



BY-LAW No. 300-7-17

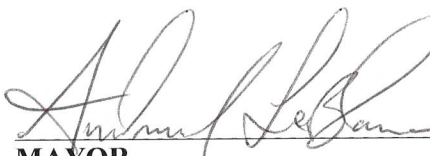
**A BY-LAW TO AMEND THE
TOWN OF RIVERVIEW ZONING BY-LAW**

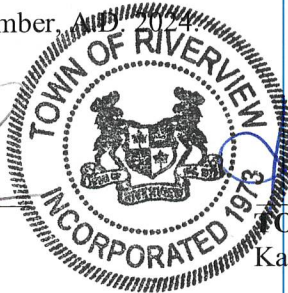
BE IT ENACTED by the Town Council of the Town of Riverview as follows:

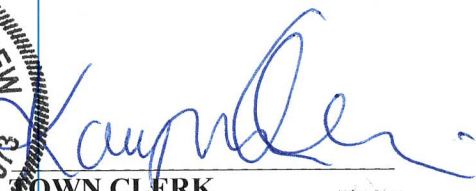
The Town of Riverview Zoning By-Law, being By-Law No. 300-7, ordained and passed on October 22, 2018 and filed in the Albert County Registry Office on January 16, 2019 as number 38741691, is hereby amended as follows:

1. Schedule A, being the Town of Riverview Zoning Map, is amended as shown on the map dated July 10, 2024, attached hereto as Schedule A-17.

ENACTED this 12th day of November, 2024.


MAYOR
Andrew LeBlanc

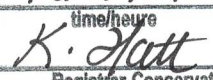



TOWN CLERK
Karyann Ostroski

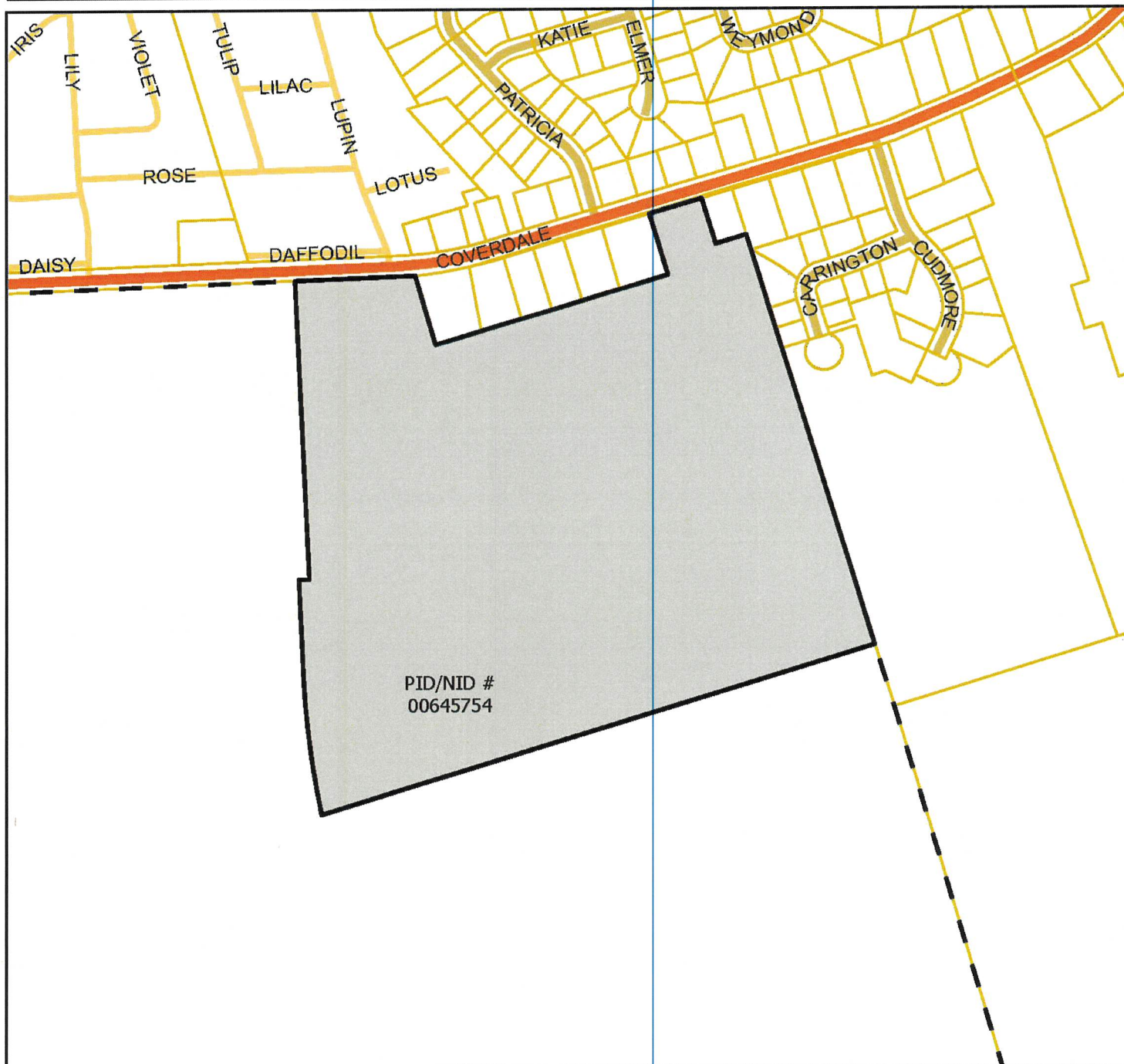
First Reading:	October 15, 2024
Second Reading	November 12, 2024
Third Reading	November 12, 2024

I certify that this instrument
is registered or filed in the
Albert
County Registry Office,
New Brunswick

J'atteste que cet instrument est
enregistré ou déposé au bureau
de l'enregistrement du comté de
Albert
Nouveau-Brunswick

2025-03-03 12:49:46 45846541
date/date time/heure number/numéro

Registrar-Conservateur

Schedule/Annexe A-17
Riverview
ZONING MAP / CARTE DE ZONAGE
Date: 7/10/2024



Legend

 Rezone from RA - Rural Area to MD - Manufactured Dwelling



0 75 150 m



TOWN OF RIVERVIEW

CERTIFICATION

I, **KARYANN OSTROSKI**, Town Clerk of the Town of Riverview do hereby certify that the attached copy of the Town of Riverview By-Law No. 300-7-17, A By-Law to Amend the Town of Riverview Zoning By-Law 300-7, which was duly enacted after being read three (3) separate times; sealed with the corporate seal of the Town of Riverview; signed by the Town Clerk and the Mayor; that it was ordained and passed on the 12th day of November, 2024

KARYANN OSTROSKI
Town Clerk

SWORN to at the Town of
Riverview, in the County of
Albert and Province of New
Brunswick, this 25th day of
February, 2025.

BEFORE ME:

DENYSE C. RICHARD
MY COMMISSION OF
OATHS EXPIRES
DEC 31, 2027





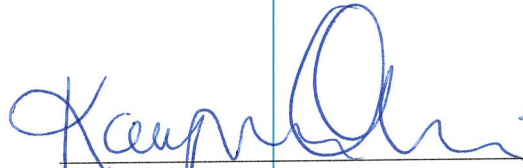
TOWN OF RIVERVIEW

SOLEMN DECLARATION

I, **KARYANN OSTROSKI**, of the Town of Riverview, in the County of Albert and Province of New Brunswick, Town Clerk, **DO SOLEMNLY DECLARE:**

1. **THAT** I am the Town Clerk of the Town of Riverview, a municipal corporation, and have personal knowledge of the facts herein declared.
2. **THAT** the requirements of Sections 25, 110, & 111 of the Community Planning Act have been complied with in respect to By-Law 300-7-17, A By-Law to Amend The Town of Riverview Zoning By-Law 300-7, which was passed by the Riverview Town Council on November 12, 2024.

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Evidence Act.


TOWN CLERK



DECLARED before me at the Town of Riverview in the County of Albert and Province of New Brunswick, this 25th day of February, 2025.

BEFORE ME:



DENYSE C. RICHARD
MY COMMISSION OF
OATHS EXPIRES
DEC 31, 2027

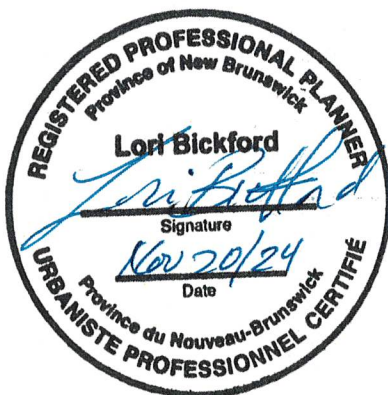


Registered Professional Planner's Certification

I, Lori Bickford, residing in Fenwick in the Province of Nova Scotia hereby certify:

1. That I am a Registered Professional Planner in good standing, in accordance with the meaning set out in the *Registered Professional Planners Act* of New Brunswick;
2. That this document is entitled **By-Law No 300-7-17** and is an Amendment to the Town of Riverview Zoning By-law as defined in the *Community Planning Act* of New Brunswick;
3. That this document was prepared under my direction;
4. That this document complies with the provisions of the *Community Planning Act* of New Brunswick and the Regulations under that Act, including that this document is consistent and aligned with the *Statement of Public Interest Regulation*;
5. This document is **By-law No. 300-7-17** adopted by the local government council of **Riverview** on the 12th of November 2024.

Dated at **Sackville**, New Brunswick on the 20th of November 2024.



Lori Bickford, RPP, MCIP

Main / Principal

1234 rue Main Street, Suite 200
Moncton, NB E1C 1H7
(506) 238-5386

Shediac

815A rue Bombardier Street
Shediac, NB E4P 1H9
(506) 533-3637

Tantramar

112C rue Main Street
Sackville, NB E4L 0C3
(506) 364-4701

Riverview

Operations Centre d'opérations
300 rue Robertson Street
Riverview, NB E1B 0T8
(506) 382-3574

THIS AGREEMENT MADE THIS 12 DAY OF February, 2024⁵ 

BETWEEN: **THE TOWN OF RIVERVIEW**, a municipal corporation,
incorporated under the Legislative Assembly of the Province of New Brunswick
and located at 30 Honour House Court, Riverview, County of Albert, Province
of New Brunswick, E1B 3Y9,

hereinafter called the “Town” Of the First Part;

-and-

J.D. IRVING, LIMITED, a corporation duly incorporated and maintained under
the laws of the Province of New Brunswick, maintaining an office 300 Union
Street, Saint John, in the Province of New Brunswick, E2L 4M.

hereinafter called the “Owner” Of the Second Part

WHEREAS the Owner has applied to rezone a portion of the property located within the boundaries of
the Town on Coverdale Road bearing PID 00645754 as shown on Schedules A-17-1 and A-17-2
(hereinafter the “Lands”) from “RA” (Rural Area) to “MD” (Manufactured Dwelling), for the purpose of
a manufactured dwelling community;

AND WHEREAS the proposed purpose is not a permitted use under the present zoning of the Lands;

AND WHEREAS the Planning Advisory Committee has recommended that the Town rezone said Lands
in accordance with, and subject to the provisions contained in section 59 of the *Community Planning Act*,
and subject to certain terms and conditions herein set forth;

NOW THEREFORE in consideration of the mutual covenants and agreements herein contained, the
parties agree as follows:

1. The Owner’s Covenants

The Owner covenants and agrees to develop the Lands in compliance with the following terms and
conditions:

- a) That the Lands must be developed as a manufactured dwelling community in substantial
conformity with the site plan, phasing plan, and lot layout dated June 11, 2024, attached
hereto as Schedules A-17-1, 2, and 3, (the “Development”) including maintaining the 60m
buffer on the northern and eastern boundaries of the Lands;
- b) That the Development be considered a private development, and that the Owner be solely
responsible at its sole cost, to install and maintain all infrastructure services on the Lands
including, but not limited to, private streets, water and sanitary sewer infrastructure,
streetlamps, garbage collection and amenity space within the Development;
- c) That the private streets within the Development shall be designed and the construction
supervised by a licenced professional engineer in the Province of New Brunswick, and
installed by a qualified contractor with all applicable codes met and at the sole cost of the
Owner;
- d) A left-hand turn lane shall be installed on Coverdale Road prior to occupancy of the
Development by any residents and shall be built to the Town’s standards and at the sole cost
of the Owner;
- e) Temporary turnrounds shall be installed at the end of each street phase of the Development
per Town specifications at the Owner’s sole cost;
- f) That a gated emergency exit driveway be developed per the Town of Riverview Emergency
Access Policy, and that a master key or access code to the gate be provided to the Town of
Riverview Fire Department for emergency access;

- g) That the Development’s water and sanitary sewer connection to the municipal system include a transfer vault and must be maintained by the Owner at its sole cost, based on industry best practices;
- h) That a stormwater management system be installed and maintained by the Owner on the Lands, at its sole cost, per the servicing strategy provided to and approved by the Town, and that the off site pre flow is maintained or reduced from pre-peak levels. The stormwater pond shall be installed prior to occupancy of the Development by any residents in Phase 1; and
- i) That a civic addressing plan for the Development be submitted prior to any building/development permits being issued.

2. The Town’s Covenants

The Town covenants with the Owner as follows:

- a) That the Town will undertake to carry out all necessary procedures for the zoning amendment to have the Lands zoned to “MD” (Manufactured Dwelling) subject to terms herein contained and for the purposes stated herein.

3. Notices

Any notices under this agreement shall be sufficiently given by personal delivery by registered mail, postage prepaid, and mailed in a Canadian Post Office, addressed:

Owner		Town
J.D. IRVING, LIMITED ATTENTION: STEFAN HODDINOTT 300 UNION STREET SAINT JOHN, NB. E2L 4M3		TOWN OF RIVERVIEW ATTN: TOWN CLERK 30 HONOUR HOUSE COURT RIVERVIEW, NB E1B 3Y9

4. Conditional

The Owner acknowledges and agrees that notwithstanding anything contained herein, the approval of the Town to the amendment to the zoning of the land is wholly conditional upon compliance by the Owner with the terms and conditions herein, and further shall be of no effect until the zoning amendment is perfected pursuant to subsection 59(2) of the *Community Planning Act* of New Brunswick.

5. Successors

THIS AGREEMENT enures to the benefit of, and binds the parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF the Town and the Owner have caused their authorized officers and themselves to execute this agreement and to affix their seals, the day and year first above written;

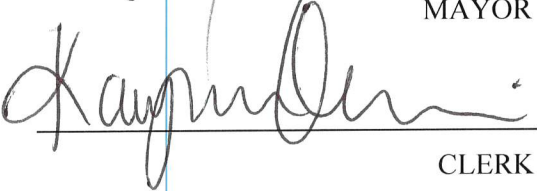
SIGNED, SEALED AND DELIVERED

THE TOWN OF RIVERVIEW





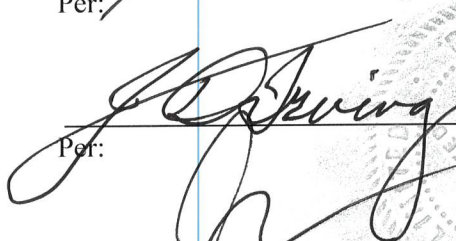
MAYOR

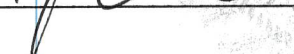


CLERK

J.D. IRVING, LIMITED

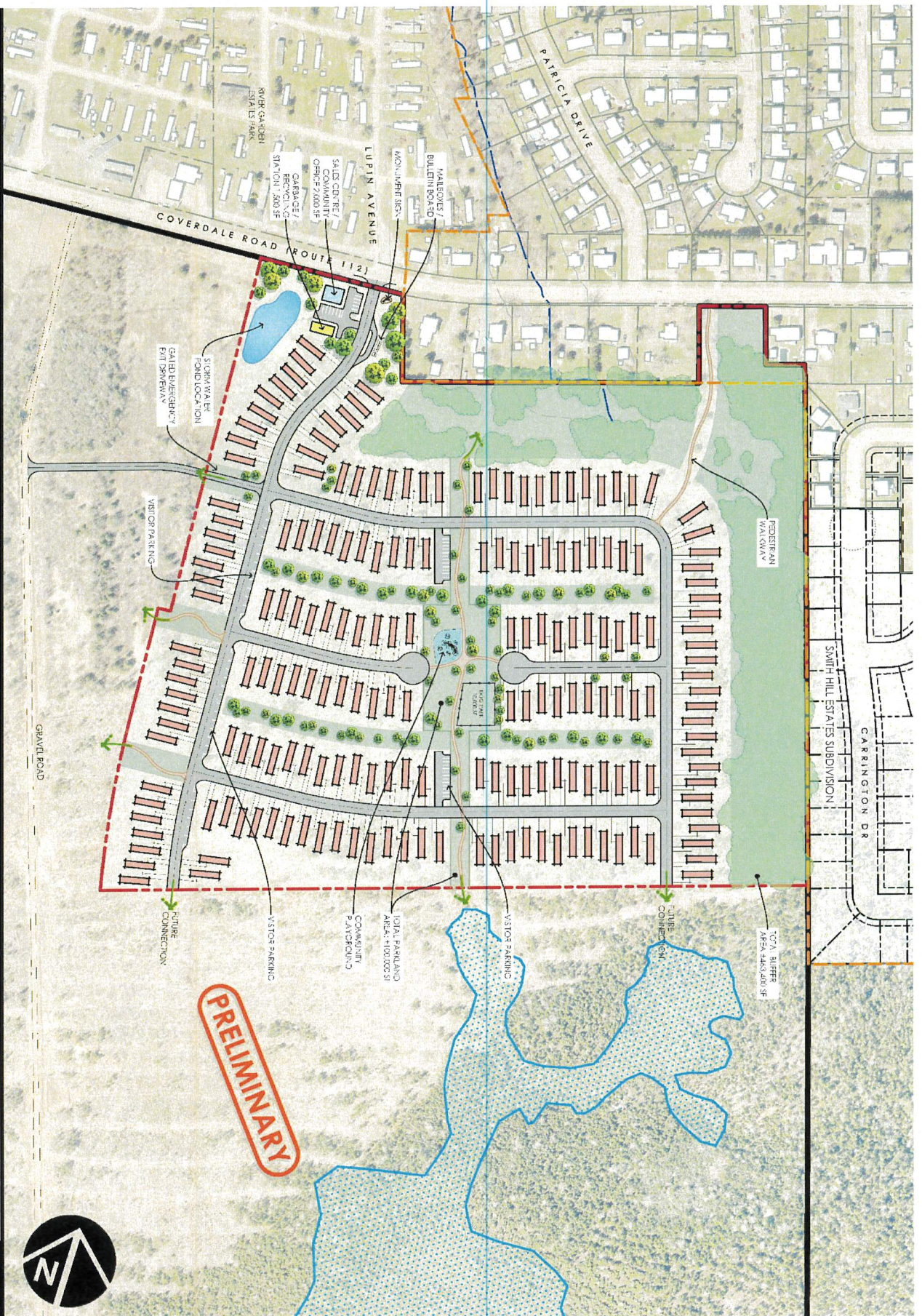
Per: 

Per: 

Per: 



SCHEDULE A-17-1



- LEGEND**
- | | |
|---|-------------------------|
| | Boundary (PID: 0064576) |
|  | Site Boundary |
|  | Adjacent Property (our) |
|  | Wetland |
|  | Urban Growth Boundary |

SITE SUMMARY:

- Site Area: 21.91ha
- Total Land Area: 21.61 Ha
- Existing Zoned: RM / RA
- % of Units: 76 dwellings
- Main Driveway length: 1.756m
- Emergency Driveway length: 18.7m

NOTES:

- Subject to survey. Property lines on topographic features are approximate only.
- Site subject to city review and regulations.

SOURCES:

- Plan based on WSP file: '21-13062 Coverdale Rd Development_To O' (2023-09-22).cwg

SCALE:



CLIENT



PROJECT

COVERDALE ROAD DEVELOPMENT
Riverview, New Brunswick

DRAWING

SITE PLAN

PROJECT NO. 23-102

DRAWN BY: KJW

DATE: JUNE 11, 2024

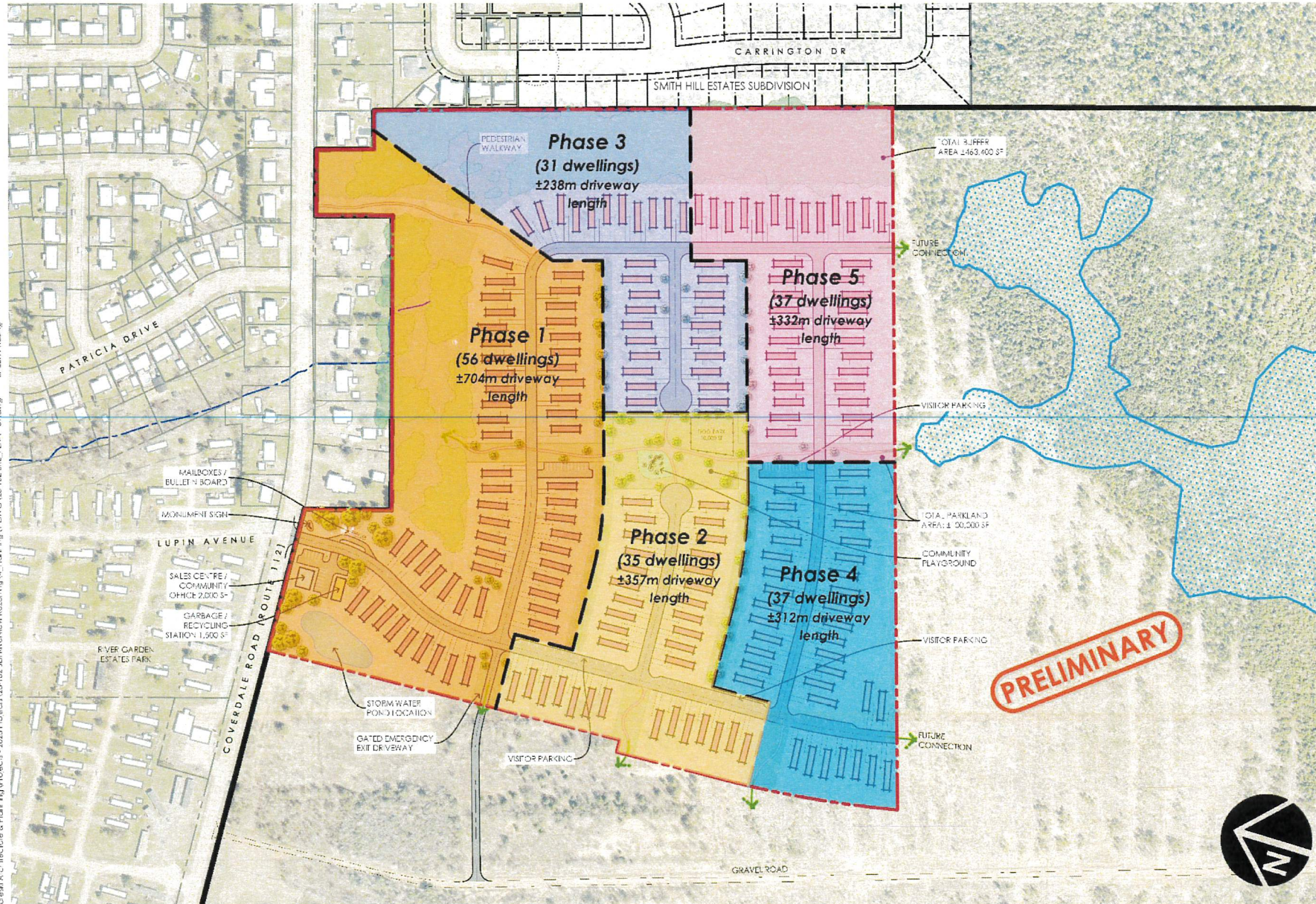
DRAWING NU

6

103

SCHEDULE A-17-2

FILE: C:\Users\Van\Zap\Zap\Architecture & Planning\Projects - 2023\Project\23-102\JD Riverview Rezoning\4. Planning\1. DWG\23-102-SITE PLAN-109.dwg SHEET: Phasing

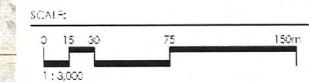


- LEGEND**
- Boundary (PID: 00645754)
 - Site Boundary
 - Adjacent Property Boundary
 - Wetland
 - Phasing Boundary

- SITE SUMMARY:**
- PID: 00645754
 - Site Area: 21.9 Ha
 - Total Land Area: 216.1 Ha
 - Existing Zone: RM / RA
 - No. of units: 196 dwellings

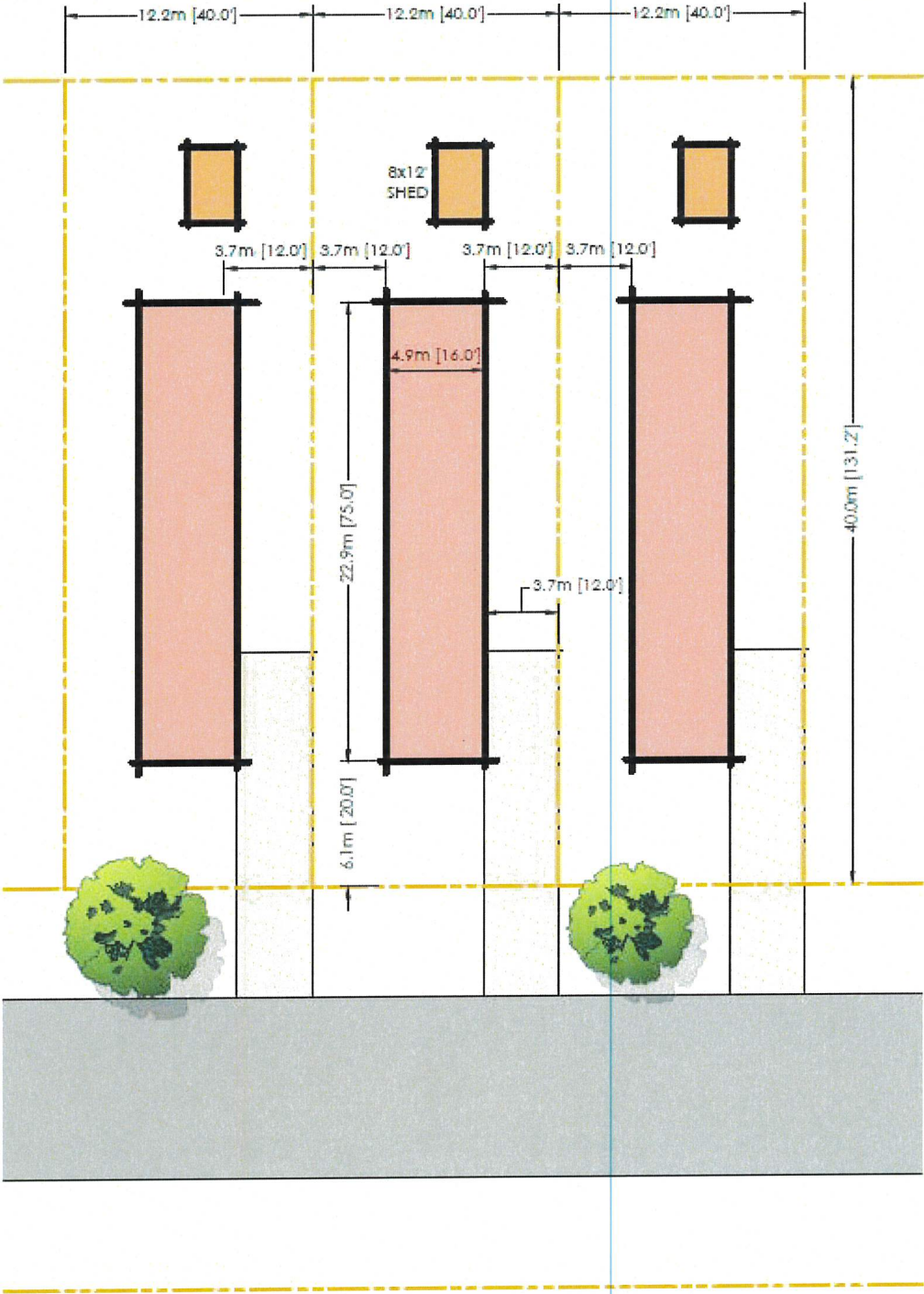
- NOTES:**
- Subject to survey. Property lines and topographic features are approximate only.
 - Site subject to by-law review and regulations.

- SOURCES:**
- Town based on WSP file: "21 -13362-10 Coverdale Rd Development_To Client (2023-09-22).dwg"



 1 Canal St, Dartmouth NS B2Y 2W1 zap.ca	 CLIENT	PROJECT COVERDALE ROAD DEVELOPMENT Riverview, New Brunswick	DRAWING PHASING PLAN	PROJECT NO. 23-102 DRAWN BY: KJW DATE: JUNE 11, 2024	DRAWING NUMBER 109
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SCHEDULE A-17-3



40' LOT LAYOUT

Form 45

AFFIDAVIT OF CORPORATE EXECUTION
Land Titles Act, S.N.B. 1981, c.L-1.1, s.55

Deponent: James G. Lea
300 Union Street
P.O. Box 5777
Saint John, NB E2L 4M3

Office Held by Deponent: Assistant Secretary

Corporation: J. D. Irving, Limited

Other Officer Who
Executed the Instrument: James D. Irving

Office Held by Other
Officer Who Executed the
Instrument: Co-Chairman, Co-President & Co-Chief
Executive Officer

Place of Execution: Saint John, New Brunswick

Date of Execution: January 29th, 2025.

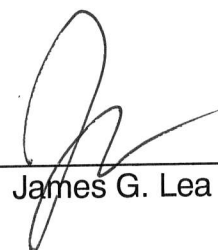
I, the deponent, make oath and say:

1. That I hold the office specified above in the corporation specified above, and am authorized to make this affidavit and have personal knowledge of the matters hereinafter deposed to;
2. That the attached instrument was executed by me and the other officer specified above as the officers duly authorized to execute the instrument on behalf of the corporation;
3. That the seal of the corporation was affixed to the instrument by order of the Board of Directors of the corporation;
4. That the instrument was executed at the place and on the date specified above;
5. That the ownership of a share of the corporation does entitle the owner thereof to occupy the parcel described in the attached instrument as a marital home.

SWORN TO at the City of Saint John)
in the Province of New Brunswick)
on the 29th day of January 2025,)
before me:)
)
)
)
)
)
)


Commissioner of Oaths

John C. Pappas
COMMISSIONER OF OATHS
Being a Solicitor


James G. Lea

Form 45

AFFIDAVIT OF CORPORATE EXECUTION
Land Titles Act, S.N.B. 1981, c.L-1.1, s.55

Deponent: Karyann Ostroski
30 Honour House Court
Riverview, NB
E1B 3Y9

Office Held by
Deponent: Town Clerk

Corporation: Town of Riverview

Other Officer Who Executed the
Instrument: Andrew J. LeBlanc
30 Honour House Court
Riverview, NB
E1B 3Y9

Office Held by Other Officer Who Executed the
Instrument: Mayor

Place of Execution: Riverview, New Brunswick

Date of Execution: February 12, 2025.

I, the deponent, make oath and say:

1. That I hold the office specified above in the corporation specified above, and am authorized to make this affidavit and have personal knowledge of the matters hereinafter deposed to;
2. That the attached instrument was executed by me and the other officer specified above as the officers duly authorized to execute the instrument on behalf of the corporation;
3. That the seal of the corporation was affixed to the instrument by order of the Board of Directors of the corporation;
4. That the instrument was executed at the place and on the date specified above;
5. That the ownership of a share of the corporation does entitle the owner thereof to occupy the parcel described in the attached instrument as a marital home.

SWORN TO at Riverview,
New Brunswick
on February 12, 2025,
before me:


Commissioner of Oaths


Karyann Ostroski, Town Clerk

SHAWNA LEE McGRAW
MY COMMISSION OF
OATHS EXPIRES
DEC 31, 2028