



MEETING MINUTES

Town of Riverview Planning Advisory Committee
Wednesday, September 14, 2022, at 6:00 p.m.
Council Chambers

Attendance: Shawn Dempsey, Chair
Daniel Primeau, 1st Vice Chair
John Gallant, 2nd Vice Chair
Kelvin Martin, Committee Member
Rob Bateman, Committee Member
Debby Warren, Committee Member
Kirk Brewer, Planner, SE Regional Service Commission
Candace Mann, Executive Assistant, Town of Riverview
Raquel Cyr, Executive Assistant, Town of Riverview

Regrets: Tina Comeau, Committee Member
Kevin Steen, Committee Member
Lori Bickford, Planning Manager, SE Regional Service Commission
Susan Steeves, Committee Member

1. CALL MEETING TO ORDER

Shawn Dempsey, Chair, called the meeting to order at 6:02 p.m.

2. DECLARATION OF CONFLICT OF INTEREST

NIL

3. ADOPTION OF MEETING AGENDA

Moved by Kelvin Martin and seconded by Debby Brown Warren

That the agenda for the Town of Riverview Planning Advisory Committee meeting of September 14, 2022, be APPROVED.

MOTION CARRIED

4. ADOPTION OF MINUTES

Planning Advisory Committee Meeting – August 10, 2022.

Moved by John Gallant and seconded by Daniel Primeau

That the minutes of the Town of Riverview Planning Advisory Committee meeting of August 10, 2022, 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) Ron Wood, Orin Drive (PID 00981373), variance requests to 1) extend the length of a cul-de-sac from 183m to 194m; and 2) reduce the turning radius of a cul-de-sac from 18m to 15m (File 22-1657)

K. Brewer explained that this file has three moving parts, including two variance requests and one recommendation to Council. All items are related to one application, therefore, all will be covered under one presentation.

K. Brewer began the presentation by outlining the proposal to create a new section of public street (Orin Dr.) and lands for public purpose with variances to: 1) increase the length of a cul-de-sac from 183m to 194m; and 2) to reduce the turning radius of a cul-de-sac from 18m to 15m.

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.

The proposal is to extend the existing Orin Drive cul-de-sac and create 10 new single-unit dwelling lots and give land for public purpose. The right-of-way is 18.288m wide, which meets the subdivision by-law requirements for an urban local minor street (minimum 18m wide) and follows the existing width of Orin Drive. While cul-de-sacs are generally discouraged because they hamper connectivity within a neighborhood, in this case the cul-de-sac is existing, and there is limited potential for it to connect to the surrounding street network.

When completed, the cul-de-sac will be 194m long. This exceeds the allowable 183m and requires a variance to permit the additional 11m. The additional length is required to get lot 22-04. Cul-de-sac lengths are limited primarily due to safety concerns; the longer a road is without a secondary access point, the higher chances of emergency if the road is ever blocked. In this case, the additional 11m does not represent a significant increase from a public safety perspective, and the Director of Engineering and Works, as well as the Deputy Chief of Fire Prevention have indicated they have no concerns with the proposed length given that additional fire hydrants will be required.

The turning radius of the cul-de-sac is proposed at 15m where 18m is required. A minimum turning radius is established to ensure large vehicles such as plow, garbage trucks, and emergency vehicles have room to safely maneuver in order to leave the cul-de-sac. This variance was granted for the cul-de-sac on Hawkes one street over, and the same considerations are at play in this situation – the lots being created will not have a standard depth and requiring the 18m would likely impact the development potential of the lots at the end of the cul-de-sac. The proposal has been reviewed by the Engineering and Fire Departments, and no concerns were raised with the reduced turning radius in this case.

As part of a subdivision requiring a new street, the developer is required to contribute 10% of the area being subdivided as lands for public purpose (LPP). In this case, the contribution exceeds the required 10% of area: Total area being subdivided less streets = 10,021.2 square metres; 10% = 1002.2 square metres. The plan proposes to give 2213 square metres in LPP, which is about 22% of the overall land. However, roughly 50% of the LPP is within the provincially significant wetland, and a large portion is within the buffer and is unusable for development.

The existing trail will become town-owned land, and an 8m wide access point has been secured at the end of Orin where the existing local government service easement is located; the easement will no longer be necessary since this will be Town land, but the TransAqua sewer easement will remain in place on the LPP. Both the Engineering and Parks Departments are satisfied with the proposed LPP as it will bring this section of trail and access to the trunk sewer under Town ownership. Civic addresses have been assigned.

A Public Notice was sent out to all properties within 60m of the subject property and one objection letter was received. The owner of 2 Orin Drive has a child with Cerebral Palsy that requires an accessible school bus. The school bus currently has difficulty turning due to the small turning radius and is concerned about the radius being further reduced, especially when cars are parked at the end of the street. K. Brewer followed up with Engineering and Fire for their comments and no safety concerns were raised. The 15m radius has been deemed appropriate for buses, plows and emergency vehicles. The Director of Engineering highlighted that the turnaround will be slightly bigger once completed than it is currently. The plan has been distributed to public utilities who are in agreement with the proposed utility easements.

Applicant, R. Wood, informed J. Dunphy (617 Hillsborough Road) that no access to their property would be required, and development would not impact J. Dunphy's property. R. Wood advised K. Dunphy to contact him should the construction result in damages to his property.

The following motions were made by the Committee:

MOTION 1

Moved by Daniel Primeau and seconded by Debby Brown Warren

That the Planning Advisory Committee recommend to Riverview Town Council to approve the variance request to increase the length of the Orin Drive cul-de-sac from 183m to 194m because it represents a minor increase and has received support from the Director of Engineering and Works.

MOTION CARRIED - Unanimously

MOTION 2

Moved by Debby Brown Warren and seconded by John Gallant

That the Planning Advisory Committee recommend to Riverview Town Council to approve the variance request to reduce the turning radius of the Orin Drive cul-de-sac turnaround from 18m to 15m due to constraints associated with lot depth, and because the Director of Engineering and Works and the Deputy Chief of Fire Prevention have no concerns with the turnaround as proposed.

MOTION CARRIED - Unanimously

7. TENTATIVE SUBDIVISIONS

a) Ron Wood, Orin Drive (PID 00981373) recommendation to Riverview Town Council on the location of a new public street and lands for public purpose (File 22-1512).

MOTION 3

Moved by Daniel Primeau and seconded by Kelvin Martin

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.

MOTION CARRIED - Unanimously

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

9. OTHER BUSINESS

NIL

10. NEXT SCHEDULED MEETING

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

11. ADJOURNMENT

Moved by K. Martin. Meeting adjourned at 6:51 p.m.