

# Riverview Planning Advisory Committee

Wednesday, March 10, 2021

## Staff Report

**Subject:** Rezoning - R1 to R2

**File Number:** 21-027

**From:**



Kirk Brewer  
Planner

**Reviewed by:**



Lori Bickford  
Planner

### General Information

**Applicant:**

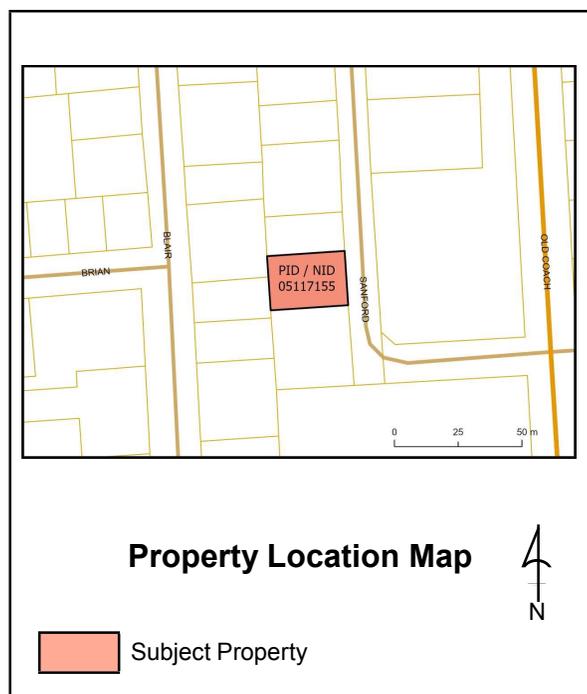
same

**Landowner:**

Patrick Woodford

**Proposal:**

To rezone PID 05117155 from R1 to R2 to permit the construction of a semi-detached dwelling



### Site Information

**PID:** 05117155

**Lot Size:** 651 m<sup>2</sup>

**Location:**

Sanford St., Town of Riverview / Ville de Riverview

**Current Use:**

Vacant

**Zoning:**

R1

**Future Land Use:**

Residential

**Surrounding Use & Zoning:**

Residential zoning - R1, R2 and R3. A mix of single unit and two unit dwellings

**Municipal Servicing:**

Public sewer and water

## **Access-Egress:**

Sanford Street

## **Policies / Politiques**

**Policy 5.1.6** It shall be the intention of Council, in considering demographic changes, to provide for a range of housing types and densities by the establishment of a sufficient range and number of residential designations and zones. As a general guideline, the following densities shall apply:

(a) Low Density: single- and two-unit dwellings where density does not generally exceed 10 units per acre;

**Policy 5.5.3** Furthermore, as the Town develops, there may be other areas that Council may consider the Two-Unit Dwelling Zone (R2) by amendment to the zoning by-law. In considering such amendments, Council shall have regard to:

- (a) the siting of the proposed structure with the adjacent residential buildings;
- (b) the location and access to off-street parking and the design of the parking lot layout;
- (c) provisions for the preservation of the existing landscape by minimizing tree and soil removal;
- (d) provisions for adequate site grading in respect of the impact on neighbouring properties;
- (e) the design of the proposed development in terms of:
  - (i) building height;
  - (ii) setback;
  - (iii) roof type and pitch; and
- (f) the availability and adequacy of municipal services.

## **Zoning and/or Subdivision Regulation / Réglementations de zonage et/ou de lotissement**

The Town's Zoning By-law sets out the development standard requirements for semi-detached dwellings in an R2 zone (height, setbacks, lot coverage for buildings and driveways). All new main buildings are required to pay fees for street trees related to new main buildings and provide building plans in accordance with any approved drainage plan.

As this is an infill lot in an older neighbourhood, there is no existing drainage plan in effect. As such, an engineered drainage plan will need to be submitted for the approval of the Engineering and Public Works Department at the building permit stage. As these are standard zoning provisions that apply to all new main building developments, staff is of the opinion that there are no further concerns to be addressed, and no conditions are necessary.

## **Internal Consultation & External Consultation / Consultations internes et externes**

The proposal was discussed with the Town's Development Review Committee (CAO, Engineering, Economic Development, Parks, Fire Protection, Planning). No concerns were raised. A public hearing is scheduled for March 22.

## **Discussion**

On November 19, 2020, tentative subdivision approval was granted for a new infill lot in an R1 zone on Sanford Street. The approved lot was registered in January 2021 and the proposal is now to rezone the property from R1 to R2 to accommodate a semi-detached dwelling. Once the building is constructed, the intention is to subdivide along the common property wall so that each unit is on its own PID. The property meets all zoning requirements with respect to lot size and frontage in the R2 zone, and the proposed site plan meets all setback, height, and lot coverage requirements.

Sanford Street is a short street located in an established residential neighbourhood in the Gunningsville

area between Hillsborough Road and Old Coach Road. The surrounding area contains a mix of zoning, including R1, R2, and R3, as well as Institutional zoning for the Nav Canada complex and Gunningsville Court (old Gunningsville school). There are several R3-zoned two-unit condominiums in the immediate vicinity, so the proposal is consistent with the surrounding context and should not create any nuisances related to density, traffic, height, etc.

### **Legal Authority / Autorité légale**

**Community Planning Act 2017, c.19 / *Loi sur l'urbanisme 2017, ch.19***

**110(1)** Before making a by-law under this Act, a council shall request in writing the written views of the advisory committee or regional service commission on

(a) a proposed by-law in respect of which the views have not been given previously,

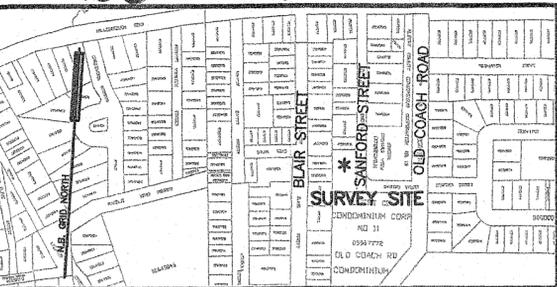
### **Recommendation / Recommandation**

Staff recommends that the Riverview Planning Advisory Committee recommend that Riverview Town Council adopt Amending By-law 300-7-4 to rezone PID 05117155 from R1 to R2 to permit the construction of a semi-detached dwelling.

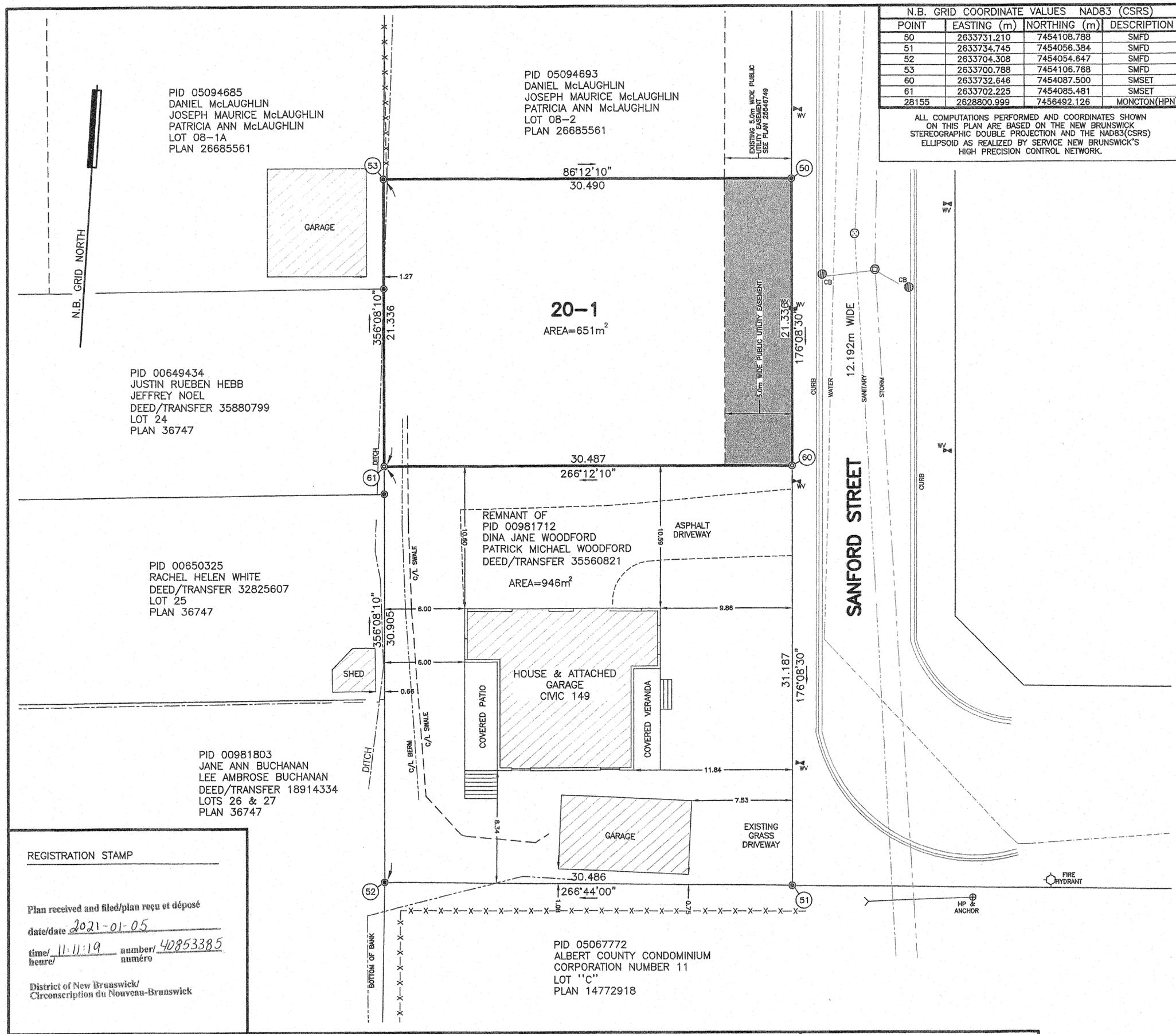
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N.B. GRID COORDINATE VALUES NAD83 (CSRS)

POINT	EASTING (m)	NORTHING (m)	DESCRIPTION
50	2633731.210	7454108.788	SMFD
51	2633734.745	7454056.384	SMFD
52	2633704.308	7454054.647	SMFD
53	2633700.788	7454106.768	SMFD
60	2633732.646	7454087.500	SMSSET
61	2633702.225	7454085.481	SMSSET
28155	2628800.999	7456492.126	MONCTON (HPN)



ALL COMPUTATIONS PERFORMED AND COORDINATES SHOWN ON THIS PLAN ARE BASED ON THE NEW BRUNSWICK STEREOGRAPHIC DOUBLE PROJECTION AND THE NAD83(CSRS) ELLIPSOID AS REALIZED BY SERVICE NEW BRUNSWICK'S HIGH PRECISION CONTROL NETWORK.



### KEY PLAN

**LEGEND**

- STANDARD SURVEY MARKER PLACED (SMSSET)
- STANDARD SURVEY MARKER FOUND (SMFD)
- IRON PIPE FOUND (IPFD)
- IRON BAR FOUND (IBFD)
- CALCULATED COORDINATE POINT (CP)
- TABULATED COORDINATE REFERENCE
- CENTRELINE
- EASEMENT
- FENCE
- UTILITY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER MAIN

SQUARE METRES  $m^2$   
 NEW BRUNSWICK LAND SURVEYOR N.B.L.S.  
 N.B.L.S. REGISTRATION NUMBER #306  
 ORDINARY HIGH WATER MARK OHWM  
 PARCEL IDENTIFIER NUMBER PID  
 SERVICE NEW BRUNSWICK SNB  
 INSTRUMENT / VOLUME / PAGE 123456/1234/123  
 DISTANCE OR AZIMUTH CALLED FOR IN DEED (DEED)  
 CURVE C-1 SPOT ELEVATION (m)  $\times 20.44m$   
 POINT OF CURVE PC MANHOLE SANITARY   
 POINT OF TANGENT PT MANHOLE STORM   
 RADIUS POINT RP CATCHBASIN   
 LAND DEALT WITH BY THIS PLAN BOUNDED THUS:   
 LAND DEALT WITH BY THIS PLAN BOUNDED THUS:   
 UTILITY POLE WATER VALVE   
 CIVIC NUMBER VALVE CHAMBER   
 HECTARE ha FIRE HYDRANT

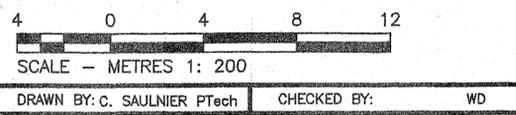
- NOTES:**
- AZIMUTHS AND COORDINATES WERE DERIVED FROM SERVICE NEW BRUNSWICK'S HIGH PRECISION CONTROL NETWORK, NAD83(CSRS), REFERENCED TO MONUMENT 28155 (HPN).
  - THE SCALE FACTOR USED IS EQUAL TO 1.000017.
  - THE DOCUMENT NUMBERS REFERRED TO ON THIS PLAN ARE THOSE OF THE APPLICABLE COUNTY REGISTRY OFFICE.
  - AZIMUTHS ARE ROUNDED TO THE NEAREST 01".
  - CERTIFICATION IS NOT MADE AS TO LEGAL TITLE, BEING THE DOMAIN OF A LAWYER, NOR TO THE ZONING AND SETBACK BY-LAWS OR REGULATIONS, BEING THE DOMAIN OF THE DEVELOPMENT OFFICER.
  - CERTIFICATION IS NOT MADE AS TO COVENANTS SET OUT IN THE DOCUMENT(S), NOR TO THE LOCATION OF ANY UNDERGROUND SERVICES AND/ OR FIXTURES, PERMANENT OR OTHERWISE.

**PURPOSE OF PLAN:**

- TO CREATE LOT 20-1 FOR RESIDENTIAL BUILDING PURPOSES.
- TO CREATE A 5.0m WIDE PUBLIC UTILITY EASEMENT, PURSUANT TO SECTION 5, REGULATION 84-217, COMMUNITY PLANNING ACT, 2017, SHOWN THUS:

**SUBDIVISION PLAN**  
**PATRICK WOODFORD**  
**ET UX SUBDIVISION**

LOCATED ON THE WEST SIDE OF SANFORD STREET  
 TOWN OF RIVERVIEW  
 PARISH OF COVERDALE  
 COUNTY OF ALBERT  
 PROVINCE OF NEW BRUNSWICK



DRAWN BY: C. SAULNIER P.Tech CHECKED BY: WD

**SURVEYOR'S STATEMENT:**

I, WARREN E. DAIGLE N.B.L.S., DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS PLAN CORRECTLY DEPICTS ANY RESEARCH, FIELD WORK AND COMPUTATIONS UNDERTAKEN FOR THIS PROJECT.

DATE: NOVEMBER 27, 2020

WARREN E. DAIGLE N.B.L.S.

SURVEYED BY: WARREN E. DAIGLE N.B.L.S.  
 FIELD SURVEY COMPLETED: OCTOBER 2020

**DAIGLE SURVEYS LTD**  
 1090 COVERDALE ROAD, RIVERVIEW, NB E1B 5G5  
 TELEPHONE (506) 387-4073 FAX (506) 387-7926

**REGISTRATION STAMP**

Plan received and filed/plan reçu et déposé  
 date/date 2021-01-05  
 time/heure 11:11:19 number/numéro 40853385

District of New Brunswick/  
 Circonscription du Nouveau-Brunswick

**PROPERTY INFORMATION**

DEED/TRANSFER TO PATRICK MICHAEL WOODFORD DINA JANE WOODFORD

REGISTERED: DECEMBER 22, 2015  
 INSTRUMENT: 35560821

PID: 00981712

**OWNER'S STATEMENT**

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE REGISTERED OWNERS OF THE PROPERTY BEING SUBDIVIDED HEREON AND DO HEREBY GRANT APPROVAL TO THIS PLAN, AS OUR INTERESTS APPEAR.

PATRICK MICHAEL WOODFORD (PID 00981712)

DINA JANE WOODFORD (PID 00981712)

**PUBLIC UTILITY EASEMENT(S) APPROVAL**

PURSUANT TO SECTION 5 OF "DESIGNATED EASEMENTS REGULATION" 84-217 OF THE COMMUNITY PLANNING ACT, 2017, THE PUBLIC UTILITY EASEMENT(S) ON THIS PLAN VEST(S) IN NEW BRUNSWICK POWER CORPORATION AND BELL CANADA, WITH THE FILING OF THIS PLAN.

NEW BRUNSWICK POWER CORPORATION AND BELL CANADA

DATE 2020/11/27

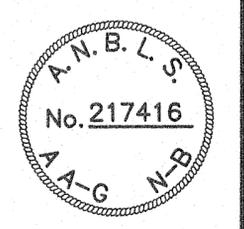
**DEVELOPMENT OFFICER APPROVAL STAMP**

APPROUVÉ/APPROVED

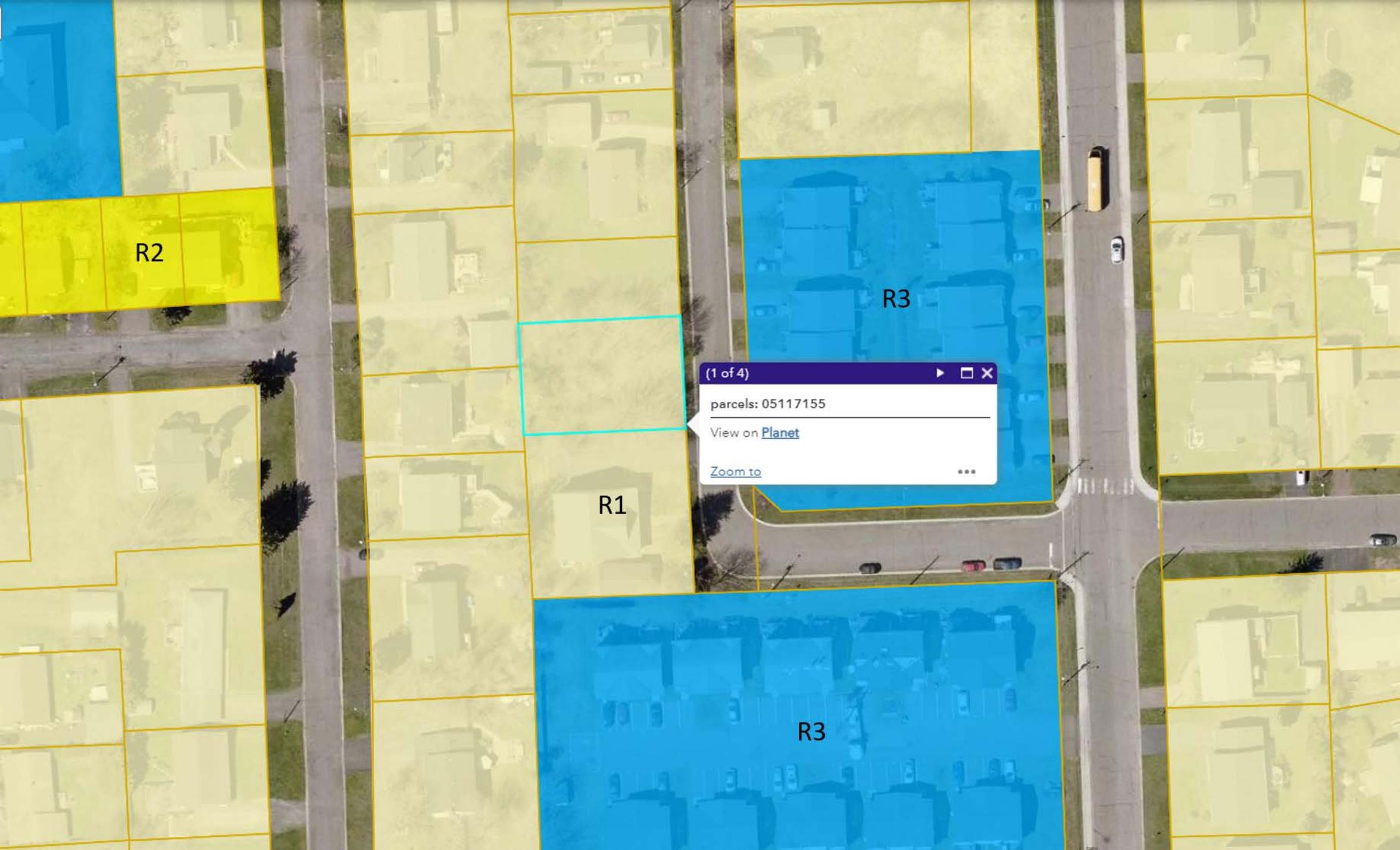
JEFFREY J. BOUDREAU  
 Agnt d'aménagement/  
 Development Officer

Commission de services régionaux du Sud-Est  
 Southeast Regional Service Commission

DATE Jan 5 2021



COPYRIGHT PROTECTED



R2

R3

R1

R3

(1 of 4) ▶ □ ×

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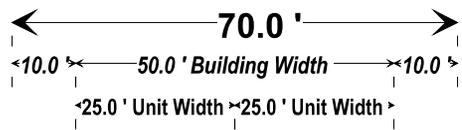
parcels: 05117155

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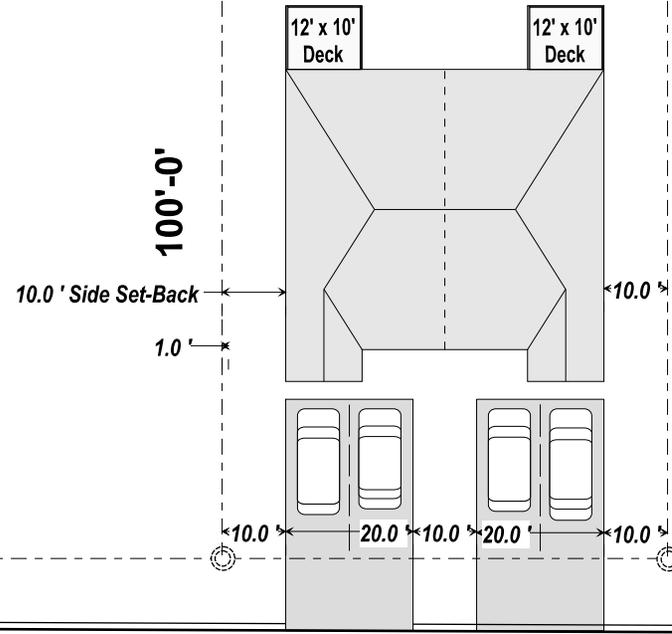
View on [Planet](#)

[Zoom to](#) ...

**Civic  
149**



**Proposed  
Lot 20-1**



**Sanford Street**

All dimensions and quantities as well as building code and structural compliance must be verified before construction.

# Front

5

Of:

Page: 1

Client: Paddy Woodford

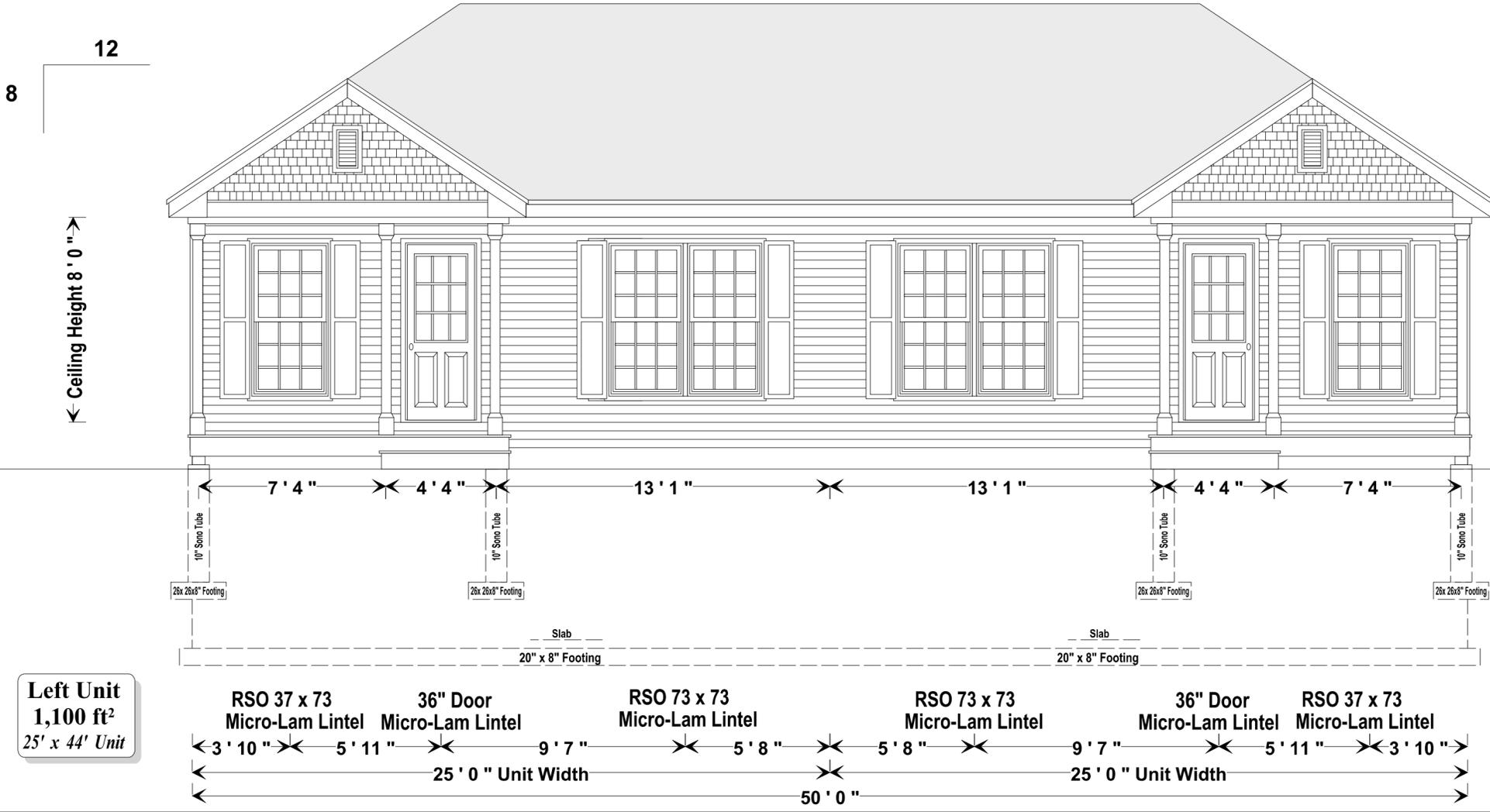
Client:

Scale: 1/4" = 1' - 0"

Date: Nov. 19, 2020

File Name: Front & Side 1

Living Area :  
1,100 ft<sup>2</sup>



**Left Unit**  
1,100 ft<sup>2</sup>  
25' x 44' Unit

**Right Unit**  
1,100 ft<sup>2</sup>  
25' x 44' Unit

All dimensions and quantities must be verified before construction as well as building code and structural compliance.