



## MEETING MINUTES

Town of Riverview Planning Advisory Committee  
Wednesday, June 14, 2023  
Riverview Council Chambers

Attendance: Shawn Dempsey, Chair  
Daniel Primeau, 1<sup>st</sup> Vice Chair  
Kevin Steen, Committee Member  
Kelvin Martin, Committee Member  
Debby Warren, Committee Member  
Susan Steeves, Committee Member  
Rita Gauvin, Records and RTIPPA Clerk, Town of Riverview  
Shauna McGraw, Executive Assistant, Town of Riverview  
Kirk Brewer, Planner, SE Regional Service Commission  
Lori Bickford, Planning Manager, SE Regional Service Commission

Regrets: John Gallant, 2<sup>nd</sup> Vice Chair  
Rob Bateman, Committee Member  
Tina Comeau, Committee Member

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### 1. CALL MEETING TO ORDER

Shawn Dempsey, 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 Debby Warren and seconded by Kelvin Martin**

That the agenda for the Town of Riverview Planning Advisory Committee meeting of June 14, 2023, be APPROVED.

**MOTION CARRIED**

### 4. ADOPTION OF MINUTES

Planning Advisory Committee Meeting – May 10, 2023

**Moved by Kevin Steen and seconded by Daniel Primeau**

That the minutes of the Town of Riverview Planning Advisory Committee meeting of May 10, 2023, 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

- a) Simon Ikuseru, Pinecrest Developments Inc., 738/742 Hillsborough Road (PID 05029319), rezoning from R1 – Single Unit Dwelling to R3 – Multiple Unit Dwelling for the purpose of two multi-unit dwellings (File 23-005)

Kirk Brewer gave a presentation outlining the rezoning being requested for the property located at 738/742 Hillsborough Road from R1 – Single unit dwelling to R3 – Multiple unit dwelling for the purpose of two multi-unit dwellings:

K. Brewer indicated that the property is located in the East of Riverview in the Gunningsville/Bridgedale area and is currently zoned R1 – Single Unit Dwelling. The surrounding area is also zoned R1 with a Residential Mixed area further to the south. The property is located on Hillsborough Road which becomes Route 114 and is the primary collector road to Fundy Park. The property is over 2 acres in size so larger than the residential lots to the south and larger than a standard R1 lot. It is densely treed as shown in the recent drone pictures provided in his presentation.

The property is located in a 60km/hr speed zone on a straight section so no concerns with blind hills, etc from a traffic perspective.

There are policies with respect to high density development related to design guidelines and well-integrated neighborhoods as well as to provide a range of housing types and densities.

There is also a policy that semi-applies here that speaks to zoning along Coverdale Road from approximately Pine Glen to Rivercrest Drive to permit future infill of multi-unit dwelling. This property falls outside that area but it does speak to general upzoning along this road for multiple reasons. The policy speaks mostly about topography but also that the road is a busy collector and isn't an ideal place for new single unit development.

The site plan shows the lot is 2.45 acres. The R3 zone permits up to 30 units per acre so on this property that would allow for 74 units. The proposed density is for 56 units in the two buildings with one being 18 units and the second being 38 units. There is a requirement where R3 abuts a R1 zone that there be a 3 level limit to the buildings and this development would meet that requirement. There is a 6M wide landscaping buffer requirement and with the proposal the proposed setbacks are greater than that with 12.76M at the rear and expanding to 21M at the road, 15.8M to the adjacent house to the west and 12.3M to the property line for the house to the east.

The proposal is for two units, the one at the front being 18 units and the one at the rear being 38 units and does meet all the parking requirements. There is ample space to maintain the tree buffer. There would be a condition to mark off the tree buffer prior to development to ensure that the tree buffer is maintained.

The elevations photos show that there has been a slight change from what was originally proposed since at that time they were requesting a design variance for the spacing of the balconies but they have modified their layout to eliminate that variance. There will be 2 entrances facing Hillsborough Road. Meets all design materials.

One of the main things that came out of the Development Meeting for this request was that the property is not currently serviced by the sanitary sewer line. The storm line and water line do pass in front of the property. However, the sewer line is a gravity fed system and does stop just before the property both to the east and the west. There is a slight dip at the property and for whatever reason historically they did not continue the line across that piece in front of this property. That does make it challenging for this property to be developed as R1 because of the cost to having the infrastructure put in to have the property connected. There is a municipal service easement across the front of the properties to the west on Hillsborough Road. Therefore, there is an easement that would allow the public property in front of the house to the west to be used to connect the system. This would result in some damage to the public property in front of the property at 734 Hillsborough Road which would have to be mitigated. The town would have the legal authority to go in there and do the work.

The Development Review Committee has reviewed the proposal and a traffic impact study was requested by the engineering department given this is a heavily traveled road and there were no concerns raised with respect to the volume of traffic and was determined that the additional traffic from this development could be accommodated and the project was deemed to meet all Transportation Canada guidelines for sight distances so the proposed access is in a safe location.

With respect to timeline – the resolution from Council was on May 8, 2023 with the PAC review being today, June 14, 2023 and the Public Hearing is scheduled for July 10, 2023 with second and third reading in August.

K. Brewer then read the motion for the record:

Staff recommends that the Riverview Planning Advisory Committee RECOMMEND that the Riverview Town Council adopt rezoning by-law 300-7-11 in order to rezone the property bearing PID 05029319, located on Hillsborough Road, from R1 – Single unit dwelling to R3 – Multiple unit dwelling to accommodate two multi-unit dwellings subject to the following conditions:

- a. That the development shall be in general conformity with the site plan and building elevations attached as Schedules A11-1, A11-2, and A-11-3;
  - b. That landscaping shall be provided as shown on the site plan attached as Schedule A-11-1 with a minimum buffer width of 6m where the property abuts adjacent R1 properties;
  - c. That prior to any tree removal on the lot, a surveyor be engaged to delineate and mark the buffer zones referred to in condition (b)
  - d. That a 2m tall opaque fence shall be installed on the property where it is not possible to maintain a sufficient landscape buffer as demonstrated on Schedule A-11-1;
  - e. That prior to the issuance of a building and/or development permit, a 5m wide local government service easement be registered on the lot to accommodate the extension of the public sewer system;
  - f. 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
- g. That as-built drawings for engineering submissions shall be required within 30 days after construction.

Member D. Primeau asked for clarification about the number of units and the parking. K. Brewer confirmed that it is for 56 units in the two units and 71 parking spaces.

Member K. Martin asked who would be responsible for the sewer development as part of this project. K. Brewer confirmed that the developer is responsible for those costs.

Member K. Steen asked if this type of sewer project was typical to which K. Brewer replied that it is not standard because generally services are installed prior to development of an area but it is an existing condition on this parcel of land and as such has to be addressed. Where we might more often see this type of project is in a local area improvement for converting spaces from open ditches to curb and gutter etc more so than sewer lines.

Member K. Steen asked whether the Town would conduct the work themselves or if the developer would contract it out and it be done under the Town's supervision. K. Brewer responded that it would go through the Town of Riverview Public Works department who would cost it out and then make a decision based on timing, costing etc whether to do the work themselves or go to tender but any costs incurred would be at the developer expense.

Member D. Warren asked about the timeline to have that sewer work done since it would be impacting a private property owner. K. Brewer could not provide a specific timeline but noted that Public Works would only look at doing that type of project during the months of May to October and they would certainly keep in mind quick turnaround times to lessen homeowner frustration.

Member S. Steeves asked about street parking in that area since the homeowner may be displaced from their driveway for a period of time. K. Brewer confirmed there is no street

parking but the developer who was in the gallery did say that generally in these types of cases the driveway inaccessibility is only 1 day.

Member D. Primeau asked if the developer will have a set timeline or guideline in the approval if provided. K. Brewer confirmed that Engineering & Public Works would work that out. The easement is there that does allow the Town to do that work on their owned portion of land.

Moved by Debby Warren and seconded by Kevin Steen that the motion be accepted as read by staff member K. Brewer in his presentation:

That the Riverview Planning Advisory Committee RECOMMEND that the Riverview Town Council adopt rezoning by-law 300-7-11 in order to rezone the property bearing PID 05029319, located on Hillsborough Road, from R1 – Single unit dwelling to R3 – Multiple unit dwelling to accommodate two multi-unit dwelling subject to the following conditions:

- h. That the development shall be in general conformity with the site plan and building elevations attached as Schedules A11-1, A11-2, and A-11-3;
  - i. That landscaping shall be provided as shown on the site plan attached as Schedule A-11-1 with a minimum buffer width of 6m where the property abuts adjacent R1 properties;
  - j. That prior to any tree removal on the lot, a surveyor be engaged to delineate and mark the buffer zones referred to in condition (b)
  - k. That a 2m tall opaque fence shall be installed on the property where it is not possible to maintain a sufficient landscape buffer as demonstrated on Schedule A-11-1;
  - l. That prior to the issuance of a building and/or development permit, a 5m wide local government service easement be registered on the lot to accommodate the extension of the public sewer system;
  - m. 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
- n. That as-built drawings for engineering submissions shall be required within 30 days after construction.

**The vote is registered as five (5) yeas and one (1) nay.**

- a) Members: Shawn Dempsey, Kevin Steen, Susan Steeves, Debby Warren and Daniel Primeau voted in favour of the motion.
- b) Member: Kelvin Martin voted against the motion.

**MOTION CARRIED**

## **8. OTHER BUSINESS**

NIL

## **8. NEXT SCHEDULED MEETING**

The date for the next scheduled meeting is Wednesday, July 12 at 6:00 p.m.

## **9. ADJOURNMENT**

Moved by D. Primeau meeting adjourned at 6:21 p.m.