



## MEETING MINUTES

Town of Riverview Planning Advisory Committee  
Wednesday, October 12, 2022, at 6:00 p.m.  
Council Chambers

Attendance: Shawn Dempsey, Chair  
John Gallant, 2<sup>nd</sup> Vice Chair  
Rob Bateman, Committee Member  
Raquel Cyr, Executive Assistant, Town of Riverview  
Tina Comeau, Committee Member  
Kevin Steen, Committee Member  
Lori Bickford, Planning Manager, SE Regional Service Commission  
Susan Steeves, Committee Member

Regrets: Candace Mann, Executive Assistant, Town of Riverview  
Kirk Brewer, Planner, SE Regional Service Commission  
Daniel Primeau, 1<sup>st</sup> Vice Chair  
Kelvin Martin, Committee Member  
Debby Warren, Committee Member

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### 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 Kevin Steen and seconded by John Gallant**

That the agenda for the Town of Riverview Planning Advisory Committee meeting of October 12, 2022, be APPROVED.

**MOTION CARRIED**

### 4. ADOPTION OF MINUTES

Planning Advisory Committee Meeting – September 14, 2022.

**Moved by Tina Comeau and seconded by Rob Bateman**

That the minutes of the Town of Riverview Planning Advisory Committee meeting of September 14, 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) Russell Hayward, 244 Buckingham Ave (PID 05047667), variance request to increase the size of an accessory building from 85m<sup>2</sup> (914ft<sup>2</sup>) to 96.6m<sup>2</sup> (1,040ft<sup>2</sup>) (File 22-1958).

L. Bickford began the presentation by outlining the proposed variance to increase the size of an accessory building from 85m<sup>2</sup> (914ft<sup>2</sup>) to 96.6m<sup>2</sup> (1,040ft<sup>2</sup>).

The Town of Riverview Municipal Plan states in Policy 5.4.1 it shall be the intention of Council to maintain the character of existing single unit dwelling neighbourhoods by establishing a Single Unit Dwelling Zone (R1) within the Residential Designation.

The Town of Riverview Zoning By-Law 35(1) states that accessory buildings and structures are permitted in any zone, but in a residential zone other than a RA Zone, they shall not:

...(e) exceed the least of 12 percent of the area of a lot, or:

...(i) 85 square metres in ground floor if the main use is a single unit dwelling.

The Site Plan shows by-law size of accessory buildings to the lesser of 85m<sup>2</sup> (914 sqft), 12% of the lot area. The proposed building is 5% of the lot area but exceeds area by 11.6m<sup>2</sup> total area 96.6m<sup>2</sup> (1,040 sqft). Properties along this stretch of Buckingham are approximately 98m (320ft) deep, and are approximately ½ an acre, which is substantially larger than the average lot size and depth in the Town.

The Development Review Committee (Planning, CAO/Clerk, Engineering, Economic Development, Parks, and Fire Department) were consulted, and no concerns were raised.

A notice was sent to landowners within 60m of subject property on September 28 and no written comments were received. Two phone inquiries were received seeking confirmation that it would not be used as business storage. No other concerns were raised.

A variance test was conducted to determine the reasonability, desirability, and to ensure the proposed building was within the intent of the plan and zoning by-laws. Findings from the variance test are below.

#### VARIANCE TEST

1. Is it reasonable? The variance being requested is a 13% increase in the size of the garage. Given the proposed accessory building only accounts for 5% of the total lot area it is considered a reasonable variation.
2. Is it desirable for the development of the property? Due to the larger than average lot size and depth of the property the increased size in the garage will appear to be in proportion to the overall lot, staff feel the requested variance is desirable for the development.
3. Is it within the intent of the Plan and Zoning By-laws? As the variance is relatively minor in nature and in the context of the larger property results in a comparable residential accessory building ratio with the bylaw, staff feel it is within the intent of the plan and zoning by-law.

The following motion was made by the Committee:

#### **MOTION:**

**Moved by Rob Bateman and seconded by Tina Comeau**

That the request by Russell Hayward to vary the area of a personal accessory building from 85m<sup>2</sup> to 96.6m<sup>2</sup> on the property bearing PID 05047667, and known as civic address 244 Buckingham Avenue, be APPROVED as it meets the general intent of the zoning by-law due to the property having above average area and dimensions.

**MOTION CARRIED - Unanimously**

#### **7. TENTATIVE SUBDIVISIONS**

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

#### **9. OTHER BUSINESS**

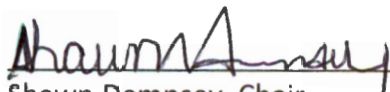
**NIL**

#### **10. NEXT SCHEDULED MEETING**

The date for the next scheduled meeting is Wednesday, November 9 at 6:00 p.m.

**11. ADJOURNMENT**

Moved by K. Steen. Meeting adjourned at 6:16 p.m.

  
Shawn Dempsey, Chair