

RIVERVIEW PLANNING ADVISORY COMMITTEE

STAFF REPORT

Subject : Conditional Use with variance to permit a 4 unit townhouse

File number: 25-0220

Meeting Date: Wednesday, April 9, 2025

From :



Sam Gerrand
Planner

Reviewed by :



Lori Bickford
Planning Manager/Planner

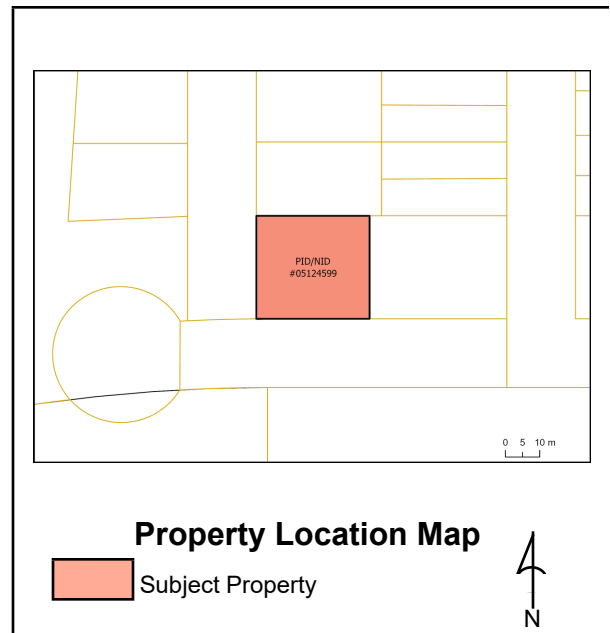
GENERAL INFORMATION

Applicant/: Maurice Leblanc Moemar Homes

Landowner : Maurice Leblanc Moemar Homes

Proposal:

Applicant proposes a 4 unit townhouse in the RM zone with a variance to reduce the rear yard setback from 6m to 3.25m and a variance to reduce the required separation from a streetline from 11m to 8.91m.



SITE INFORMATION

Location: 124-130 Whiterocks Drive, Town of Riverview

PID: 05124599

Lot Size: 1093 m²

Current Use: Vacant

Zoning: Residential Mix (RM)

Future Land

Use: Residential

Surrounding

Use & Zoning: Residential Mix (RM) zoning with a mix of vacant and developed residential land.

Municipal

Servicing: Municipal services are available on Whiterocks Drive.

Access/Egress: Access is provided on Whiterocks Drive.

Municipal Plan Policies

Principle 1: A variety of housing types will be provided

A variety of housing types is required in order to accommodate all residents of Riverview, at all stages of life and in different family and economic situations. The mixing of various types and designs of housing within a development and on each street while considering the context (see Principle 2) is encouraged.

Principle 2: Development should respect its context

Context sensitive residential development that complements surrounding homes and preserves or enhances neighbourhood integrity will be encouraged. In the designing of the various types of residential buildings, the developer shall consider the relationship (height, size, bulk) between each building within a proposed development and to existing adjacent buildings. Factors to be considered include:

- (a) designing subdivisions and new developments to make more efficient use of land, infrastructure, and services;
- (b) preservation of natural features (landform, water courses, mature woods, etc.), and heritage features that help define the character of Riverview.
- (c) provision of buffers between potential conflicting types of development (e.g. multi-floor multi-unit residential and single family dwellings, big box retail and residential, etc.)
- (d) height of development;
- (e) limiting views from second and third floor units into neighbouring single family yards (through use of landscaped treed buffers, angle of building, limited windows on sides of buildings facing neighbours, and prohibiting staircases on exterior of multiple unit buildings);
- (f) size and articulation of facades;
- (g) massing including size of the building, its footprint and the articulation of building form (for example, the use of peaked roofs);
- (h) the design of lower floors of multi-unit residential buildings in scale with the pedestrian environment;
- (i) the use of traditional materials;
- (j) the use of back lanes or rear-lot parking areas to enable buildings to be close to the street;
- (k) for buildings on corners, windows and/or doors that address both street frontages and that are

designed to the same quality; and

(l) the layout and design of service areas, for example, waste disposal bins should be screened from the public street and neighbours.

Policy 5.6.1 It shall be the intention of Council, in recognition of the changing housing needs of current and future generations, within the Residential Designation, to create a Residential Mix (RM) zone which will encompass most of the serviceable, but undeveloped land in the Town.

Policy 5.6.5 In the interest of encouraging a diverse range of housing types and styles and to ensure careful integration of these future development areas, it shall be the intent of Council to establish a provision in the RM Zone whereby the Committee may consider, subject to terms and conditions, additional forms of residential development such as townhouses, rowhouses and multiple unit dwellings to a maximum of 15 units an acre, and supportive commercial and service use on a variety of lot sizes where the developer provides a “generalized area development plan” which shows the general location of each building together with any streets, public lands, parking areas and proposed landscaping.

Zoning Bylaw and or Subdivision By-law Regulation

Definitions

“front lot line” means either the shorter lot line abutting the street on a corner lot or the only lot line abutting the street or access road, but when the lot lines on a corner lot are of equal distance, and a building is located thereon, the front lot line shall be that line that is parallel to the front of the building.

“rear lot line” means the lot line or point of intersection of the side lot lines farthest from and opposite the front lot line

“rear yard” means a yard extending across the lot width, or in the case of a corner lot the yard extending to the flankage lot line, between the rear lot line and nearest main wall of a main building or main structure on the lot.

“street line” means the boundary line of a street.

43(3) When a driveway provides access to a residential corner lot, it shall be at least 11 metres from the intersection of the street lines, or the point of intersection of their extensions.

90 When permitted, townhouse dwellings or rowhouse dwellings shall:

(a) be limited to six dwelling units;

(b) despite subsection 90(a), be limited to four dwelling units on a local street, unless a common off street parking lot is provided;

(c) where located on a collector or arterial street, as set out in the Town’s Subdivision Development – Procedures, Standards and Guidelines document, be designed with a common off street parking lot including a two metre wide landscape buffers between the parking lot and property line and have no

more than two entrances;

(d) have the ground floor building façade, from the established grade to the top of the ground floor, finished with traditional materials that includes at least ten percent brick or masonry material; and

(e) be designed so that each dwelling has jogs or recesses of not less than 0.6 metres along the façade of the building.

103 No development shall be permitted and no main building or structure shall be used on a lot in a residential zone unless the requirements within Table 11.3 (a) or Table 11.3 (b) are complied with.

...

Required rear yard in RM zone: 6m

Internal Consultation & External Consultation

The application was discussed with the Development Review Committee (Planning, CAO/Clerk, Engineering, Economic Development, Parks, and Fire Department). No concerns were raised.

Engineering confirmed that civil plans that include servicing connections to all 4 units will be required prior to the approval of the building permit.

Discussion

The applicant is proposing a 4 unit townhouse at 124-130 Whiterocks Drive (PID 15124599).

The lot is a part of the Carriage Hills Subdivision secondary plan, a master plan for 48.76 ha of land north of Bridgedale Boulevard and between Wendall Street and Harmony Drive. A road network and land use plan for this area was approved by council in 2013, and, in the past 10 years, much of this land has been developed. Whiterocks Drive parallels Bridgedale Boulevard and was identified as a higher density corridor with lots designated for townhouses and multiple unit dwellings shown in the master plan. The subject property, PID 05124599, was identified as one of the lots designated for townhouse development at this time.

Despite approval by Council for the land use, townhouse development in the Residential Mix (RM) zone has remained a conditional use, The conditional use application is not to debate whether or not the land use is appropriate at the subject property, but rather to allow the Planning Advisory Committee to evaluate projects on a case-by-case basis, ensure design standards are met, and impose any reasonable terms and conditions the Committee sees fit.

The drainage and servicing plan that was registered along with the subdivision plan for this portion of Whiterocks Drive showed a 3 unit townhouse on the subject property, with 3 service connections available along Whiterocks Drive. The current proposal shows 4 units on PID 05124599, which

would require an amendment to the registered drainage and servicing plan. Further, the current proposal requires an amendment to the subdivision plan to adjust the lot boundary between 124-130 Whiterocks Drive and 132-138 Whiterocks Drive. Both the registration of an updated subdivision plan as well as the approval of an amended drainage plan would be required prior to the building permit approval for the proposed project.

Additionally, two variances are requested as a part of this application: one to reduce the required rear yard setback from 6m to 3.25m; and, a second to reduce the required driveway separation from a street line from 11m to 8.91m. All other requirements of the Zoning Bylaw are met, including the design requirements for Townhouses to have jogs and recesses on both frontages and traditional materials on the ground floor.

Setback Variance

The subject property is located on the corner of Whiterocks Drive and Rutledge Crescent. Because it is a corner lot, the zoning bylaw specifies that the shorter of the two sides of the lot facing a street become the front lot line. The rear property line then becomes the side most opposite to the front. In the case of this project, the side of the lot facing Rutledge Crescent is considered the front yard and the lot line shared with 132-138 Whiterocks Drive is considered the rear yard. The required rear and side setbacks are applied based on this determination, requiring that the setback between 132-138 Whiterocks Drive and 124-130 Whiterocks Drive is 6m (rear yard) and the setback opposite to Whiterocks Drive is 3m (side yard). The proposal meets the side yard setback (10.81m are provided), but the rear yard is proposed at 3.25m, requiring a setback variance.

This variance request is considered to be reasonable, desirable for the development of the land, and within the intent of the Municipal Plan and Zoning By-law. With the building facing Whiterocks Drive, the side yard behind the building functions as the rear yard and provides the leisure space expected in a rear yard. This 'side yard' is 10.81m deep, which is larger than the 6m requirement for rear yards. As such, planning staff see that the intention of the setback requirements of the Zoning By-law to provide ample space for rear yards are still met with this proposal. The separation between the building and the lot line nearest 132-138 Whiterocks Drive also meets the required 3m separation for side lot lines. The approval of this variance allows the lot to be developed with the entrances and driveways facing Whiterocks Drive. As this is the main corridor, this aligns with the intention of the Municipal Plan to have buildings oriented towards the street and create a more desirable urban form. Finally, if the lot was required to meet the 6m rear yard setback most opposite to Rutledge Crescent, it might reduce the number of units that could have access to a public road and be developed in the first place. This speaks to the desirability of the variance for the development of land.

Driveway Variance

The second variance arises from the zoning requirement that residential driveways be located at least 11m from a street line. A street line has been defined as the boundary of a street, and, in Riverview, this has been interpreted to mean the distance between the driveway and edge of the lot line closest to the road right of way. At 124-130 Whiterocks Drive, this measurement is 8.91m, requiring a variance.

This variance request is considered to be reasonable, desirable for the development of the land, and within the intent of the Municipal Plan and Zoning By-law. Despite requiring a variance, the distance between the driveway and the edge of the curb is 14.21m, which indicates that the intention of the by-law to ensure separation between driveways and the surface of the road where cars would be driving is still met. Further, Town of Riverview Engineering has reviewed the project and determined that the driveway location is adequate at the site. Planning staff are supportive of the variance as it allows the building to be oriented towards Whiterock Drive. This helps to create an active street frontage along the higher density Whiterocks Drive and ensures that the lot is developed efficiently.

Public Notice

Public notices were sent to property owners within 60m on March 26th, 2025.

Legal Authority

Community Planning Act

Conditional uses

53(3) In prescribing the purposes for which land, buildings and structures in a zone may be used, a zoning by-law may: ...

(c) prescribe particular purposes ...

(i) in respect of which the advisory committee or regional service commission, subject to subsection (5), may impose terms and conditions, and

(ii) that may be prohibited by the advisory committee or regional service commission if compliance with the terms and conditions imposed under subparagraph (i) cannot reasonably be expected.

The Act also provides parameters for the PAC when imposing conditions:

53(4) Terms and conditions imposed under paragraph (3)(c) shall be limited to those considered necessary by the advisory committee or regional service commission to protect:

(a) properties within the zone or in abutting zones, or

(b) the health, safety and welfare of the general public.

The Act also provides authority of the PAC to grant variances to the Zoning By-law:

55(1) Subject to the terms and conditions it considers fit, the advisory committee or regional service commission may permit

(b) a reasonable variance from the requirements referred to in paragraph 53(2)(a) of a zoning bylaw if it is of the opinion that the variance is desirable for the development of a parcel of land or a building or structure and is in keeping with the general intent of the by-law and any plan under this Act affecting the development.

53(2)(a)(iv) of the Act states “the percentage of land that may be built on, and the depth, size or area of yards, courts, parking areas and open spaces”

53(2)(viii) “the types, dimensions and locations of means of access of lots to street”

Recommendation

Item 1

Staff recommend that the Riverview Planning Advisory Committee APPROVE the proposed conditional use on PID 05124599 to permit a townhouse in a RM zone subject to the following conditions:

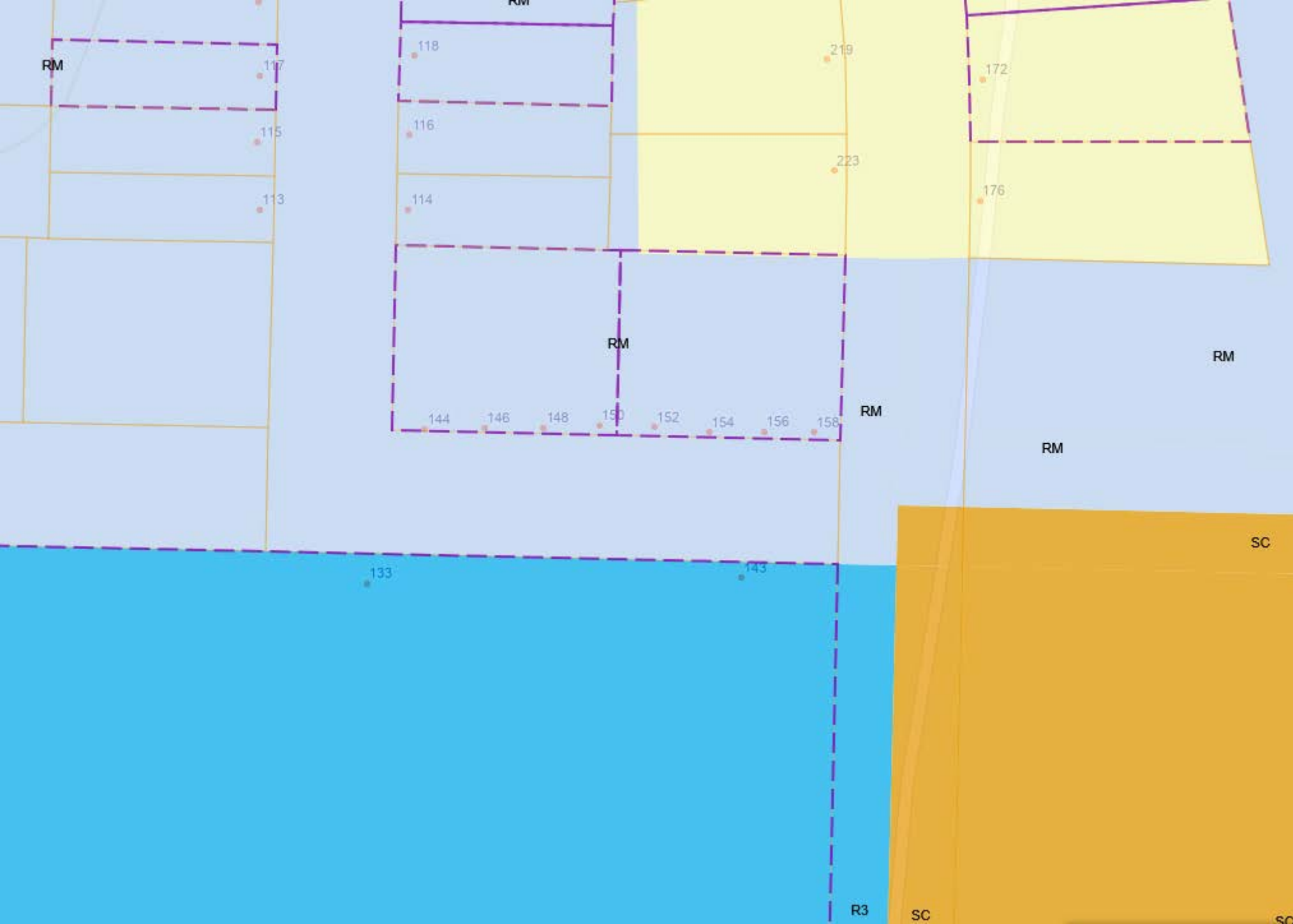
- (1) That the project be developed in substantial conformity with the attached site plan and elevation drawings.
- (2) That a subdivision plan adjusting the lot line between PID 05124599 and PID 05124581 as shown on the attached site plan is registered prior to the approval of a building permit.
- (3) That as-built drawings for engineering submissions shall be required within 30 days after construction is completed.

Item 2

Staff recommend that the Riverview Planning Advisory Committee APPROVE the proposed variance to reduce the required rear yard setback from 6m to 3.25m.

Item 3

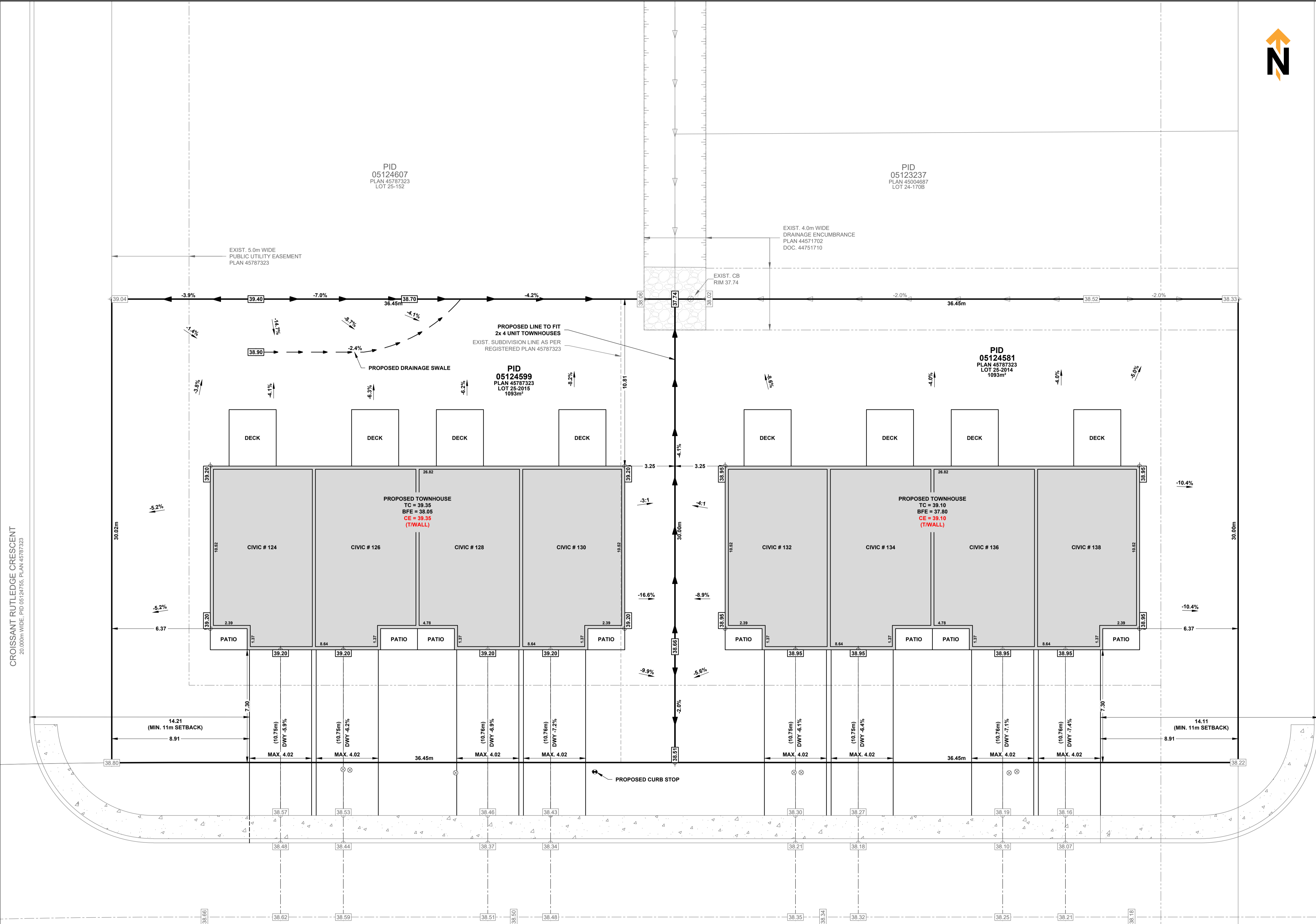
Staff recommend that the Riverview Planning Advisory Committee APPROVE the proposed variance to reduce the required distance between a residential driveway and a street line from 11m to 8.91m.





ITEM	EXISTING	PROPOSED
FIRE HYDRANT		
CURB STOP		
UTILITY POLE		
GUY WIRE		
FENCE		
TREE LINE		
TREES		
EDGE OF BANK		
GROUND ELEVATION	$\times 10.50$	T/C
TOP OF CONC. FOUNDATION	T/C	T/C
CRITICAL ELEVATION	C/E	C/E
BASEMENT FLOOR ELEVATION	B/E	B/E
FINISH GRADE	10.50	10.50
SURVEY MARKER		
CURB & GUTTER		
SIDEWALK		

- GENERAL NOTES:**
1. VERTICAL DATUM IS DERIVED FROM CGVD28. (HT 2.0)
 2. THE DOCUMENT NUMBERS REFERRED TO ON THIS PLAN ARE THOSE OF THE COUNTY REGISTRY OFFICE AND/OR THE PROVINCIAL LAND REGISTRATION OFFICE FOR THE PROVINCE OF NEW BRUNSWICK.
 3. INFORMATION SHOWN OUTSIDE THE LANDS DEALT WITH BY THIS PLAN IS FOR REFERENCE ONLY AND WAS DERIVED FROM S.N.B. RECORDS.
 4. ALL DISTANCES & ELEVATIONS ARE IN METERS UNLESS NOTED OTHERWISE.
 5. ALL MUNICIPAL INFRASTRUCTURE, PUBLIC UTILITIES, NATURAL GAS MAINS, AND OTHER INFRASTRUCTURE MUST BE LOCATED IN THE FIELD PRIOR TO START OF EXCAVATION.
 6. MAINTAIN A COVER OF 1.8m MIN. ON ALL WATER LINES.
 7. SERVICE CONNECTION LOCATIONS AND INVERTS AT THE BUILDING SHALL BE COORDINATED BY THE OWNER/CONTRACTOR.
 8. THE DRIVEWAY DESIGN OUTLINED IN THE SITE PLAN MUST BE ADHERED TO; JRD ENGINEERING LTD. WILL NOT ASSUME RESPONSIBILITY FOR ANY DEVIATIONS FROM THE ORIGINAL DESIGN THAT DO NOT MEET BY-LAW REQUIREMENTS.
 9. OWNER/CONTRACTOR SHALL CONFIRM THE SERVICE ELEVATIONS PRIOR TO EXCAVATION OF FOUNDATION IN ORDER TO ENSURE THE PROPER SERVICEABILITY OF THE NEW DWELLING.



CROISSANT ASHLAND CRESCENT
20.000m WIDE, PID 05122619, PLAN 44851678

CROISSANT RUTLEDGE CRESCENT
20.000m WIDE, PID 05124753, PLAN 45787323

PROMENADE WHITEROCKS DRIVE
20.000m WIDE, PID 05124763, PLAN 45787323

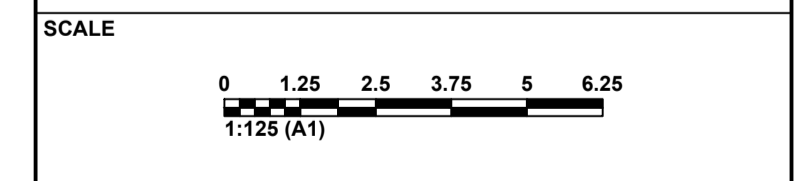
No.	DESCRIPTION	DATE
A	ISSUED FOR PERMIT REVIEW	2025-03-14

CIVIL CONSULTANT

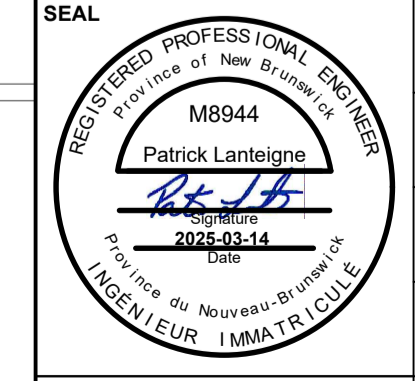
JRD ENGINEERING LTD. | INFO@JRDENG.CA
30 GORDON ST., SUITE 101 | MONCTON, NB E1C 1L8

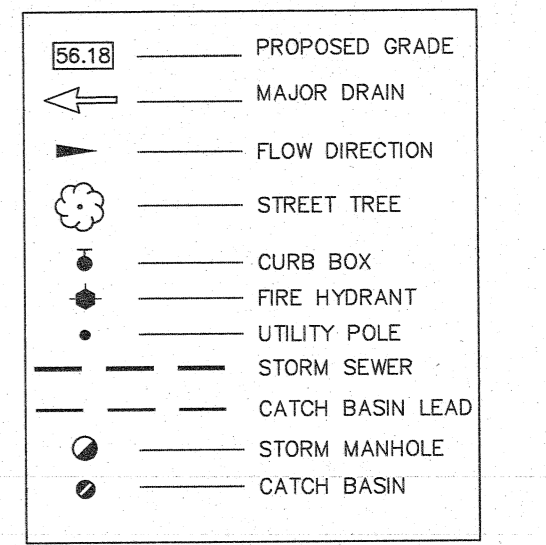
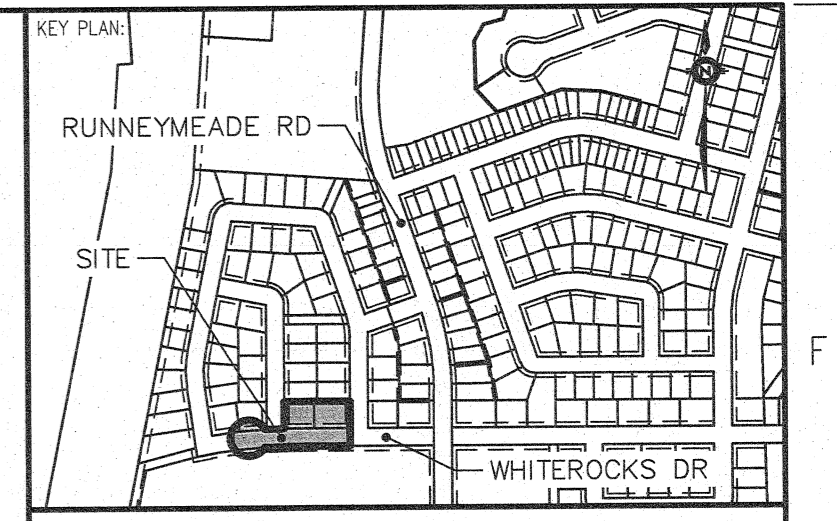
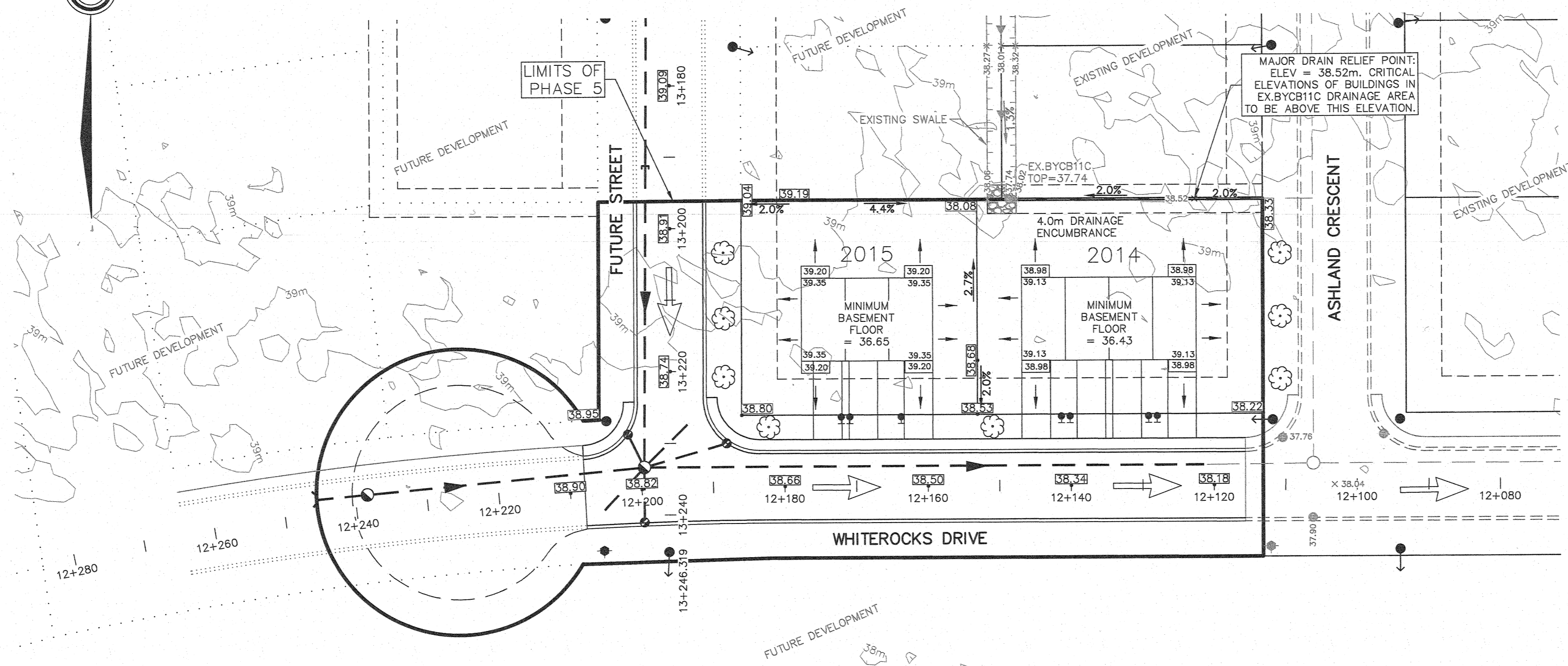
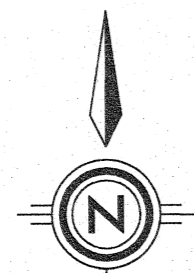
PROJECT TITLE
MOEMAR HOMES INC.
4-UNIT TOWNHOUSE
124-130 & 132-138 PROMENADE WHITE
ROCKS DRIVE, RIVERVIEW, NB

DRAWING TITLE
SITE & DRAINAGE PLAN

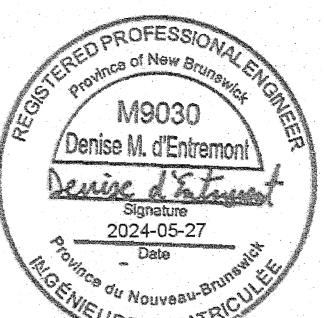


DESIGNED BY	CHECKED BY
T.G.	A.K.
DRAWN BY	CHECKED BY
T.G.	P.L.
JOB No.	DATE
25-070E	2025-03-14
DOCUMENT ISSUE	REVIEW
REVISION	DRAWING NUMBER
A	C-101





PID 05103874



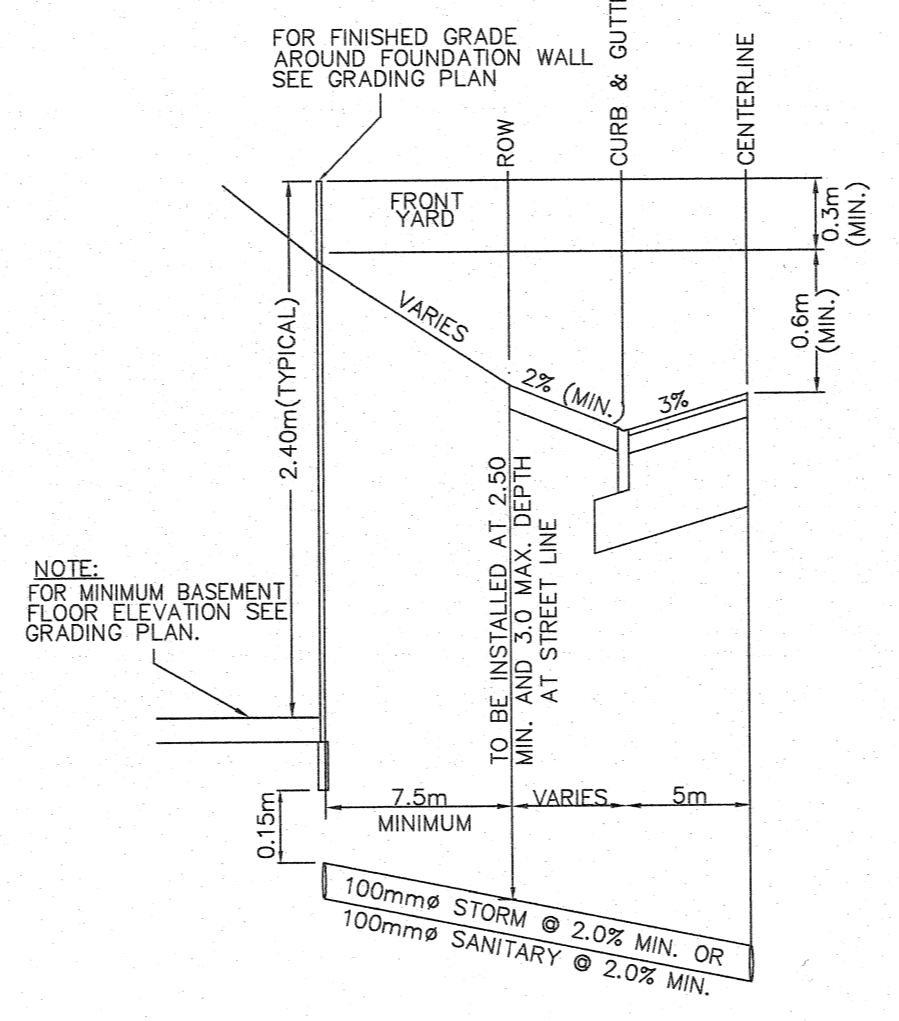
DISCLAIMER: DRAWINGS SUBJECT TO APPROVAL PRIOR TO CONSTRUCTION. THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHEN SHOWN. REPRODUCTION OR REVISION WITHOUT WRITTEN PERMISSION BY WSP CANADA INC. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. SEE SHEET 5 FOR CONSTRUCTION NOTES AND DETAILS.

REVISION:	
0	2024/05/27 ISSUED FOR REGISTRATION
PROJECT NO:	201-04175
DATE:	2024/05/27
ORIGINAL SCALE:	HORIZONTAL: 1:500 VERTICAL: N/A
DESIGNED BY:	D. D'ENTREMONT
DRAWN BY:	D. D'ENTREMONT
CHECKED BY:	N. ARSENEAU
APPROVED BY:	D. D'ENTREMONT
SCALE:	1:1500 METRIC
	30 20 10 0 30 60 90

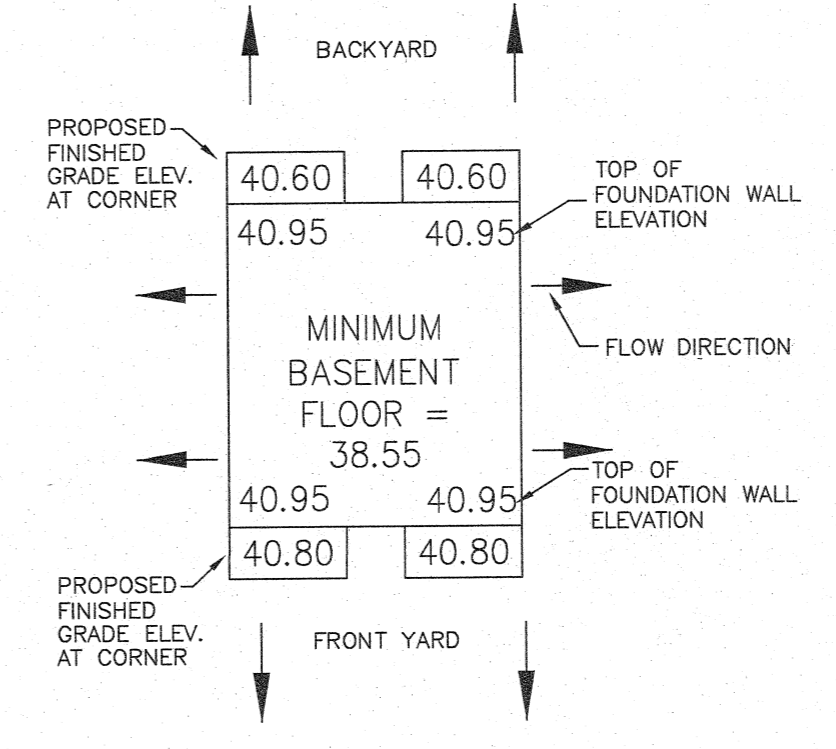
- NOTES:
- LANDSCAPING MUST BE PERFORMED IN SUCH A WAY AS TO ENSURE POSITIVE DRAINAGE OF STORMWATER AWAY FROM DWELLING. A MINIMUM SLOPE OF 10% AWAY FROM THE DWELLING IS REQUIRED FOR THE FIRST 1.5m.
 - SERVICE LATERAL CONNECTION MUST BE CONFIRMED PRIOR TO EXCAVATION FOR FOOTINGS TO ENSURE A PROPER CONNECTION CAN BE MADE TO BUILDING.
 - MINIMUM VERTICAL DISTANCE FROM TOP OF FOUNDATION WALL TO GRADE TO BE 0.15m EXCEPT AT GARAGE ENTRANCES (UNLESS OTHERWISE NOTED).
 - CONTRACTOR TO VERIFY FOUNDATION DIMENSIONS SHOWN WITH BUILDING PLANS PRIOR TO CONSTRUCTION.
 - CONTOURS ARE BASED ON TOPOGRAPHICAL SURVEYS WITH AN INTERVAL OF 1.0 METRES & REPRESENT EXISTING GRADES PRIOR TO CONSTRUCTION.
 - ALL DISTURBED AREAS ARE TO BE STABILIZED WITH APPROPRIATE MATERIALS.
 - IF UNUSUAL OR UNANTICIPATED SITE CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION, THE BUILDER SHALL ADVISE THE ENGINEER IMMEDIATELY.
 - ELEVATIONS ARE GEODETIC.
 - ALL SANITARY & STORM SEWER SERVICE LATERALS TO BE EQUIPPED WITH BACKFLOW PREVENTION DEVICES INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - THE BUILDER IS RESPONSIBLE TO CONFIRM SOIL BEARING CAPACITY.

LOT NUMBER	No. OF TREES REQUIRED AS SPEC BY-LAW (300-7)	No. OF TREES PROPOSED ON LOT	NET DIFFERENCE
2014	4	4	0
2015	4	4	0
TOTAL	8	8	0

TYPICAL LOT GRADING N.T.S.



TYPICAL LOT GRADING N.T.S.



Plan received and filed/plan reçu et déposé
 date/date 2024-12-18 time/heure 12:39:39
 number/numéro 45647089
 District of New Brunswick/
 Circonscription du Nouveau-Brunswick

wsp
 WSP Canada Inc.
 1070 St. George Boulevard, Suite 160
 Moncton, New Brunswick, Canada E1E 4K7
 T 506-857-1675 www.wsp.com

CLIENT: MOEMAR HOMES INC.

CLIENT REF. #: PROJECT: CARRIAGE HILL ESTATES UNIT 7, PHASE 5 RIVERVIEW, NEW BRUNSWICK

TITLE: REGISTERED SUBDIVISION DRAINAGE PLAN

SHEET NUMBER: 1

SHEET # 1 OF 1

ISSUE: ISSUED FOR REGISTRATION

DATE OF: 2024/05/27

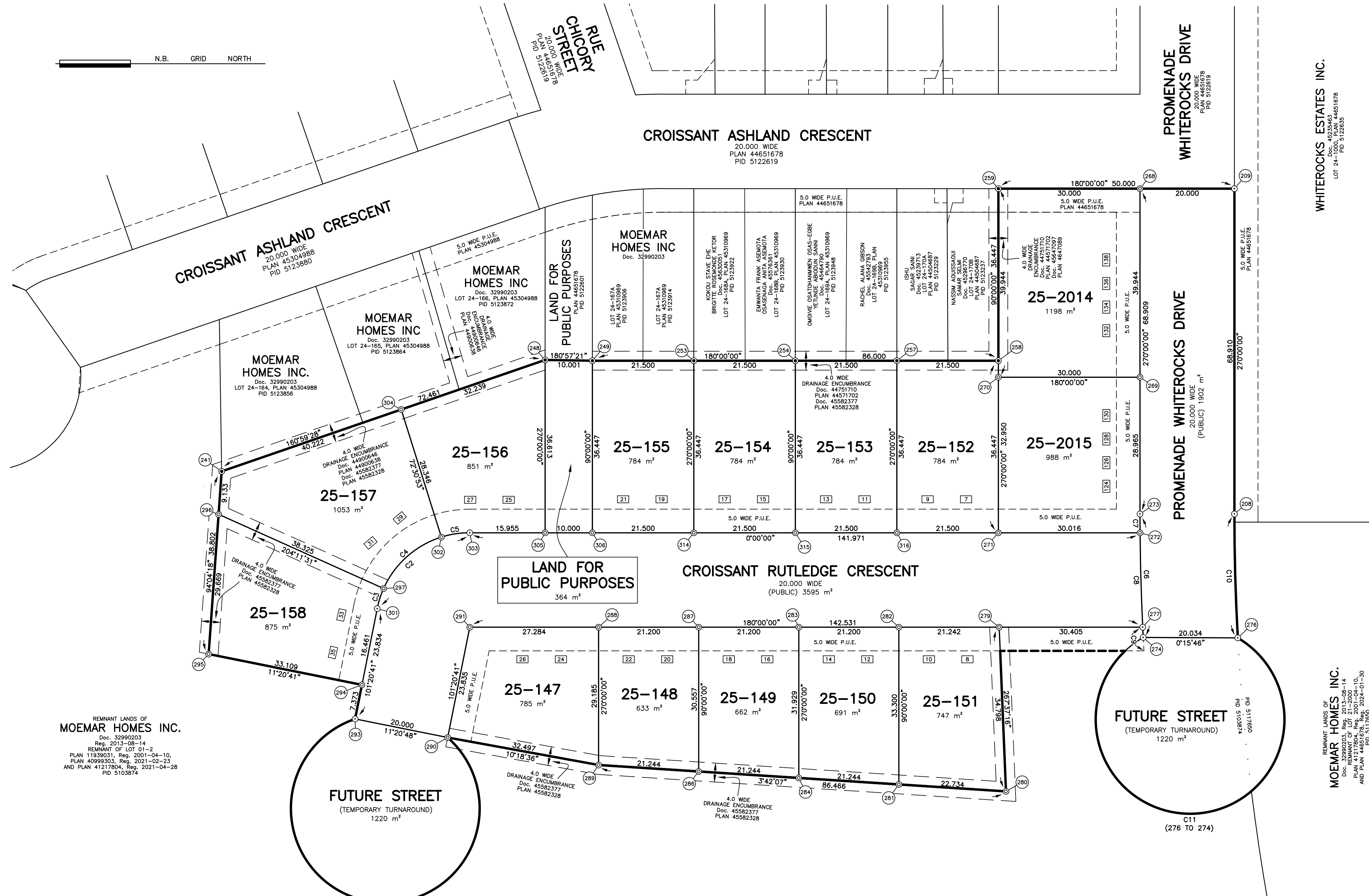
REV # 0

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WSP REF. NO.: ### K:\MONCTON\2020\201-04175-01-MOEMAR_RUNNEYMEADE_ROAD_DESIGN (DWG) (PRODUCTION) 2023\CARRIAGE HILL (UTPS)\201-04175-01-GRADING (UTPS) - REGISTERED DRAINAGE PLANS\GRADING PRINTED: 10:56 AM 2024/05/27 BY: CAD0071232

APPROVALS

N.B. GRID NORTH



REMNANT LANDS OF MOEMAR HOMES INC.
 Doc. 32990203
 Reg. 2013-08-14
 REMNANT OF LOT 01-2
 PLAN 11939031, Reg. 2001-04-10,
 PLAN 40999303, Reg. 2021-02-23
 AND PLAN 41217804, Reg. 2021-04-28
 PID 5103874

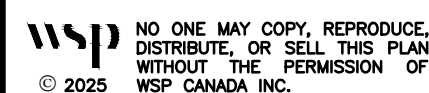
REMNANT LANDS OF MOEMAR HOMES INC.
 Doc. 32990203
 Reg. 2013-08-14
 REMNANT OF LOT 01-2
 PLAN 11939031, Reg. 2001-04-10,
 PLAN 40999303, Reg. 2021-02-23
 AND PLAN 41217804, Reg. 2021-04-28
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REMNANT LANDS OF MOEMAR HOMES INC.
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 REMNANT OF LOT 01-2
 PLAN 11939031, Reg. 2001-04-10,
 PLAN 40999303, Reg. 2021-02-23
 AND PLAN 41217804, Reg. 2021-04-28
 PID 5103874

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208	2634293.567	7453210.979
209	2634362.477	7453210.979
241	2634302.596	7453425.488
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249	2634326.030	7453346.979
253	2634326.030	7453325.479
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275	2634250.061	7453220.357
276	2634267.325	7453210.261
277	2634269.584	7453230.403
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280	2634234.815	7453259.364
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284	2634237.655	7453303.250
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288	2634269.584	7453345.650
289	2634240.398	7453345.650
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291	2634269.584	7453372.934
292	2634231.200	7453390.835
293	2634250.150	7453397.232
294	2634257.378	7453395.781
295	2634263.891	7453428.244
296	2634293.485	7453426.137
297	2634277.780	7453391.178
301	2634273.518	7453392.543
302	2634288.660	7453378.943
303	2634289.584	7453372.934
304	2634315.696	7453387.460
305	2634289.584	7453356.979
306	2634289.584	7453346.979
314	2634289.584	7453325.479
315	2634289.584	7453303.979
316	2634289.584	7453282.479
28155	2628800.997	7456492.126
STATION	EASTING	NORTHING

N.B. GRID COORDINATE VALUES

ALL COMPUTATIONS PERFORMED AND COORDINATES SHOWN ON THIS PLAN ARE BASED ON THE NEW BRUNSWICK STEREOGRAPHIC DOUBLE PROJECTION AND NAD83 (CSRS) AS REALIZED BY SERVICE NEW BRUNSWICK'S HIGH PRECISION NETWORK ACTIVE CONTROL SYSTEM



UTILITIES APPROVAL

PURSUANT TO SECTION 5 OF "DESIGNATED EASEMENTS REGULATION" 2021-83, THE PUBLIC UTILITY EASEMENTS ON THIS PLAN VEST IN NEW BRUNSWICK POWER CORPORATION, BELL CANADA, AND ROGERS COMMUNICATION INC., WITH THE FILING OF THIS PLAN.

DOCUMENTS

PID's 5103874 AND 5117650
 LES ENTREPRISES MAPOMA LTÉE TO MOEMAR HOMES INC.
 DATED 2013-08-06
 REGISTERED 2013-08-14
 TRANSFER NUMBER 32990203

CRO's DATED:

OWNER'S STATEMENT

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I REPRESENT THE REGISTERED OWNER OF THE PROPERTY BEING SUBDIVIDED HEREON AND DO HEREBY GRANT APPROVAL TO THIS PLAN.

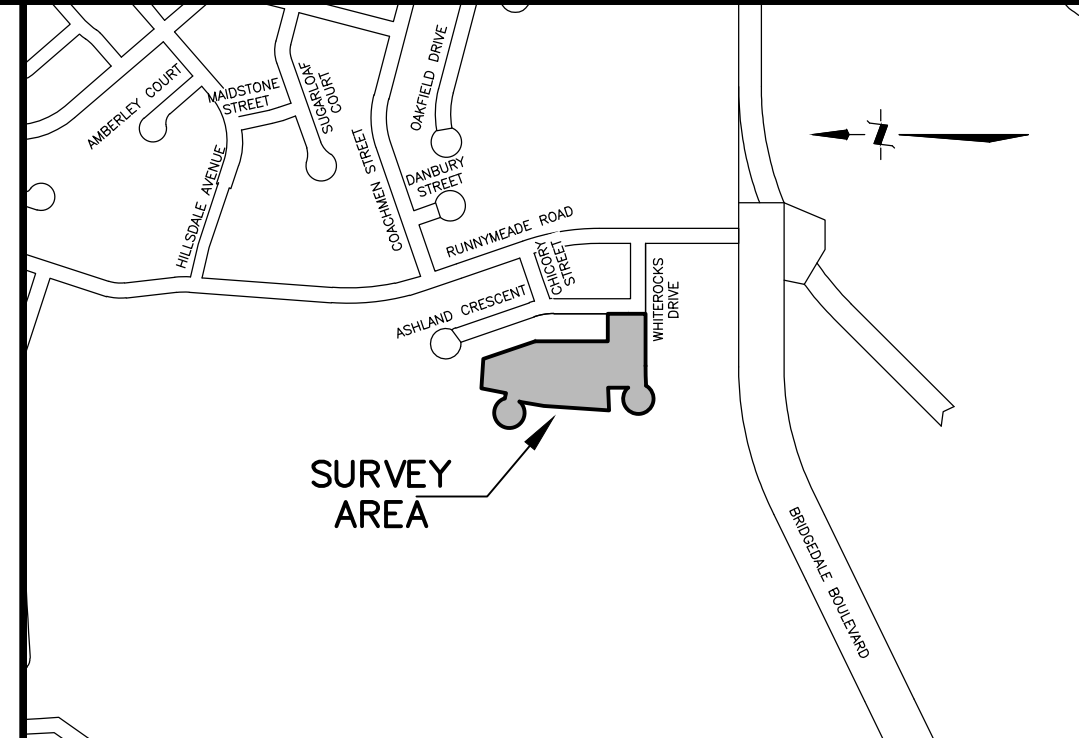
MAURICE LEBLANC - VICE-PRESIDENT
 FOR: MOEMAR HOMES INC.

PURPOSE OF PLAN

-TO AMEND LOT 01-2, PLAN 11939031.
 -TO CREATE LOTS 25-147 TO 25-158 FOR RESIDENTIAL BUILDING PURPOSES.
 -TO CREATE LOTS 25-2014 AND 25-2015 FOR TOWNHOUSE BUILDING PURPOSES.
 -TO CREATE LAND FOR PUBLIC PURPOSES AS SHOWN, AS PURSUANT TO 88(6)(c) OF THE COMMUNITY PLANNING ACT, 2017.
 -TO CREATE CROISSANT RUTLEDGE CRESCENT (PUBLIC) AND PROMENADE WHITEFROCKS DRIVE (PUBLIC), AS PURSUANT TO 88(6)(c) OF THE COMMUNITY PLANNING ACT, 2017.
 -TO CREATE FUTURE STREETS (TEMPORARY TURNAROUND) AS SHOWN, AS PURSUANT TO 88(6)(b) OF THE COMMUNITY PLANNING ACT, 2017.
 -TO CREATE PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN THUS ---, PURSUANT TO SECTION 5, REGULATION 2021-83, OF THE COMMUNITY PLANNING ACT.

NOTES

-DIRECTIONS ARE N.B. GRID AZIMUTHS DERIVED FROM THE SERVICE NEW BRUNSWICK'S HIGH PRECISION NETWORK ACTIVE CONTROL SYSTEM.
 -THE SCALE FACTOR USED WAS 1.000035.
 -THE DOCUMENT NUMBERS REFERRED TO ON THIS PLAN ARE THOSE OF THE COUNTY REGISTRY OFFICE AND OR THE PROVINCIAL LAND REGISTRATION OFFICE FOR THE DISTRICT OF NEW BRUNSWICK.
 -ADJACENT OWNER INFORMATION OBTAINED FROM SNB RECORDS.
 -AS USED HEREIN, THE WORD CERTIFY SHALL MEAN AN EXPRESSION OF THE CONSULTANT'S PROFESSIONAL OPINION TO THE BEST OF ITS INFORMATION, KNOWLEDGE AND BELIEF, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE BY THE CONSULTANT.
 -ALL DISTANCES SHOWN ARE CALCULATED GRID DISTANCES.
 -CERTIFICATION IS NOT MADE AS TO LEGAL TITLE, BEING THE DOMAIN OF A LAWYER, NOR TO THE ZONING & SETBACK BY-LAWS OR REGULATIONS, BEING THE DOMAIN OF A DEVELOPMENT OFFICER.
 -CERTIFICATION IS NOT MADE AS TO COVENANTS SET OUT IN THE DOCUMENT(S) AND THE LOCATION OF ANY UNDERGROUND SERVICES AND OR FIXTURES, PERMANENT OR OTHERWISE.
 -FIELD SURVEY WAS COMPLETED JANUARY, 2025.



LOCALITY SKETCH

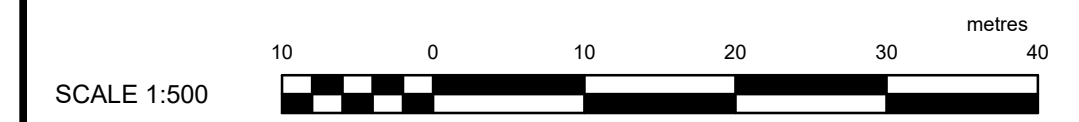
LEGEND

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
SURVEY SYSTEM COORDINATE MONUMENT	▲	FOUND	Fd
STANDARD SURVEY MARKER PLACES	⊙	CALCULATED	(C)
CALCULATED COORDINATE POINT	⊙	REGISTERED	Reg.
TABULATED COORDINATE REFERENCE	⊙	DERIVED FROM A SOURCE OTHER THAN THE SURVEYOR'S MEASUREMENTS	(d)
SCRIBED WOODEN SURVEY POST	⊙	N.B.L.S. REGISTRATION NUMBER	#64
WOODEN SURVEY POST	⊙	SQUARE METRE(S)	m²
SQUARE IRON BAR FOUND	⊙	MILLIMETER(S)	mm
IRON PIPE FOUND	⊙	HECTARE	ha
ROUND IRON BAR FOUND	⊙	RADIUS	R
DISTANCE/AZIMUTH CALLED FOR IN Doc.	(ddd)	DERIVED FROM PLAN	(pls)
PUBLIC UTILITY EASEMENT	P.U.E.	NEW BRUNSWICK LAND SURVEYOR	NBLS
LOCAL GOVERNMENT SERVICES EASEMENT	L.G.S.E.	CERTIFICATE OF REGISTERED OWNERSHIP	CRO
EASEMENT(S) SHOWN THUS	---	SERVICE NEW BRUNSWICK	SNB
CIVIC # SUPPLIED BY MUNICIPALITY	123	DOCUMENT / VOLUME / PAGE	Doc./Vol./Pg.
LANDS DEALT WITH BY THIS PLAN	OR	PARCEL IDENTIFIER	PID
		OBSERVED	OBS
		ORDINARY HIGH WATER MARK	OHWM

CURVE TABLE

CURVE	RADIUS POINT	RADIUS	ARC	CHORD	AZIMUTH
C1	292	20.000	104.720	20.000	11°20'48"
C2	291	20.000	27.456	25.350	320°40'20"
C3	291	20.000	4.485	4.475	107°46'06"
C4	291	20.000	16.868	16.372	138°21'12"
C5	291	20.000	6.103	6.080	171°15'26"
C6	207	500.000	26.163	26.160	268°30'04"
C7	207	500.000	3.984	3.984	269°46'18"
C8	207	500.000	20.009	20.008	268°23'50"
C9	207	500.000	5.007	5.007	266°57'50"
C10	207	480.000	26.255	26.252	268°25'59"
C11	275	20.000	104.681	20.034	0°15'46"

UNIT 7, PHASE 5 AND PHASE 6
 AMENDING SUBDIVISION PLAN:
CARRIAGE HILL SUBDIVISION
 AMENDING NEW BRUNSWICK HOUSING CORPORATION SUBDIVISION
 PLAN 11939031
 SITUATED ON THE NORTH SIDE OF PROMENADE WHITEFROCKS DRIVE,
 TOWN OF RIVERVIEW, PARISH OF COVADALE,
 COUNTY OF ALBERT, PROVINCE OF NEW BRUNSWICK



SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THIS PLAN IS CORRECT.

VALIDATION SEAL



DRAWN: NJB	FILED: SGD	CHECKED: RMH
JOB: CA0035044	CAD:	CA0035044-621

General Notes

NOTES:

ALL WORK TO MEET THE STANDARDS OF THE NATIONAL BUILDING CODE OF CANADA AND ALL OTHER LOCAL CODES AND OR STANDARDS
 WINDOW AND DOOR SIZES ARE APPROXIMATE. THEY MUST BE CHOSEN IN CONSULTATION WITH THE OWNER
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MAIN FLOOR : 823 Sq. Ft.
 SECOND FLOOR : 823 Sq. Ft.
 TOTAL AREA : 1646 Sq. Ft.

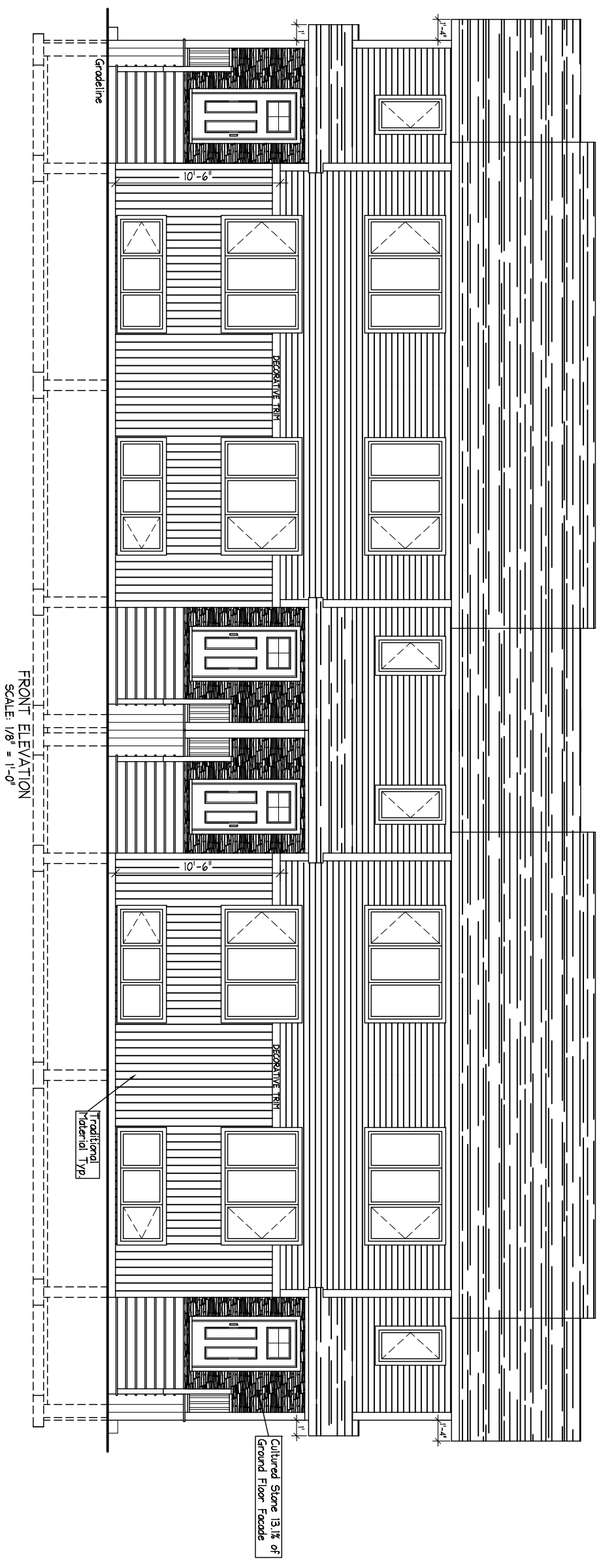
No.	Windows	Jan. 2025
1	Revision/Issue	Date

Project Name and Address
 Proposed 2 Storey Fourplex
 Moernar Homes
 Highfield Split Street Right
 TEL.: 531-5934

Creative Home Designs
 CUSTOM HOUSE PLANS
 PROFESSIONAL DRAFTING SERVICES
 MARK CORNIER
 (506) 533-1093
 DIVER23@GTMAIL.COM

Drawn by:
 MARK CORNIER

Project	Sheet
Date January 2024 Scale AS NOTED	A-1



FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

General Notes

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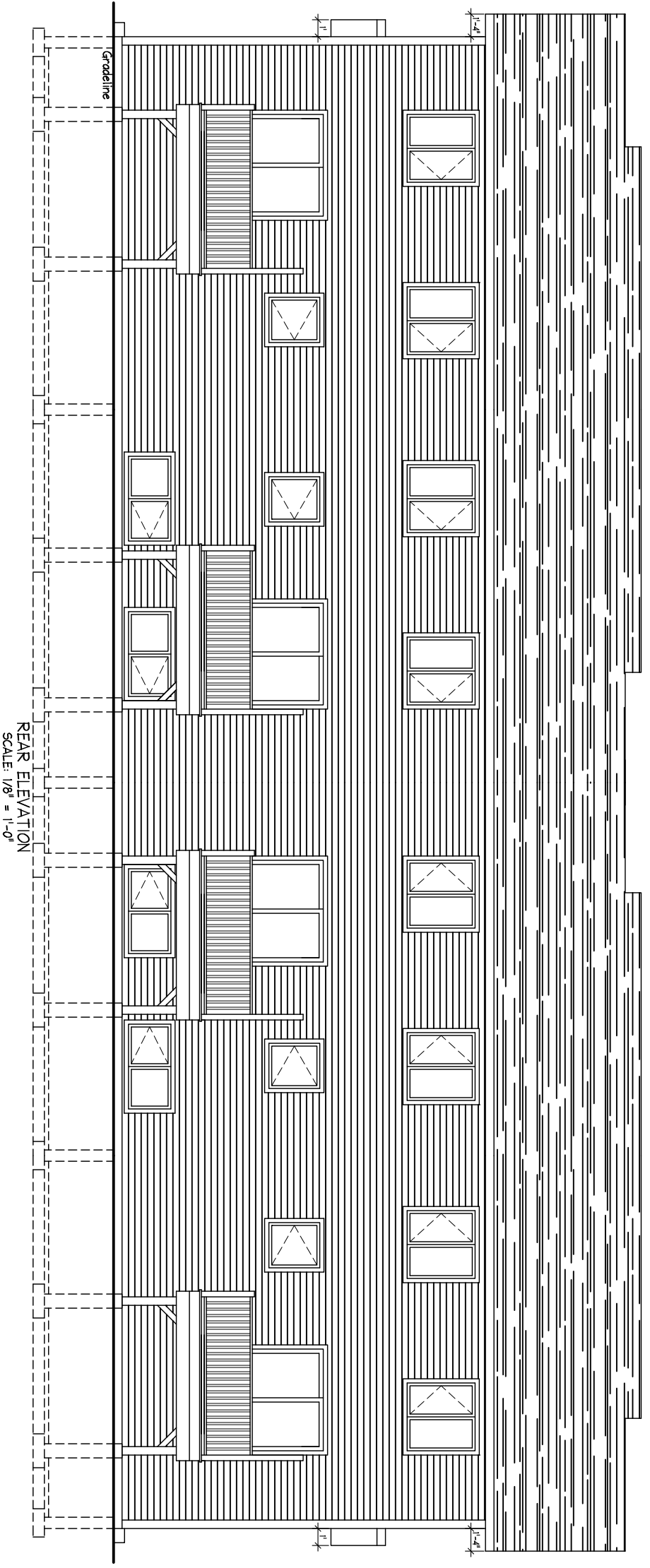
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Moernar Homes
Highfield Split Street Right
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Project	Sheet
Date January 2024 Scale AS NOTED	A-2



REAR ELEVATION
SCALE: 1/8" = 1'-0"

General Notes

NOTES:

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No.	Revision/Issue	Date

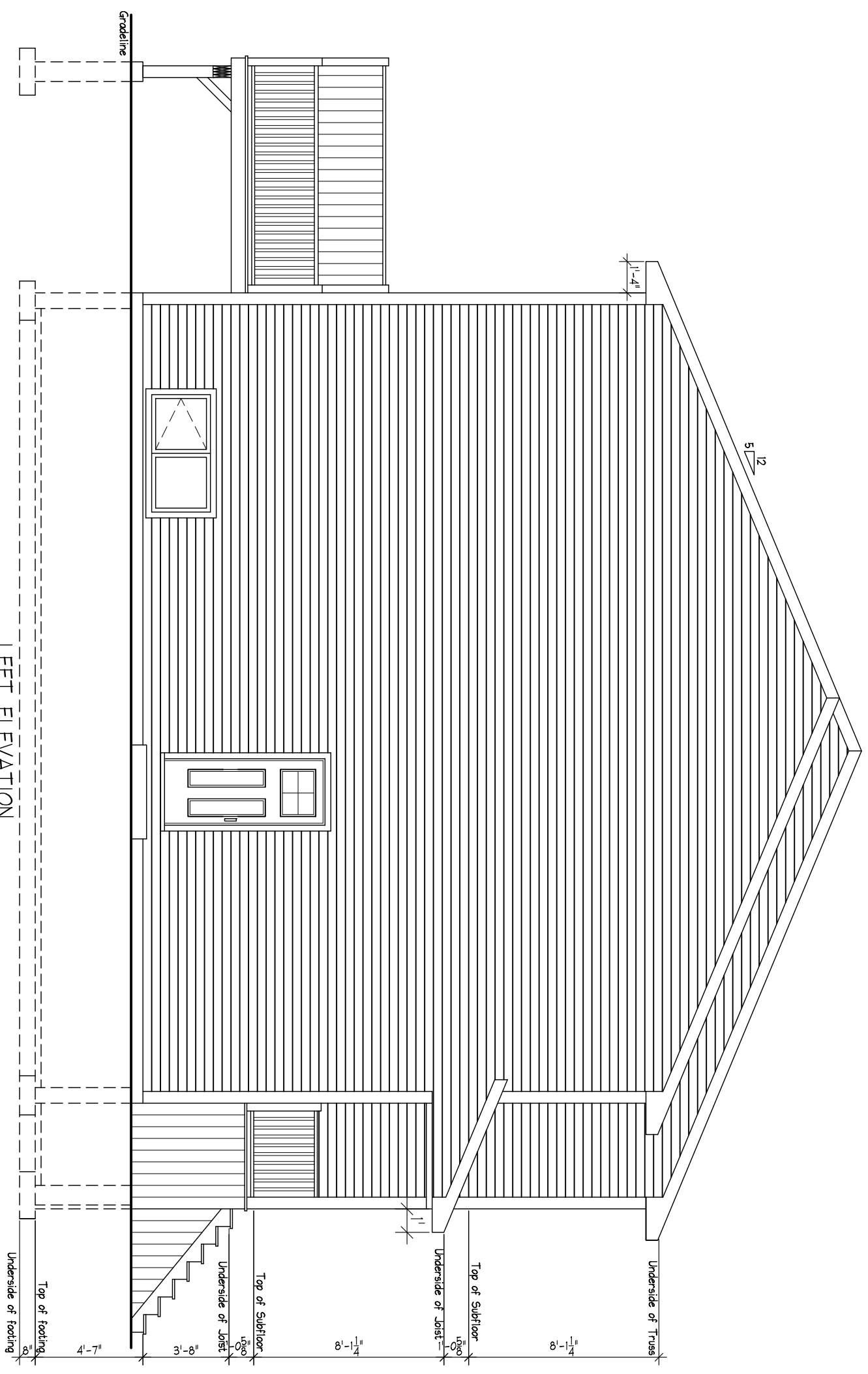
Project Name and Address
Proposed 2 Storey Fourplex
Moernar Homes
Highfield Split Street Right
TEL.: 531-5934



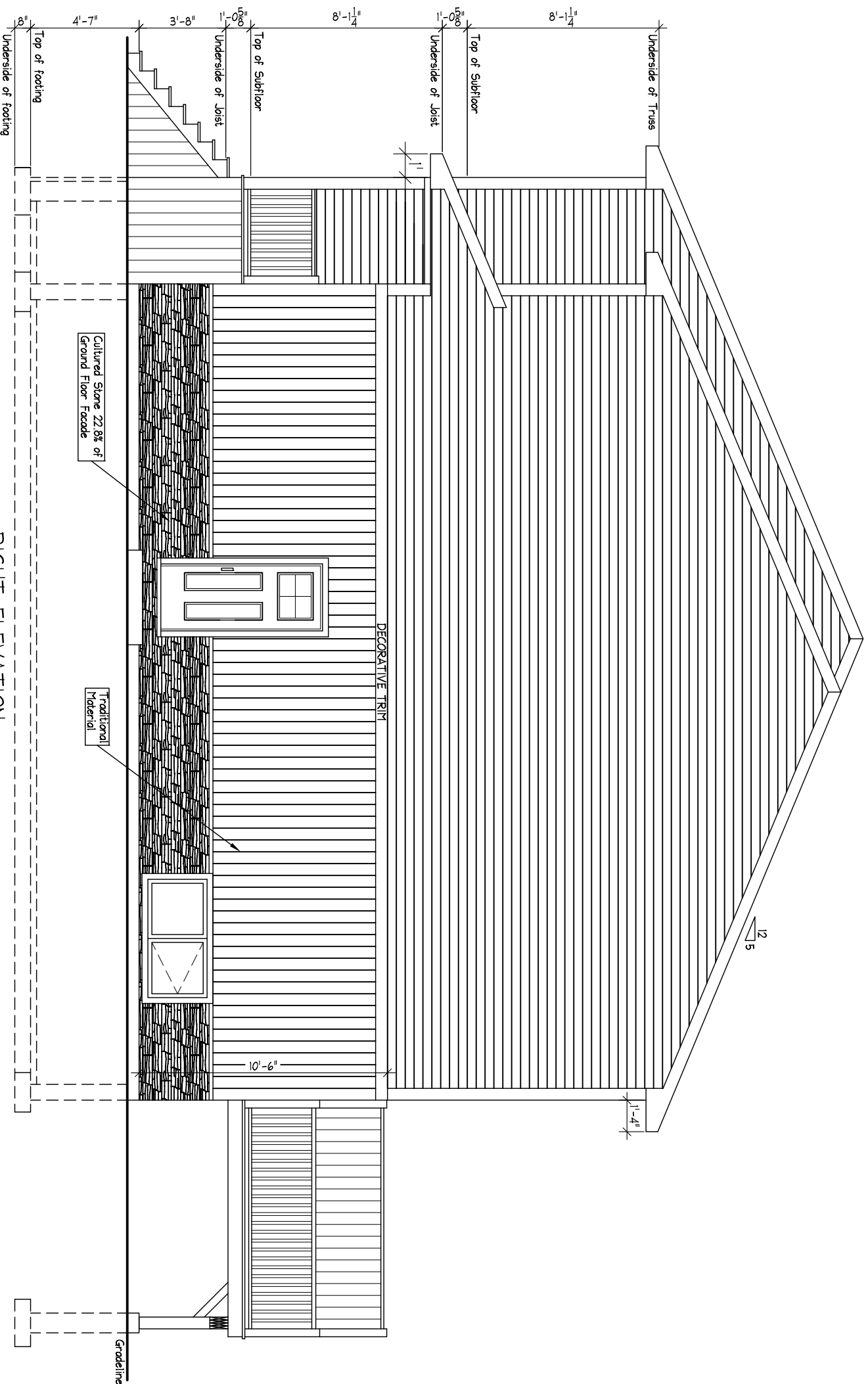
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Project	Sheet
Date January 2024 Scale AS NOTED	A-3



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

General Notes

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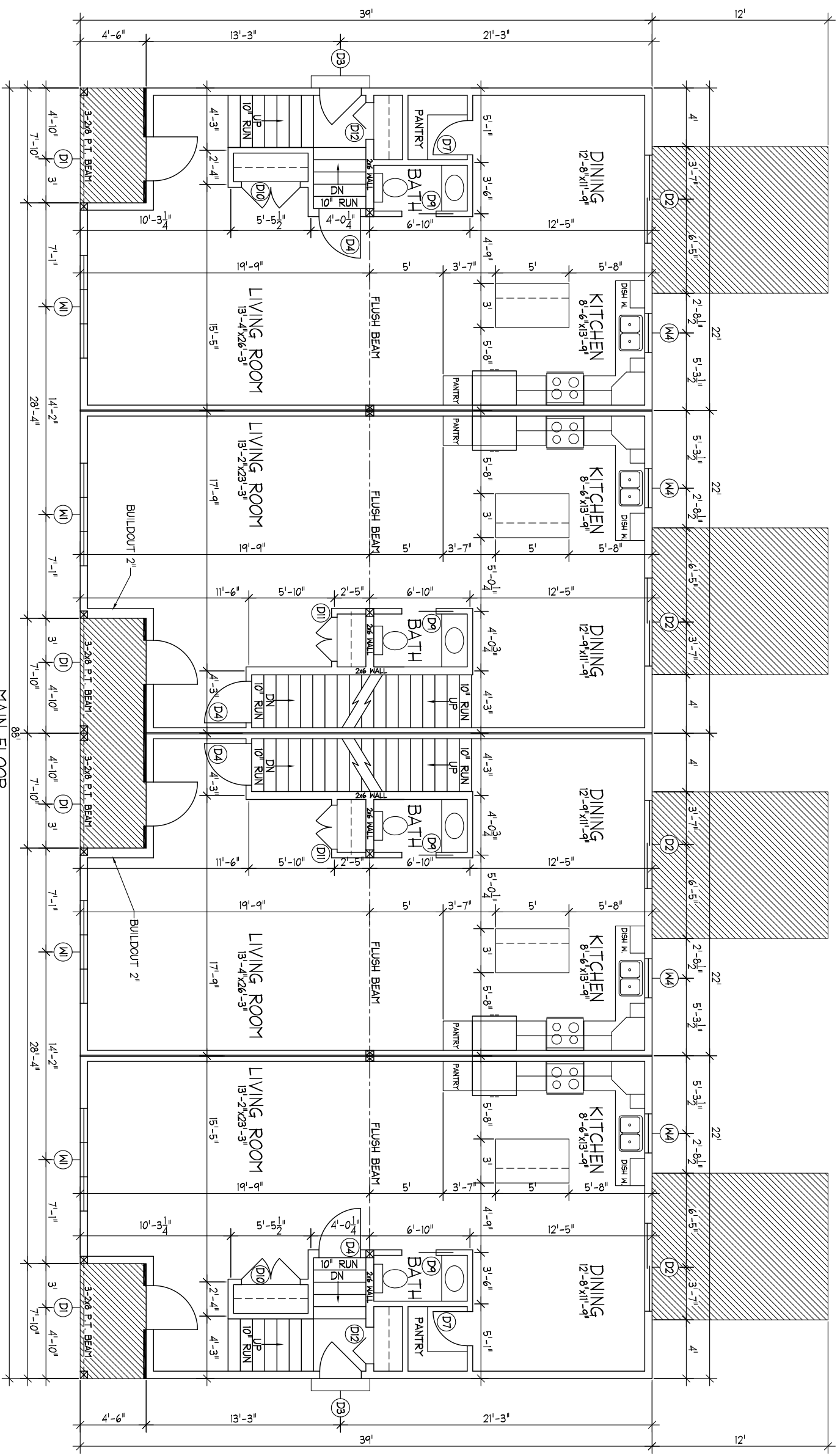
No.	Revision/Issue	Date

Project Name and Address
Proposed 2 Storey Fourplex
Moernar Homes
Highfield Split Street Right
TEL.: 531-5934

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Project	Sheet
Date January 2024 Scale AS NOTED	A-4



MAIN FLOOR
SCALE: 1/8" = 1'-0"

General Notes

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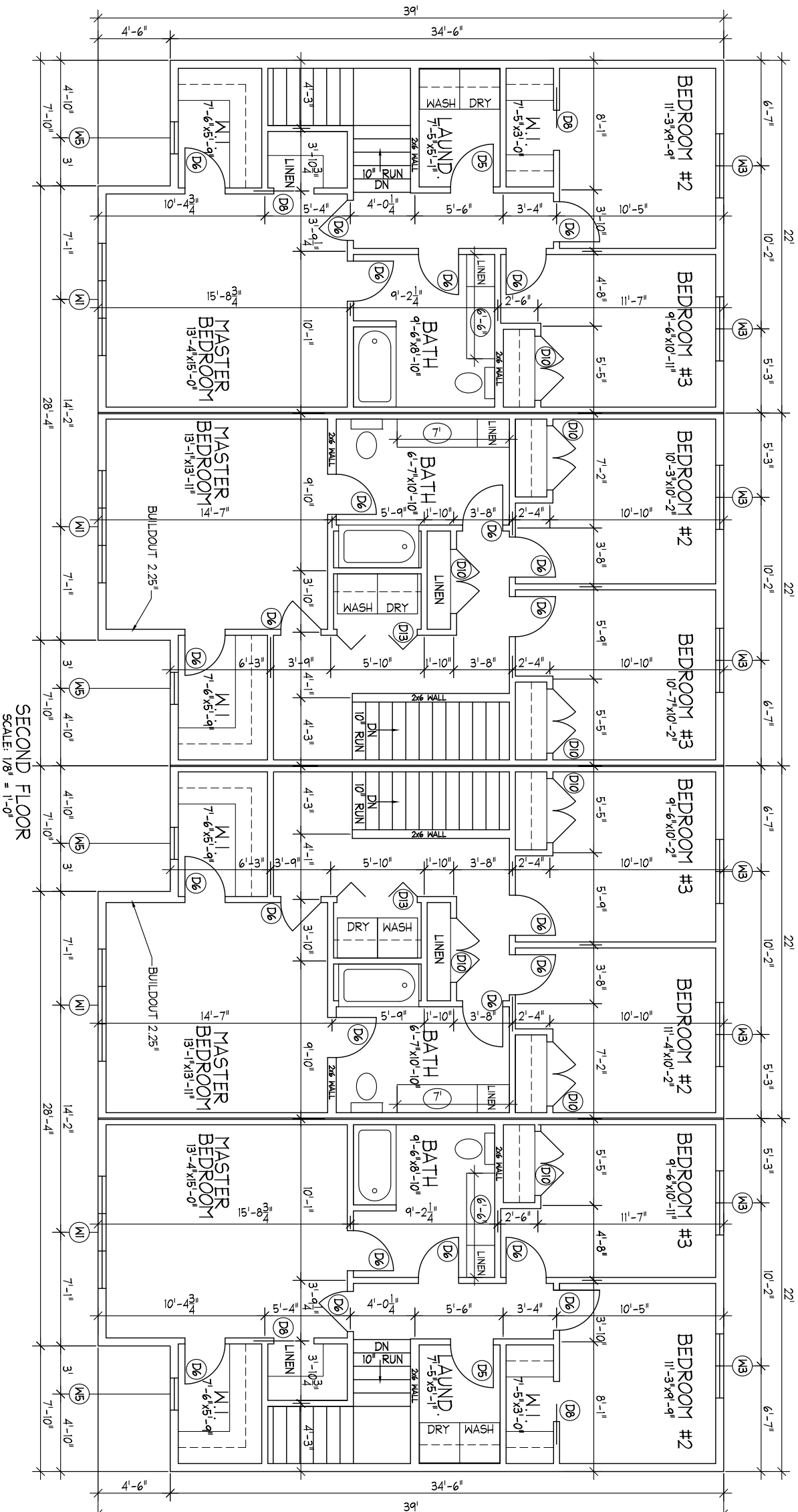
No.	Revision/Issue	Date

Project Name and Address
Proposed 2 Storey Fourplex
Moernar Homes
Highfield Split Street Right
TEL: 531-5944

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Project	Sheet
Date January 2024 Scale AS NOTED	A-5



SECOND FLOOR
SCALE: 1/8" = 1'-0"

General Notes

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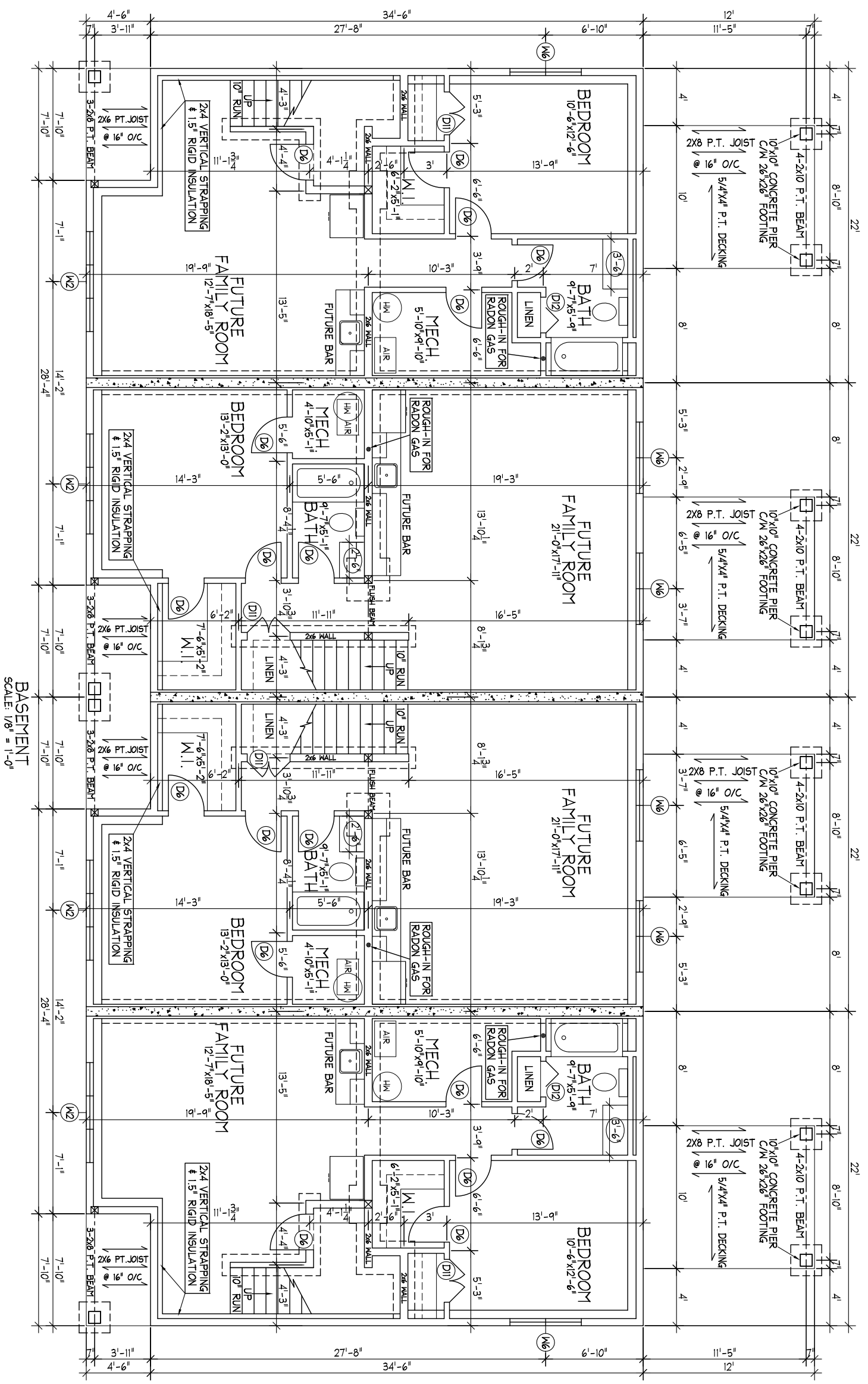
No.	Revision/Issue	Date

Project Name and Address
Proposed 2 Storey Fourplex
Moemar Homes
Highfield Split Street Right
TEL: 531-5984

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Project	Sheet
Date January 2024 Scale AS NOTED	A-6



BASEMENT
SCALE: 1/8" = 1'-0"

General Notes

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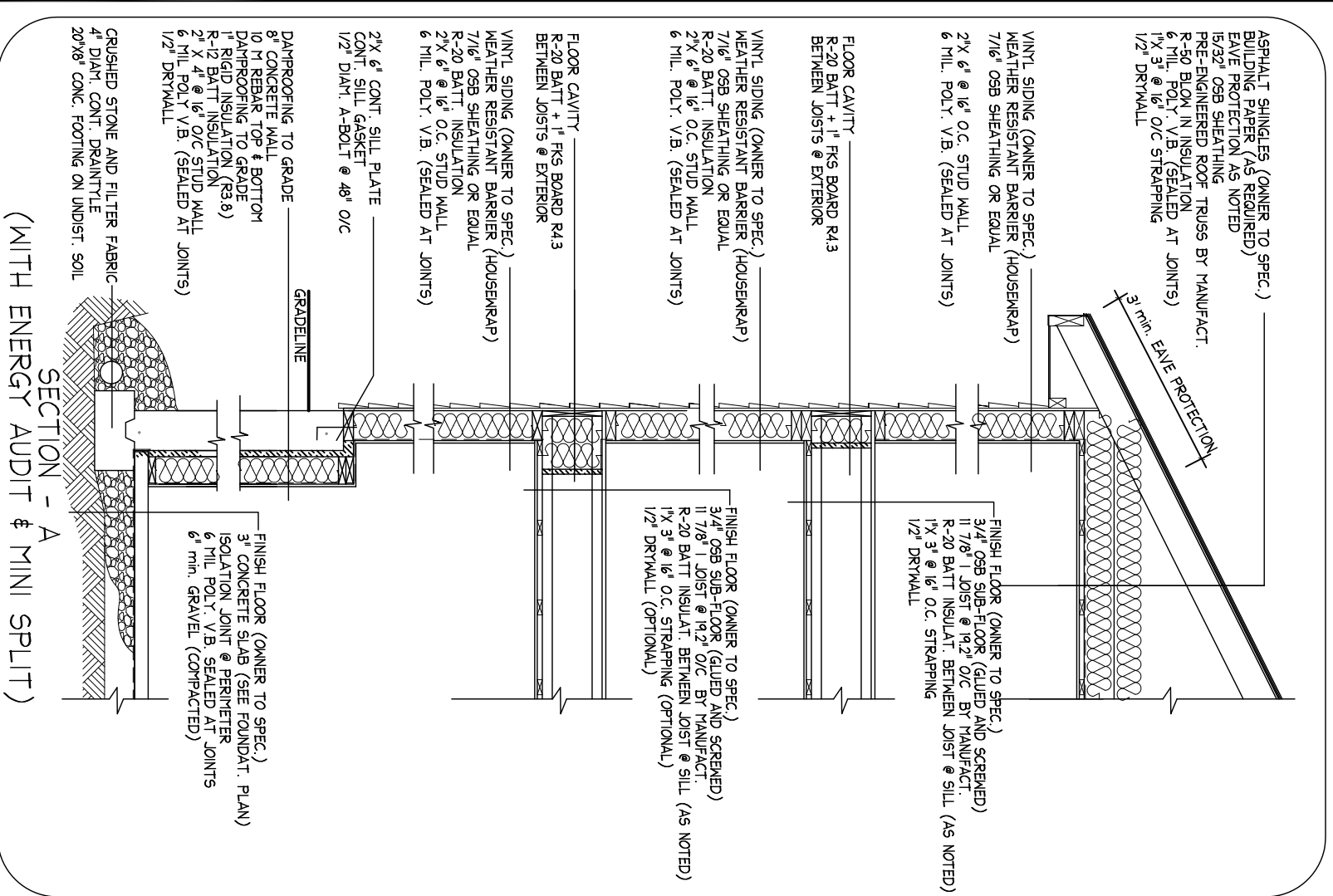
No.	Revision/Issue	Date

Project Name and Address
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Moernar Homes
Highfield Split Street Right
TEL: 531-5944

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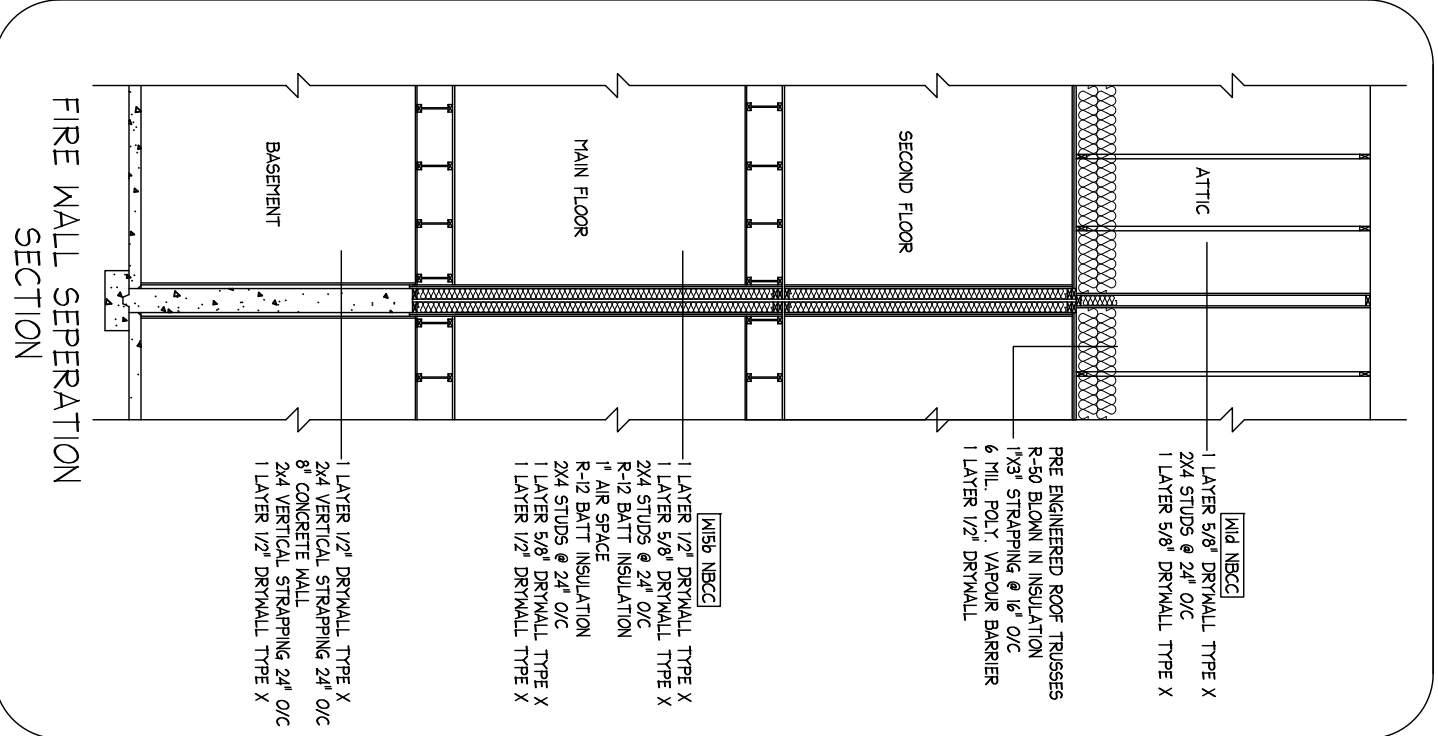
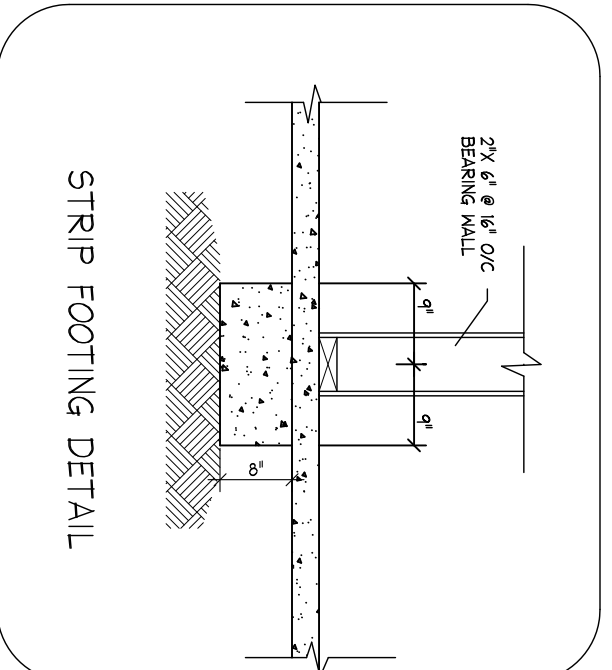
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Project	Sheet
Date January 2024 Scale AS NOTED	A-7



WINDOW	SIZE	AMOUNT	TYPE
M 1	84"x56"	8	VINYL CASEMENT
M 2	84"x32"	4	VINYL CASEMENT
M 3	48"x48"	8	VINYL CASEMENT
M 4	32"x36"	4	VINYL CASEMENT
M 5	24"x48"	4	VINYL CASEMENT
M 6	60"x30"	6	VINYL CASEMENT

DOOR	SIZE	AMOUNT	TYPE
D 1	36"x80"	4	STEEL INSULAT. W/GLASS UNIT (BY OWNER'S SPEC.)
D 2	72"x80"	4	PATIO DOOR (BY OWNER'S SPEC.)
D 3	34"x80"	2	STEEL INSULAT. W/GLASS UNIT (BY OWNER'S SPEC.)
D 4	34"x80"	4	INTERIOR COLONIAL
D 5	32"x80"	2	INTERIOR COLONIAL
D 6	30"x80"	42	INTERIOR COLONIAL
D 7	28"x80"	2	INTERIOR COLONIAL
D 8	30"x80"	4	INTERIOR COLONIAL (POCKET)
D 9	26"x80"	4	INTERIOR COLONIAL (POCKET)
D 10	48"x80"	8	INTERIOR COLONIAL DOUBLE DOOR
D 11	36"x80"	6	INTERIOR COLONIAL DOUBLE DOOR
D 12	30"x80"	4	INTERIOR COLONIAL BY-FOLD
D 13	60"x80"	2	INTERIOR COLONIAL DOUBLE BY-FOLD



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No.	Revision/Issue	Date

Project Name and Address
 Proposed 2 Storey Fourplex
 Moernar Homes
 Highfield Split Street Right
 TEL: 531-594

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Project	Sheet
Date January 2024 Scale AS NOTED	A-8