT**

Moved by Myriam Mekni. Meeting adjourned at 7:02 p.m.



Tina Beers, Chair