



MEETING MINUTES

Town of Riverview Planning Advisory Committee
Wednesday, August 10, 2022, at 6:00 p.m.
Council Chambers

Attendance: Shawn Dempsey, 1st Vice Chair
Daniel Primeau, 2nd Vice Chair
Kelvin Martin, Committee Member
Rob Bateman, Committee Member
John Gallant, Committee Member
Susan Steeves, Committee Member
Debby Warren, Committee Member
Tina Comeau, Committee Member
Kevin Steen, Committee Member
Lori Bickford, Planning Manager, SE Regional Service Commission
Kirk Brewer, Planner, SE Regional Service Commission
Candace Mann, Executive Assistant, Town of Riverview
Raquel Cyr, Executive Assistant, Town of Riverview

Regrets: None

1. CALL MEETING TO ORDER

Shawn Dempsey, acting Chair, called the meeting to order at 6:03 p.m.

2. DECLARATION OF CONFLICT OF INTEREST

NIL

3. ADOPTION OF MEETING AGENDA

Moved by Daniel Primeau and seconded by Rob Bateman

That the agenda for the Town of Riverview Planning Advisory Committee meeting of August 10, 2022, be APPROVED.

Election of Officers to be added to the agenda.

MOTION ACCEPTED AS AMENDED

4. ADOPTION OF MINUTES

Planning Advisory Committee Meeting – March 9, 2022.

Moved by Rob Bateman and seconded by Kelvin Martin

That the minutes of the Town of Riverview Planning Advisory Committee meeting of March 9, 2022, be APPROVED.

MOTION CARRIED

5. BUSINESS ARISING FROM THE MINUTES

NIL

6. VARIANCE, TEMPORARY APPROVALS, CONDITIONAL USES, RULINGS OF COMPATIBILITY AND NON-CONFORMING USES

6a) Yero Diallo, Diallo Developments Ltd., Trites Road (PID 00994335), conditional use application to permit a 12-unit multi-unit dwelling in an R3 zone (File 22-1487).

K. Brewer began the presentation by outlining a conditional use application for a 12-unit multi-unit dwelling where a 6-unit was previously approved by PAC (April 2021). Original PAC motion referenced 6 units; therefore, additional approval is required for increase in density.

Multi-units are permitted as a conditional use in the R3 zone subject to certain development standards. Most of Trites Road is zoned as R3 with R1 neighborhoods behind. The scale of permitted development is limited due to smaller lot sizes.

The Municipal Plan requires multi-unit dwellings to respect height restrictions, landscape buffers, and setbacks, but supports increased density along arterial roads near commercial nodes. There is a density cap of 30 units per acre in an R3 zone. The 6-unit previously approved had a density of 14 units per acre, the redesign for 12 units has a density of 28 units per acre.

When asked about the plan for snow removal, K. Brewer confirmed with local resident, Tom Duke, that if an excessive amount of snow has fallen then it will be trucked off site.

The following motion was made by the Committee:

MOTION 1

Moved by Debby Brown Warren and seconded by Daniel Primeau

That the Planning Advisory Committee APPROVE the conditional use application to permit a three-storey, twelve-unit multi-unit building in an R3 zone on PID 00994335 subject to the following conditions:

- 1) That a key lock box be installed per municipal By-law 500-11.
- 2) That as-built drawings for engineering submissions shall be required within 30 days after construction; and
- 3) That the proposed development shall be in substantial conformity with the site plans, elevation drawings and renderings provided.

7. TENTATIVE SUBDIVISIONS

NIL

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

8a) Kaitlyn Lacelle, Thrive Properties, Bridgedale Blvd (PID 05049960), application to amend the Urban Growth Boundary on the Future Land Use, Future Roads, and Zoning maps (File 22-1095).

K. Brewer presented the proposal from Thrive Properties to amend the Urban Growth Boundary to reflect the findings of a site-specific serviceability study conducted by an engineer. The boundary will also be amended on PID 05092572, which forms part of Mill Creek Park, as a housekeeping amendment at the same time.

The Urban Growth Boundary defines the areas of the Town where services, such as public water and sewer already exist, or where they are planned to be extended. The purpose is to direct growth to areas that are easily serviced and encourage efficient use of public infrastructure. All properties within the growth boundary are required to connect to municipal services. The boundary was determined at a Town-wide scale without considering any site-specific features such as topography.

Thrive Properties owns PID 05049960, which falls entirely within the growth boundary except for a small portion within the Mill Creek watercourse buffer. In discussing future development plans with staff, Thrive asked JR Daigle Engineering to conduct a site-specific serviceability study. The study found that a portion of the property within the boundary is not actually serviceable, so it would be impossible for development in that area to connect to services as required.

Change to growth boundary requires amendment to Municipal Plan (Future Land Use and Future Roads maps) and Zoning map. The proposed amendment has been reviewed by the Development Review Committee, including the Engineering and Works department. Staff is satisfied with the

accuracy of the submitted serviceability study. Most of the property will remain within the growth boundary and will be connected to municipal services as development progresses in the future. The zoning of the property will not change, and development permitted by the Residential Mix zone will be permitted to proceed without connection to services provided all other by-law requirements are satisfied.

A portion of Mill Creek also falls within the growth boundary. No development requiring services is anticipated on this property. Staff has proposed to remove this portion of the park from servicing requirements as a housekeeping amendment.

MOTION

Moved by Shawn Dempsey and seconded by Rob Bateman

That the Planning Advisory Committee recommend that Riverview Town Council adopt proposed by-laws 300-33-4 and 300-7-8 in order to amend the Urban Growth Boundary based on the findings of a professional engineering study.

9. OTHER BUSINESS

S. Dempsey welcomed new committee members Tina Comeau and Kevin Steen and thanked outgoing Chair Tina Beers for her years of dedication to the committee.

Lori Bickford, Planning Manager at the SE Regional Service Commission noted under the policies and procedures guidelines, the Committee is required to hold a yearly election of its officers. Three positions required for nomination are for Chair, 1st Vice Chair and 2nd Vice Chair.

Nomination Results:

Chair:	Shawn Dempsey (nominated by Daniel Primeau)
1 st Vice Chair:	Daniel Primeau (nominated by Shawn Dempsey)
2 nd Vice Chair:	John Gallant (nominated by Susan Steeves)

10. NEXT SCHEDULED MEETING

The date for the next scheduled meeting is September 14, at 6:00 p.m.

11. ADJOURNMENT

Moved by D. Primeau. Meeting adjourned at 6:45 p.m.