

Riverview Planning Advisory Committee

Staff Report

Subject: To Create Two New Streets and Lands for Public Purposes (LFPP)

File number: 25-1027

From:



Jenna Stewart
Planner / Urbaniste

Reviewed by:



Lori Bickford
Planning Manager/Planner / Gestionnaire de
planification/Urbaniste

General Information

Applicant:

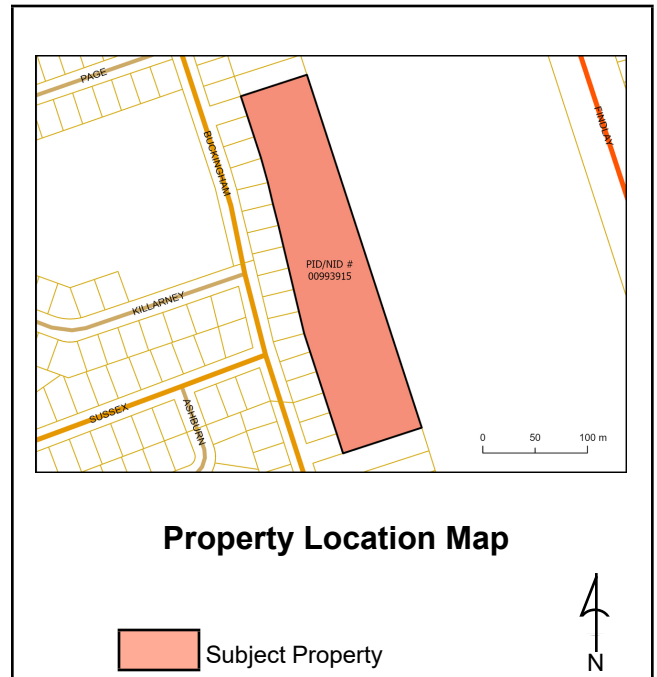
Yero Diallo and Maulen Kalau

Landowner:

Buckingham Apartments Ltd. Diallo

Proposal:

To create two new streets (Almaty Court and Slatehill Court) and provide Land for Public Purposes



Site Information

PID: 00993915

Lot Size: 2.6 Hectares

Location:

248-276 Buckingham Ave (Between Whitepine and Bradford Rd W.)

Current Use:

Vacant

Zoning:

2013 Zoning - R3 - Conditional Rezoning and 2025 Zoning - Mid Rise Residential - Conditional Rezoning

Future Land Use:

Residential

Surrounding Use & Zoning:

2013 Zoning - PRI (Riverview High School) and R1 (Single Dwelling Unit)

2025 Zoning - Institutional (Riverview High School) and Low Rise Residential

Municipal Servicing:

Municipal Services available

Access-Egress: Buckingham Avenue

Municipal Plan Policies**2025 Town of Riverview Municipal Plan**Road Network

Riverview has traditionally served as a bedroom community for employers in Moncton and Dieppe which raises many challenges for the ongoing maintenance of the public street system. With the automobile continuing to be the major mode of transport and increasing traffic congestion in the Greater Moncton Area and beyond, the future road network must be carefully planned.

The Town has acknowledged the importance of this issue and is committed to working on a Sustainable Transportation Plan with neighbouring communities. The Town has proposed to realign the limit of Hillsborough Road to the new alignment of the extension of Bridgedale Boulevard outside of the flood prone area of Mill Creek.

The Future Roads Map, attached to this Plan as Schedule D, will help guide the subdivision process to ensure that streets in the Town are developed in a coordinated and efficient way. The hierarchy of all future streets, and the detailed definitions and design of these streets, will continue

to be provided in the Subdivision Development – Procedures, Standards and Guidelines document that is administered by the Town.

Local Streets

Local streets are municipal streets that provide access to property, while some may provide access to the higher order street systems. The majority of the streets in the Town are within this category. Local streets provide the lowest level of mobility and through traffic is generally discouraged. They are generally not considered for transit routes. Sidewalks may be required on one side of the street. Local streets are a Level II priority for winter maintenance and have a right-of-way widths ranging from 18-20 metres.

Policy 4.6.2 Through the Subdivision By-law, Council shall limit development on local streets without a secondary access point to 100 units.

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. However, a cul-de-sac 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 4.6.3 Council shall discourage new cul-de-sacs in new subdivisions.

Policy 4.6.4 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.

Policy 4.6.5 Applications for a new cul-de-sac shall be limited to 100 units and be circulated to the Director of Public Works and Fire Chief for comment.

Policy 4.6.6 Notwithstanding policy 4.6.5, cul-de-sacs with greater than 100 units may be considered if emergency access mitigation measures are proposed that are agreed to by the Director of Engineering and Public Works and Fire Chief.

2013 Town of Riverview Municipal Plan

Road Network

The fact that Riverview has traditionally served as a bedroom community for employers in Moncton and Dieppe raises many challenges for the ongoing maintenance of the public street system. With the automobile continuing to be the major mode of transport, funding from senior levels of government becoming harder to acquire, and increased through traffic to Moncton and beyond (e.g. Fundy National Park), the future road network must be carefully planned. The Town has acknowledged the importance of this issue and is committed to working on a tricomunity Sustainable Transportation Plan. Improving the connectivity of streets will enhance traffic movement in the Town, increase the choices for travel, and influence traffic patterns and travel behavior.

Local Streets

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Policy 4.6.7 Council shall endeavor to provide and maintain a system of local, collector and arterial streets to meet the transportation needs of the Town.

Policy 4.6.8 To ensure that streets in the Town are developed in a coordinated and efficient way, the Future Roads Map (Schedule B) will serve as the primary guide for the location of new arterial and collector streets during the subdivision and development review process.

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.

Please note that at the time of writing this report the 2025 Municipal Plan has passed 3rd reading with Council but has not been registered. Policy from the 2013 Municipal Plan and 2025 Municipal Plan are included. Note that policy regarding new road networks are similar in the 2013 and 2025 Municipal Plans.

Zoning and/or Subdivision By-law Regulation

Town of Riverview Subdivision By-law

"land for public purposes" means land other than streets for the recreational or other use for the enjoyment of the general public.

"Type 2 Subdivision" means a subdivision that creates a new public street and services.

"urban local" - means it provides direct access to land and for local traffic (residential streets).

Streets and Services

2. (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

- urban local primary- 20 metres

(b) be constructed with the following minimum driving surface:

...

-urban local minor- 9.8 meters

-urban local primary- 9.8 metres

...

(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;

(d) not exceed a horizontal grade of 6% for arterial and collector streets and 8% for local streets. The minimum desirable grade of any street shall be 0.8%, unless approved by the Town's Engineering Department;

(e) in the case of phased development, be constructed in their entirety, including underground infrastructure, curb and gutters, asphalt, street lighting and sidewalks, if required from the intersecting roadway to the back lot line of corner lots;

(f) intersect other streets at 90 degrees.

(g) not be closer than 60 meters to another street whether the said street is located on the same side or the opposite side of the street. This distance is to be measured from the closest edges of the street right of way boundaries; and

(h) together with other required facilities as mentioned in section 5 of this by-law be designed by a Professional Engineer licensed to practice in the Province of New Brunswick in accordance with the

Town of Riverview's infrastructure standards as provided for in the latest edition or version of the *"Subdivision Development -Procedures, Standards and Guidelines"*.

(2) Names of streets in a subdivision are subject to the approval of the Committee.

Lands for Public Purposes

4. (1) As a condition of approval of a subdivision plan, land in the amount of ten (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.

(2) Council may require, in lieu of land set aside under subsection (1), a sum of money to be paid to the municipality in the amount of eight percent of the market value of the land in the proposed subdivision at the time of submission for approval of the subdivision plan exclusive of streets intended to be publicly owned.

(3) Nothing in this section shall affect the ability of the applicant and the Town of Riverview to enter into an agreement providing for the setting aside of part land and part cash-in-lieu, provided that the aggregate value to the Town shall not be less than that provided in subsections (1) or (2).

(4) Where Land for Public Purposes is substandard the Developer shall, where required to accommodate the designated use of the said lands, grade and level the said land and install all necessary drainage systems, and other municipal infrastructure including connection to mains, all of which shall be in accordance with the Town of Riverview's Standard Municipal Specifications.

Internal Consultation & External Consultation

The proposed subdivision plan was discussed with the Development Review Committee (Planning, CAO/Clerk, Engineering, Economic Development, Parks, and Fire).

Engineering had concerns which the applicant has worked to address. Engineering is now okay with the proposed tentative subdivision plan and will work with the applicants to determine finalized engineering and construction details as part of the subdivision process.

Public Utilities (Rogers, Bell, and NB Power) were contacted for comments on the proposed Public Utility Easements, and they are okay with proposed 5m wide Public Utility Easement locations.

Discussion

The tentative Amending Buckingham Subdivision is a Type-2 subdivision that is proposing to create two new streets and designating lands of public purpose. These two streets are purposed to be named, Almaty Court and Slatehill Court, which are both names that have been reserved with NB911 as they have been determined to be sufficiently different from other street names in the emergency service area so as to not cause a conflict. These streets are two cul-de-sacs that are proposed to be located off of Buckingham Ave on PID#00993915.

The Town of Riverview approved a conditional rezoning on this property in 2023 with By-law 300-7-10. Two of the conditions associated with this rezoning were as follows:

“a) That prior to a building/development permit being issued, an overall subdivision plan be submitted to

the Development Officer, and that the location of streets and lands for public purpose be approved by Council;

b) That the development shall be in general conformity with the site plan and building elevations attached as Schedules A-10-1 and A-10-2;...”

The condition of an overall subdivision plan be submitted for Council’s approval prior to any permits being issued was placed to ensure that the location of the streets and land for public purpose be approved in conformity with plans submitted during the rezoning.

The developer will need to obtain a Watercourse And Wetland Alteration (WAWA) permit for any work including the construction of roads within a provincially mapped wetland or a wetland buffer. The developer has contacted the Department of Local Government and Environment (surface water branch) and confirmed that the project would be permissible under the WAWA program, as long as compensation for disturbance to a wetland is provided prior to WAWA permit being issued.

This Type 2 subdivision is being brought to the PAC for the street names, recommendation of location of streets, and land for public purpose as per the rezoning condition. The submission of a subdivision application is required for the developers to implement the development concept which was approved by Council.

For the Land for Public Purpose (LFPP), the Town of Riverview Subdivision Bylaw stipulates that either 10% of the land (excluding streets), or 8% of the market value of the land being subdivided be vested to the Town. A combination of land and cash is also acceptable. The tentative plan shows two portions of LFPP consisting of 1044sqm at the end of Slatehill Court and 919sqm at the end of Almaty Court--- totaling 1963sqm of the required 2326.9sqm. These portions of land were identified during the rezoning process as land to be vested as LFPP due to the location being between the end of the proposed public roads and the Riverview High School property. The remaining LFPP is to be given by cash-in-lieu. As such, the Town Administration and the developer have agreed on a cash-in-lieu value of \$5,254.65 based on the combination approach and the approximate value of the land, which will be the amount considered by Council. Staff support this amount considering the amount and location of the land that is being dedicated for this subdivision.

Staff believe that the current proposed tentative Amending Buckingham Subdivision plan with Job#23 -121S by JRD Engineering Ltd., is in general conformity with the attached Schedules A-10-1 and A-10-2 from By-law 300-7-10; has met the objectives of the condition of this rezoning; and is meeting the Town of Riverview Subdivision By-law processes and requirements and therefore staff feel the location of the streets and lands for public purposes are acceptable.

Public Notice

No public notice was required for this application.

Legal Authority

Community Planning Act

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

Staff respectfully recommends that the Riverview Planning Advisory Committee recommend to the Town of Riverview Council to assent to the creation of two new streets, Almaty Court and Slatehill Court, and the land for public purpose as shown on the Amending Buckingham Subdivision Plan by JRD Engineering Ltd. with Job#23-121S dated August 2025, subject to the following conditions:

- a) All streets and services are to be constructed to the Town of Riverview specification.
- b) The developer shall enter into a subdivision agreement with the Town of Riverview for the construction of streets and services.

Buckingham Ave (PID/NID 00993915)

Riverview

Date: 2025-12-11





November 2nd, 2023

Diallo Development Ltd.
461 Ryan St Moncton, New Brunswick

Subject: Letter of Determination WAWA permit 73312'23

Dear Applicant,

The Surface Water Management Branch has received your request to alter a wetland on PID 00993915. We have determined that your project will impact a total of **10,280 square meters** of forested wetland.

All loss of wetland habitat in New Brunswick must be compensated at a ratio of 2:1 through the restoration, creation, or enhancement of wetland habitat.

A wetland compensation plan for **20,560 square metres** must be submitted to the Surface Water Management Branch and approved by the Technical Review Committee or arrangements can be made through a wetland compensation consultant.

If you require additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Zachary Bourque", with a long horizontal flourish underneath.

Zachary Bourque

Wetland Biologist / Biologiste des terres humides
Dept. of Environment / Min. de l'environnement
Moncton Office / Bureau Moncton
Tel. (506) 862-9096
E-mail / Courriel : zachary.bourque@gnb.ca



BY-LAW No. 300-7-10

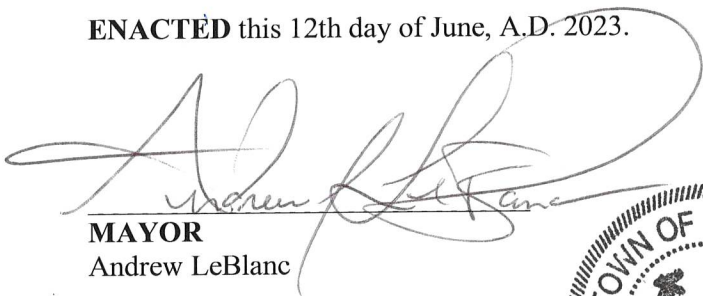
**A BY-LAW TO AMEND THE
TOWN OF RIVERVIEW ZONING BY-LAW**

BE IT ENACTED by the Town Council of the Town of Riverview as follows:

The Town of Riverview Zoning By-Law, being By-Law No. 300-7, ordained and passed on October 22, 2018 and filed in the Albert County Registry Office on January 16, 2019 as number 38741691, is hereby amended as follows:

1. Schedule A, being the Town of Riverview Zoning Map, is amended as shown on the map dated November 12, 2022, attached hereto as Schedule A-10.

ENACTED this 12th day of June, A.D. 2023.


MAYOR
Andrew LeBlanc


TOWN CLERK
Annette Crummey



First Reading:	May 8, 2023
Second Reading	June 12, 2023
Third Reading	June 12, 2023

I certify that this instrument
is registered or filed in the
Albert
County Registry Office,
New Brunswick

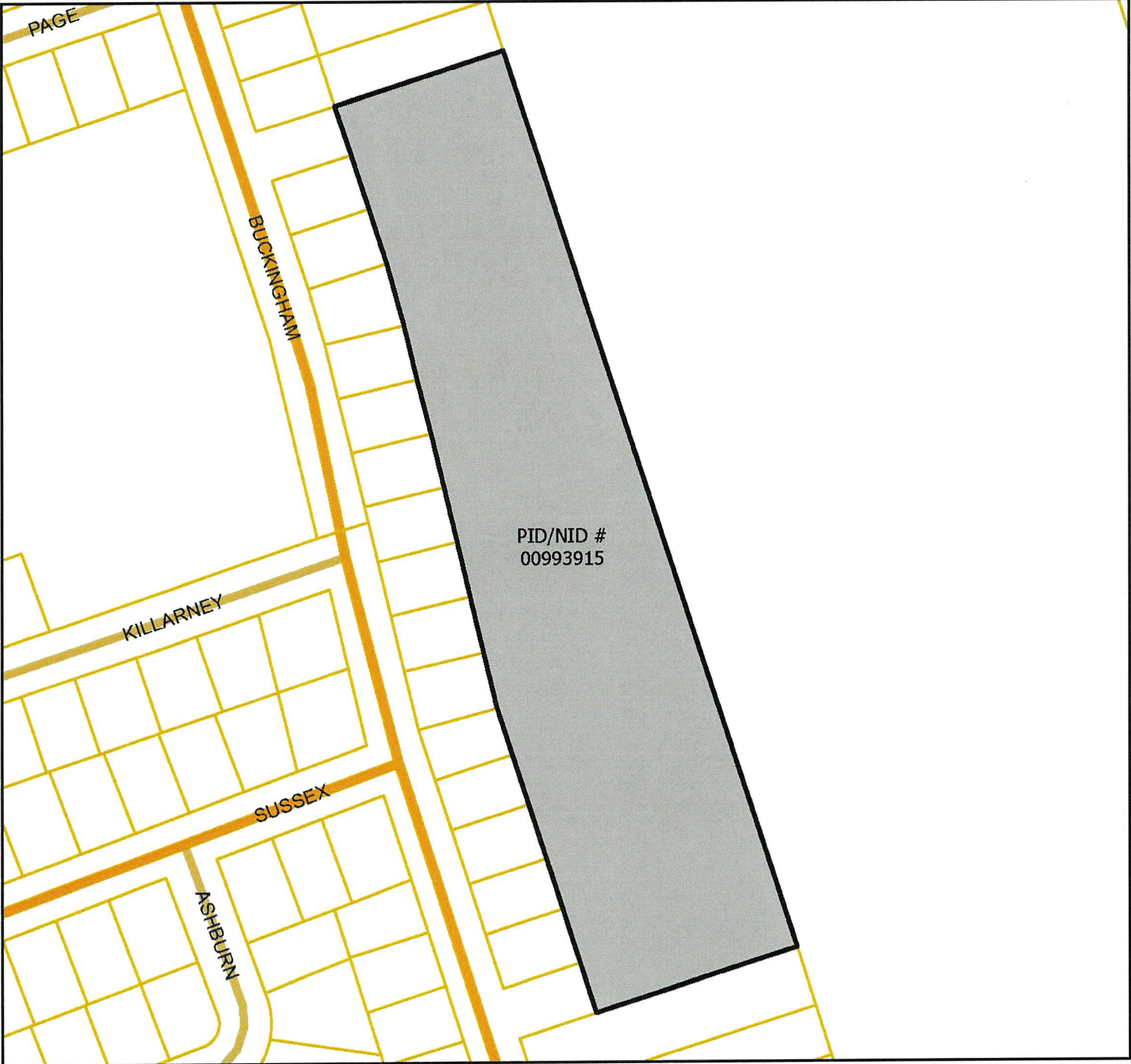
J'atteste que cet instrument est
enregistré ou déposé au bureau
de l'enregistrement du comté de
Albert
Nouveau-Brunswick

2023-07-19 13:07:48 44066950
date/date time/heure number/numéro
X. Stott
Registrar-Conservateur

Schedule A-10

Town of Riverview
ZONING MAP

Date: 2022-11-12



Legend

 Rezoning from R1, Single Unit Dwelling to R3, Multiple Unit Dwelling



0 25 50 m



TOWN OF RIVERVIEW

CERTIFICATION

I, **ANNETTE CRUMMEY**, Town Clerk of the Town of Riverview do hereby certify that the attached copy of the Town of Riverview By-Law No. 300-7-10, A By-Law to Amend the Town of Riverview Zoning By-Law 300-7, which was duly enacted after being read three (3) separate times; sealed with the corporate seal of the Town of Riverview; signed by the Town Clerk and the Mayor; that it was ordained and passed on the 12th day of June, 2023.

Annette Crummey

Annette Crummey
Town Clerk



SWORN to at the Town of Riverview, in the County of Albert and Province of New Brunswick, this 27th day of June, 2023.

BEFORE ME:

[Signature]

DENYSE C. RICHARD
MY COMMISSION OF
OATHS EXPIRES
DEC 31, 2027



TOWN OF RIVERVIEW

SOLEMN DECLARATION

I, **Annette Crummey**, of the Town of Riverview, in the County of Albert and Province of New Brunswick, Town Clerk, **DO SOLEMNLY DECLARE:**

1. **THAT** I am the Town Clerk of the Town of Riverview, a municipal corporation, and have personal knowledge of the facts herein declared.
2. **THAT** the requirements of Sections 25, 110, & 111 of the Community Planning Act have been complied with in respect to By-Law 300-7-10, A By-Law to Amend The Town of Riverview Zoning By-Law 300-7, which was passed by the Riverview Town Council on June 12, 2023.

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Evidence Act.

Annette Crummey
TOWN CLERK



DECLARED before me at the Town of Riverview in the County of Albert and Province of New Brunswick, this 27th day of June, 2023.

BEFORE ME:

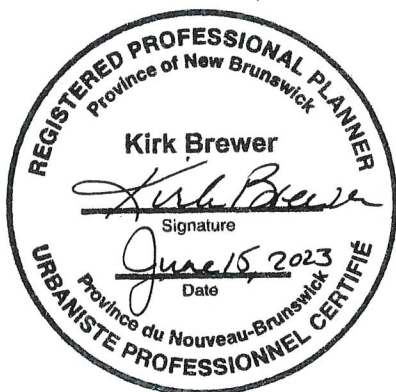
DENYSE C. RICHARD
MY COMMISSION OF
OATHS EXPIRES
DEC 31, 2027

Registered Professional Planner's Certification

I, Kirk Brewer, residing in the City of Moncton in the Province of New Brunswick hereby certify:

1. That I am a Registered Professional Planner in good standing, in accordance with the meaning set out in the *Registered Professional Planners Act* of New Brunswick;
2. That this document is entitled By-law 300-7-10 and is an Amendment to the Town of Riverview Zoning By-law as defined in the *Community Planning Act* of New Brunswick;
3. That this document was prepared under my direction;
4. That this document complies with the provisions of the *Community Planning Act* of New Brunswick and the Regulations under that Act;
5. This document is By-law 300-7-10, adopted by the local government council of the Town of Riverview on the 12th of June, 2023

Dated at Moncton, New Brunswick on the 15th of June, 2023.



Kirk Brewer, RPP, MCIP

THIS AGREEMENT MADE THIS 28 DAY OF June, 2023

BETWEEN: THE TOWN OF RIVERVIEW, a municipal corporation,
incorporated under the Legislative Assembly of the Province of New Brunswick
and located at 30 Honour House Court, Riverview, County of Albert, Province
of New Brunswick, E1B 3Y9,

hereinafter called the "Town" Of the First Part;

-and-

Diallo Developments Ltd., 356 Ryan Street, Moncton, NB E1G 2W3

-and-

Brillante Investments, 613-65 Lady Ada Blvd, Moncton, NB E1G 6E5

hereinafter called the "Proponent" Of the Second Part

WHEREAS the Proponent has applied to rezone the property located on Buckingham Avenue, identified as PID 00993915 as shown on Schedule A-10, from R1 – Single Unit Dwelling to R3 – Multiple Unit Dwelling to accommodate two multi-unit buildings;

AND WHEREAS Council has accepted the rezoning request pursuant to Section 59 of the *Community Planning Act*;

NOW THEREFORE in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

1. The Proponent's Covenants

The Proponent covenants and agrees to develop the lands in compliance with the following terms and conditions:

- a) That prior to a building/development permit being issued, an overall subdivision plan be submitted to the Development Officer, and that the location of streets and lands for public purpose be approved by Council;
- b) That the development shall be in general conformity with the site plan and building elevations attached as Schedules A-10-1 and A-10-2;
- c) That landscaping shall be provided as shown on the site plan attached as Schedule A-10-1 with a minimum buffer width of 10m where the property abuts adjacent R1 properties;
- d) That prior to any tree removal on the lot, a surveyor be engaged to delineate and mark the buffer zones referred to in condition (c)
- e) That nothing shall prohibit the proponent from applying for a variance under section 55 of the *Community Planning Act* for zoning provisions that are not addressed within the scope of this agreement; and
- f) That as-built drawings for engineering submissions shall be required within 30 days after construction.

2. The Town's Covenants

The Town covenants with the Proponent as follows:

- a) That the Town will undertake to carry out all necessary procedures to ensure that modifications to the zoning map shall conform with the attached Schedule A-10 subject to the terms herein contained and for the purposes stated herein.

3. Notices

Any notices under this agreement shall be sufficiently given by personal delivery by registered mail, postage prepaid, and mailed in a Canadian Post Office, addressed:

Proponents	Town
<p>YERO DIALLO DIALLO DEVELOPMENTS LTD. 356 RYAN STREET MONCTON, NB E1G 2W3</p> <p>MAULEN KALAU BRILLANTE INVESTMENTS LTD. 613-65 LADY ADA BLVD MONCTON, NB E1G 6E5</p>	<p>TOWN OF RIVERVIEW ATTN: TOWN CLERK 30 HONOUR HOUSE COURT RIVERVIEW, NB E1B 3Y9</p>

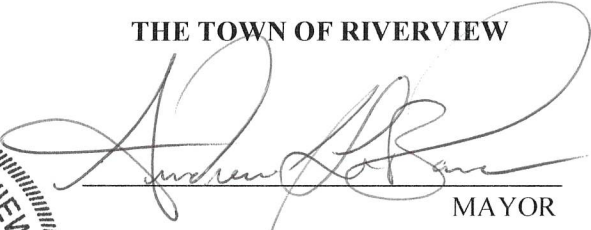
4. The Proponent acknowledges and agrees that notwithstanding anything contained herein, the approval of the Town to the amendment to the zoning of the land is wholly conditional upon compliance by the Proponent with the terms and conditions herein, and further shall be of no effect until the zoning amendment is perfected pursuant to subsection 59(2) of the *Community Planning Act* of New Brunswick.
5. **Successors**

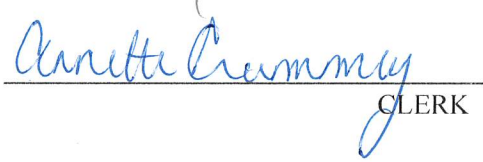
THIS AGREEMENT enures to the benefit of, and binds the parties hereto, their heirs, successors and assigns.


IN WITNESS WHEREOF the Town and the Proponent have caused their authorized officers and themselves to execute this agreement and to affix their seals, the day and year first above written;

SIGNED, SEALED AND DELIVERED

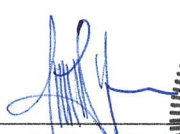
THE TOWN OF RIVERVIEW



MAYOR



CLERK




PROPOSERS


YERO DIALLO
DIALLO DEVELOPMENTS




MAULEN KALAU
BRILLANTE INVESTMENTS
INVESTMENTS LTD.

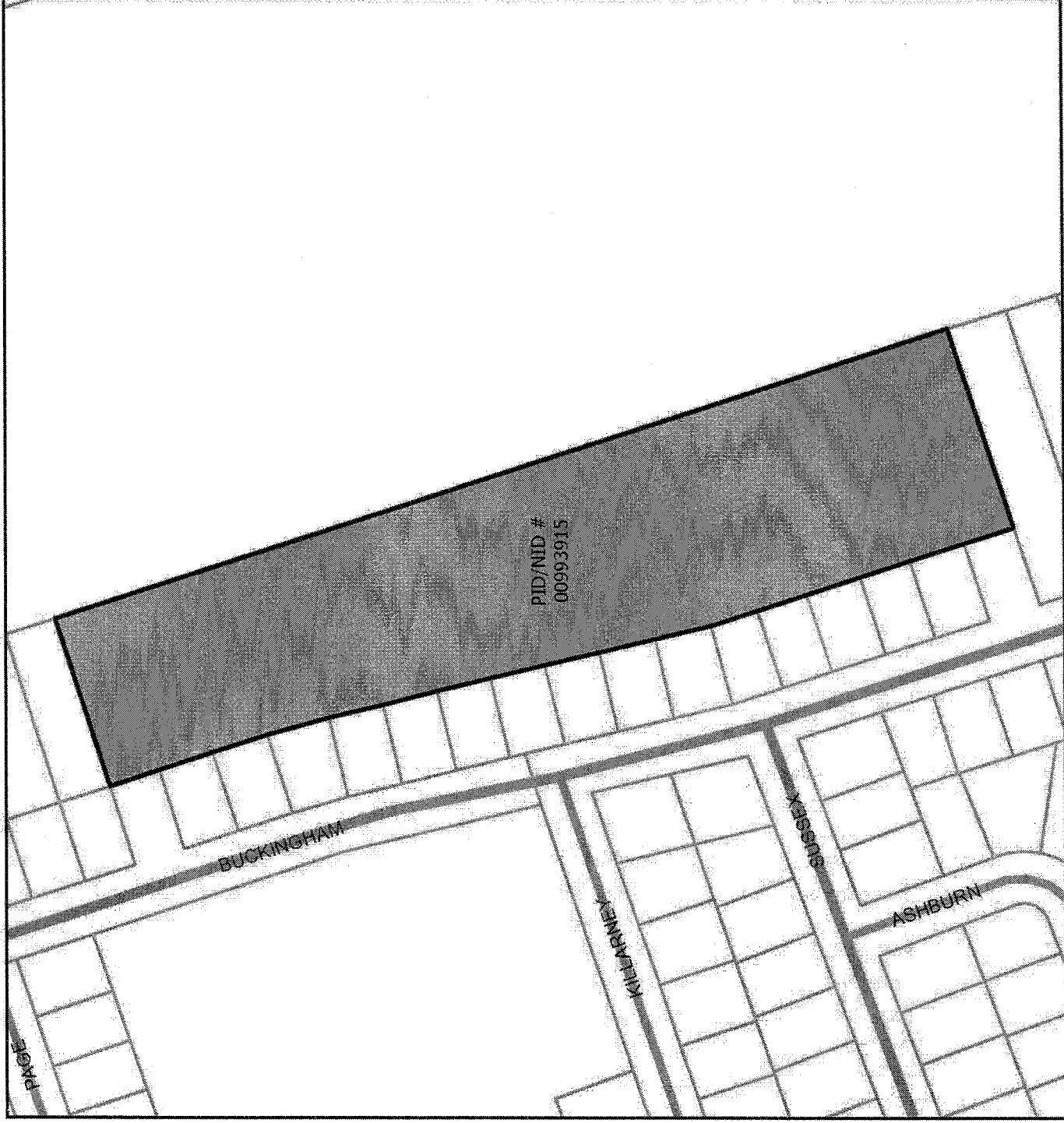


Schedule A-10

Town of Riverview

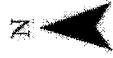
ZONING MAP

Date: 2022-11-12



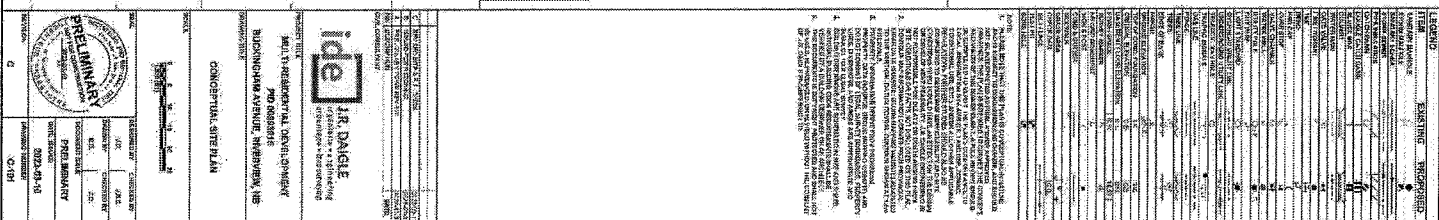
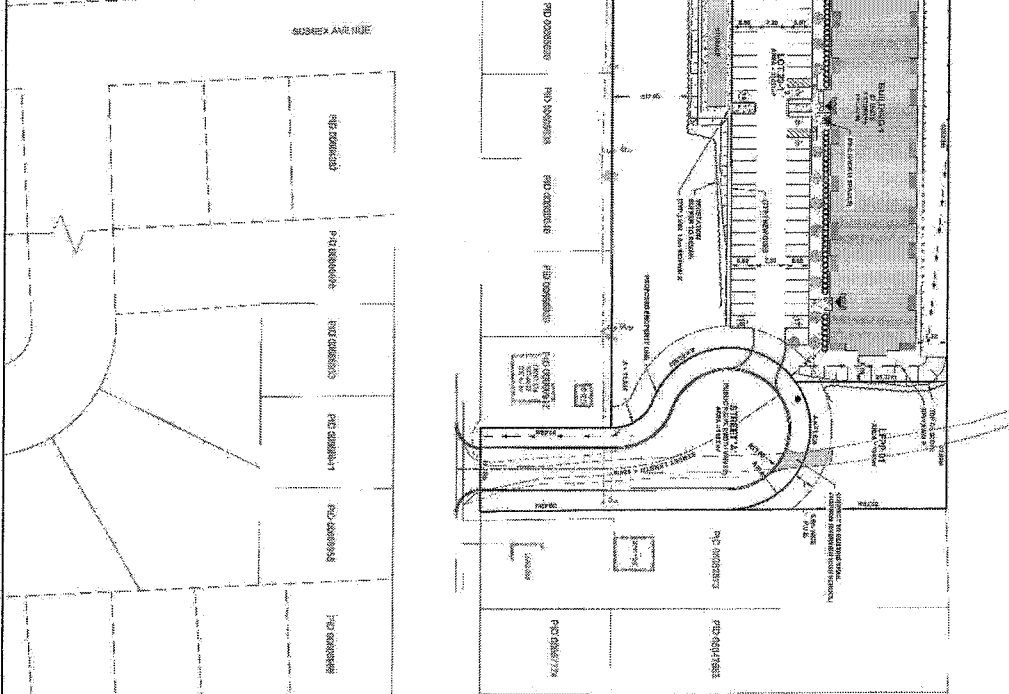
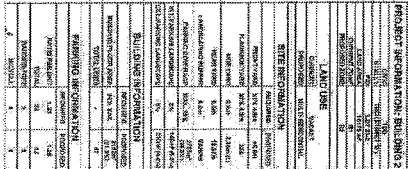
Legend

 Rezoning from R1, Single Unit Dwelling to R3, Multiple Unit Dwelling

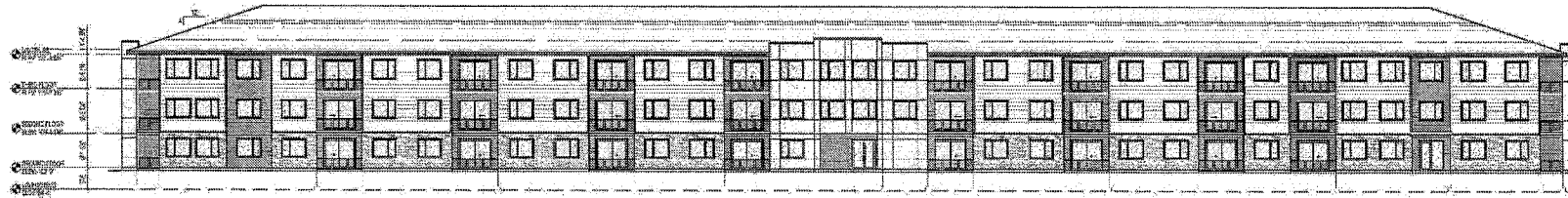


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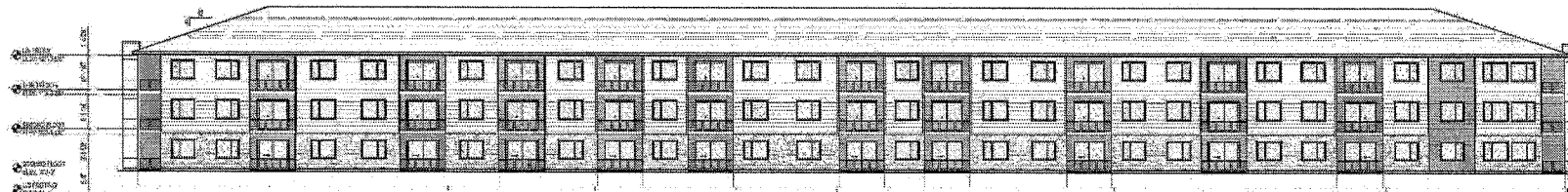
SCHEDULE A-10-1
MARCH 10, 2023



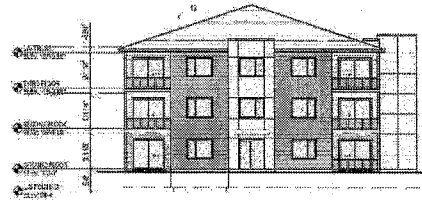
SCHEDULE A-10-2
MARCH 10, 2023



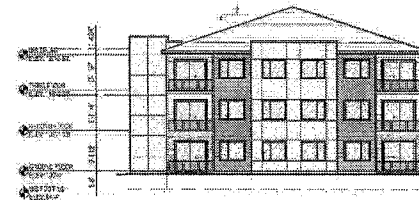
ELEVATION (BUILDING 1)



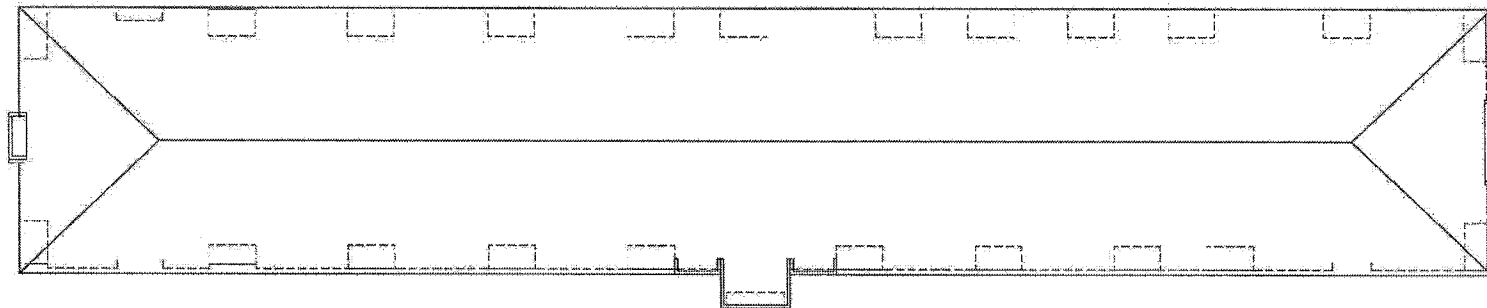
ELEVATION (BUILDING 1)



③ NORTH ELEVATION (BUILDING 1)



SCALE 1/8"=1'-0" ④ SOUTH ELEVATION (BUILDING 1)



⑤ ROOF PLAN (BUILDING 1)

REVISIONS

1	100% 10-04-2023
2	100% 10-04-2023
3	100% 10-04-2023
4	100% 10-04-2023
5	100% 10-04-2023



100% 10-04-2023
100% 10-04-2023
100% 10-04-2023

100% 10-04-2023
100% 10-04-2023
100% 10-04-2023

SCALE 1/8"=1'-0"



BUCKINGHAM APARTMENTS
THOMSON ST

SCALE 1/8"=1'-0"

REVISIONS
10-04-2023
100% 10-04-2023

SCALE 1/8"=1'-0"

ELEVATIONS
&
ROOF PLAN

A1.2

100% 10-04-2023
100% 10-04-2023
100% 10-04-2023

Form 45

AFFIDAVIT OF CORPORATE EXECUTION
Land Titles Act, S.N.B. 1981, c.L-1.1, s.55

Deponent: Thierno Mamadou Yero Diallo
356 Ryan Street
Moncton, NB E1G 2W3

Office Held by Deponent: Secretary-Treasurer

Corporation: Diallo Development Ltd.

Place of Execution: Moncton, NB

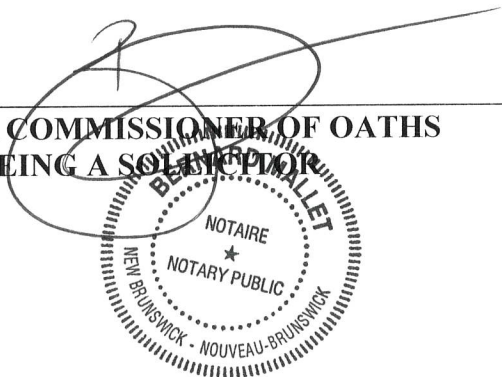
Date of Execution: June 20, 2023


I, **Thierno Mamadou Yero Diallo**, the deponent, make oath and say THAT:

- 1. I hold the office specified above in the corporation specified above, and am authorized to make this affidavit and have personal knowledge of the matters hereinafter deposed to;
- 2. The attached instrument was executed by me as the officer duly authorized to execute the instrument on behalf of the corporation;
- 3. That the seal of the corporation was affixed to the instrument by order of the Board of Directors of the corporation;
- 4. The instrument was executed at the place and on the date specified above;
- 5. The ownership of a share of the corporation does not entitle the owner thereof to occupy the parcel described in the attached instrument as a marital home.

SWORN TO BEFORE ME at)
Moncton, in the County of)
Westmorland and Province of)
New Brunswick, this 20th day)
of June, 2023)
)
)
)
)
)

A COMMISSIONER OF OATHS
BEING A SOLICITOR




Thierno Mamadou Yero Diallo

Form 45

AFFIDAVIT OF CORPORATE EXECUTION

Land Titles Act, S.N.B. 1981, c.L-1.1, s.55

Deponent: Maulen Kalau
613-65 Lady Ada Blvd.
Moncton, NB E1G 6E5

Office Held by Deponent: President

Corporation: Brillante Investments Ltd.


Place of Execution: Moncton, NB

Date of Execution: June 20, 2023

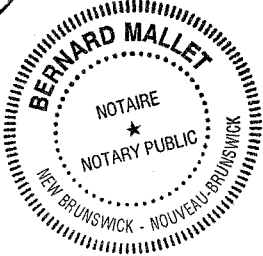
I, **Maulen Kalau**, the deponent, make oath and say THAT:

- 1. I hold the office specified above in the corporation specified above, and am authorized to make this affidavit and have personal knowledge of the matters hereinafter deposed to;
- 2. The attached instrument was executed by me as the officer duly authorized to execute the instrument on behalf of the corporation;
- 3. That the corporation has no seal;
- 4. The instrument was executed at the place and on the date specified above;
- 5. The ownership of a share of the corporation does not entitle the owner thereof to occupy the parcel described in the attached instrument as a marital home.

SWORN TO BEFORE ME at)
Moncton, in the County of)
Westmorland and Province of)
New Brunswick, this 20th day)
of June, 2023)



A COMMISSIONER OF OATHS
BEING A SOLLICITOR





MAULEN KALAU

Form 45

AFFIDAVIT OF CORPORATE EXECUTION
Land Titles Act, S.N.B. 1981, c.L-1.1, s.55

Deponent: Annette Crummey
30 Honour House Court
Riverview, NB
E1B 3Y9

Office Held by
Deponent: Town Clerk

Corporation: Town of Riverview

Other Officer Who Executed the
Instrument: Andrew J. LeBlanc
30 Honour House Court
Riverview, NB
E1B 3Y9

Office Held by Other Officer Who Executed the
Instrument: Mayor


Place of Execution: Riverview, New Brunswick

Date of Execution: June 28, 2023.


I, the deponent, make oath and say:

1. That I hold the office specified above in the corporation specified above, and am authorized to make this affidavit and have personal knowledge of the matters hereinafter deposed to;
2. That the attached instrument was executed by me and the other officer specified above as the officers duly authorized to execute the instrument on behalf of the corporation;
3. That the seal of the corporation was affixed to the instrument by order of the Board of Directors of the corporation;
4. That the instrument was executed at the place and on the date specified above;
5. That the ownership of a share of the corporation does entitle the owner thereof to occupy the parcel described in the attached instrument as a marital home.

SWORN TO at Riverview,)
New Brunswick)
on June 28, 2023,)
before me:)



Commissioner of Oaths,)



DENYSE C. RICHARD
MY COMMISSION OF
OATHS EXPIRES
DEC 31, 2027