

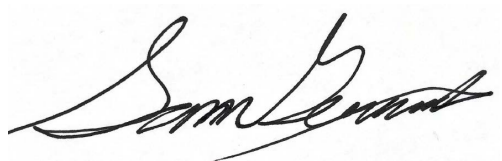
Riverview Planning Advisory Committee

Staff Report

Subject: Dobson Landing Subdivision Plan and a change to Land For Public Purpose

File number: 25-0467

From:



Sam Gerrand
Planner/Urbaniste

Reviewed by:



Lori Bickford
Planning Manager/Planner / Gestionnaire de
planification/Urbaniste

General Information

Applicant:

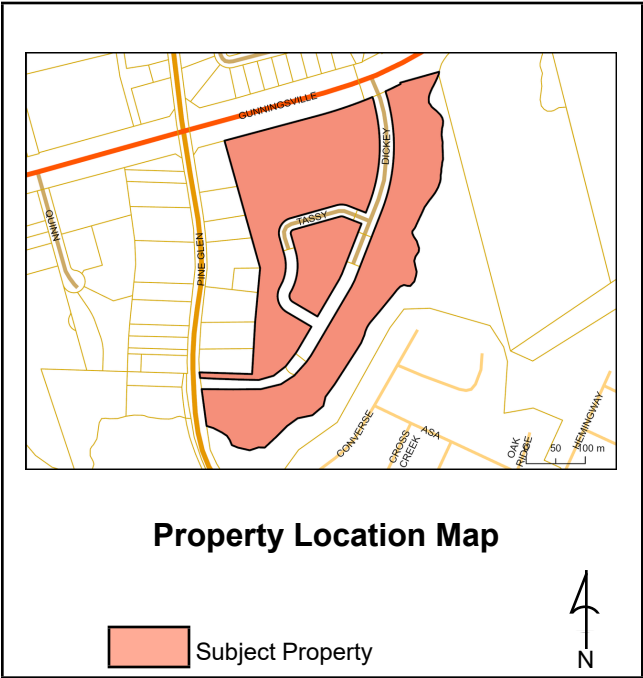
Jean-Michel Allain (Prodev consultants)

Landowner:

Mattie Capital

Proposal:

The applicant requests the approval of a subdivision plan which relocates a proposed stormwater detention pond and changes the Land for Public Purpose previously assented to by Council.



Site Information

PID: 00662668

Lot Size: 5.93 acres

Location:

Dickey Boulevard

Current Use:

Vacant

Zoning:

RM

Future Land Use:

Residential

Surrounding Use & Zoning:

A mix of compact single dwelling units and townhouses to the north. Some industrial properties along Pine Glen Road.

Municipal Servicing:

Proposed lots have access to Municipal Services along Dickey Boulevard

Access-Egress: Dickey Boulevard

Municipal Plan Policies

Policy 9.0.7 It shall be the intention of Council to instruct the Committee, when a proposed subdivision involves dedication of lands for public purposes or cash in lieu, to have regard for the following:

- (a) the existence of other nearby facilities;
- (b) quantity and nature of local recreation demand;
- (c) land suitability for intended purpose;
- (d) accessibility;
- (e) site frontage;
- (f) potential for integration with existing park and open space network;
- (g) compatibility with existing and proposed land uses;
- (h) potential vehicular generation and necessity for on-site parking; and
- (i) potential maintenance and property tax cost.

Zoning and/or Subdivision By-law Regulation

Zoning By-law

80 Unless otherwise permitted in this By-law, except for walking or cycling trails, a boat house, wharf, dock, boardwalk or bridge, no development shall be located within:

- (a) 30 metres of the Petittcodiac River;
- (b) 30 metres of Mill Creek;
- (c) 30 metres of Turtle Creek; and
- (d) 10 metres of any other watercourse

Subdivision By-law

"land for public purposes" means land other than streets for the recreational or other use for the enjoyment of the general public.

Lands for Public Purpose

4(1) As a condition of approval of a subdivision plan, land in the amount often (10) percent of the area of the subdivision exclusive of public streets, at such location as assented to by Council pursuant to the Community Planning Act, is to be set aside as "lands for public purposes", and so indicated on the plan.

Internal Consultation & External Consultation

The application was discussed with the Development Review Committee (Planning, CAO/Clerk, Engineering, Economic Development, Parks, and Fire Department). Engineering and public works confirmed that the access provided to the proposed stormwater detention pond is adequate. No concerns were raised.

Riverview Parks and Recreation Department have confirmed that, although there was once a vision for a pedestrian trail connecting Dobson Landing to Mill Creek Park through the LFPP land dedicated along Mill Creek, the topography of this area and proximity to steep embankments near to Gunningsville Boulevard impede this future trail connection. This means that the relocation of the stormwater detention pond will not affect trail connectivity and Riverview Parks and Recreation department is in agreement ☐ with the proposed location of the stormwater detention pond.

The proposal includes a 10m wide Local Government Services Easement with a 4m wide gravel road to ensure that the Town can still access the stormwater pond for maintenance. Town of Riverview Engineering has confirmed that this access meets their needs for future maintenance of the pond.

Discussion

Dobson Landing is a mixed use neighborhood which was originally approved by Council in 2015. Much of the residential component of the neighborhood has since been built out, and the applicant now requests approval for Phase 3 of the Dobson Landing Subdivision Plan. This tentative subdivision plan would complete Dickey Boulevard and connect the Dobson Landing Neighborhood with Pine Glen Road; create 10 new lots for residential development; and, as the focus of this item before PAC, relocate a proposed stormwater detention pond to an area previously assented to by Council as Land For Public Purpose (LFPP).

As Phase 3 requires a change to the existing Conditional Rezoning Agreement (CZA) for Dobson Landing, there is a parallel approval process underway from Council for this project. However, Council requires a written

recommendation from PAC in order to assent to a change to the LFPP. The details of the requested change to the LFPP are as follows:

1. LFPP is intended to provide recreational or other uses for the enjoyment of the general public. While the stormwater detention pond will be vested to the Town for future maintenance, stormwater infrastructure does not provide recreational value to the public and stormwater detention ponds are not considered LFPP in Riverview. As such, the area of the stormwater detention pond (+- 480m²) is considered to be removed from the overall dedication of LFPP within the Dobson Landing subdivision.
2. The original approval of the Dobson Landing Subdivision Plan in 2015 included a dedication of 29,830m² of LFPP, which made up approximately 25% of the 119, 273 m² total area of Dobson Landing, exclusive of roads. More than the required 10% LFPP was dedicated for the overall subdivision at this time (25%). The change to LFPP proposed today is for a 480m² area which is not a large enough area to reduce the total dedication of LFPP below the required 10% threshold. This means that cash in lieu of LFPP is not required for the application because the Dobson Landing Subdivision meets the requirement of the Subdivision By-law for at least 10% of the area exclusive of roads to be dedicated as LFPP.
3. Regardless of cash in lieu requirements, a change to LFPP is still proposed and this requires assent from Council as there is a change to what was proposed and approved by Council in 2015.

The main intention of relocating the stormwater detention pond is the reconfiguration of proposed lots to allow the development of additional townhouse units along Dickey Boulevard. This change will allow a net increase of 9 residential units. The addition of townhouse units facing Dickey Boulevard creates a more active street frontage and increases the the diversity and density of housing options in the Town. These outcomes are aligned with residential development priorities in the Municipal Plan.

Town of Riverview Engineering and Public Works department has confirmed that access to the stormwater pond is adequate for future maintenance of the stormwater pond and Riverview Parks and Recreation Department has confirmed that they are in agreement with the change to LFPP as it does not negatively impact objectives of the Department for trail connectivity. The zoning requirement for development to be restricted within 30m of Mill Creek is met, but the applicant will be required to obtain a Provincial Wetland and Watercourse Alteration (WAWA) permit for any landscaping within 30m of Mill Creek prior to the approval of the subdivision plan.

Public Notice

No public notice was required for this application.

Legal Authority

Community Planning Act

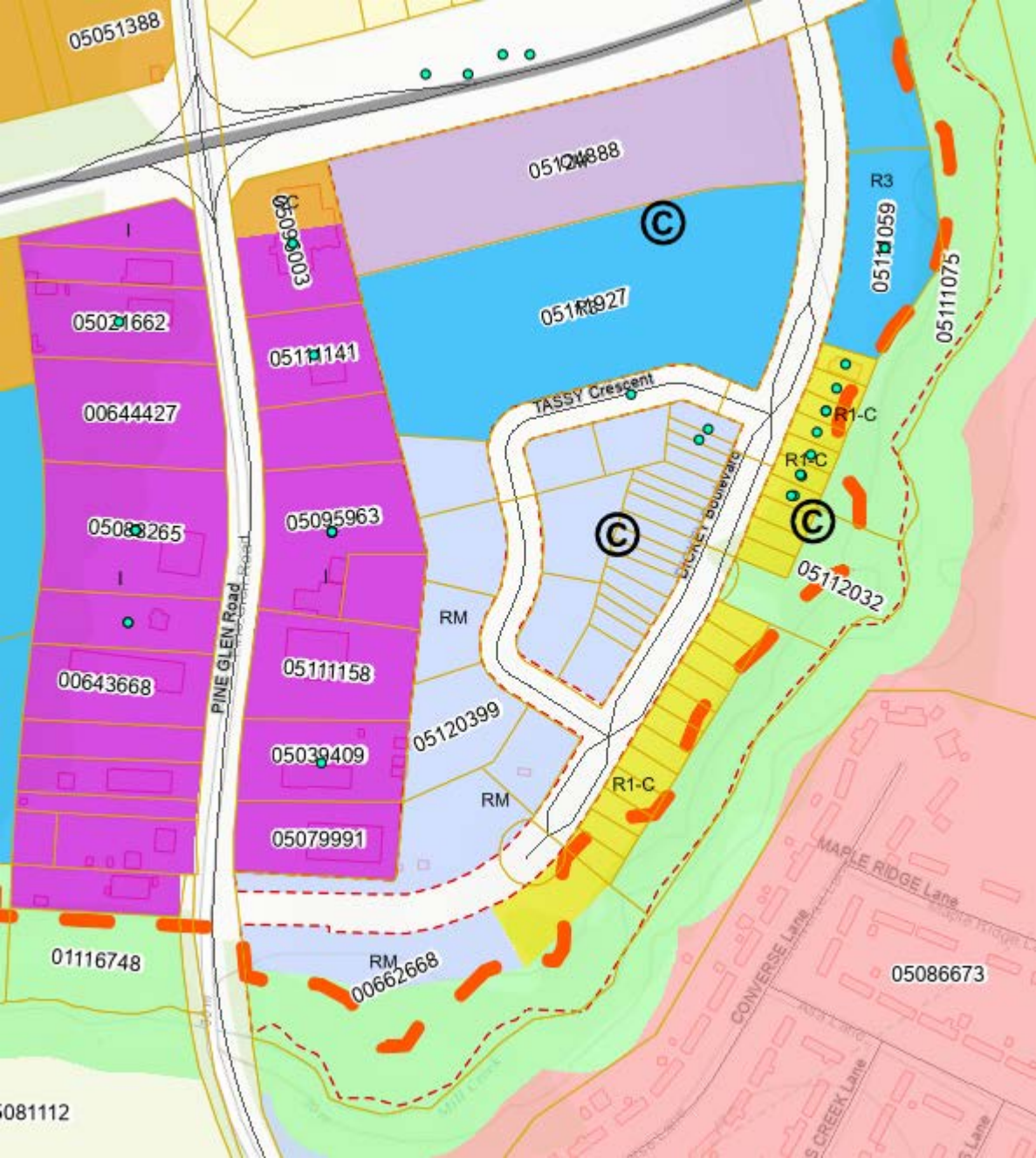
88(1) If a subdivision plan of land in a municipality provides for the laying out of public or future streets or the setting aside of land for public purposes, approval of the plan by the development officer shall not be given until the plan has been assented to by council.

88(4) An asset under this section shall not be given until

(a) subject to subsection (8), the advisory committee or regional service commission has recommended the location of the streets referred to subsection (1) or (2), or the land for public purposes referred to in subsection (1) or (3) , or both, as the case may be, or the recommendation has been rejected by a majority of the members of council, and (b) paragraph 75(1)(i) has been complied with.

Recommendation

Staff respectfully recommend that the Riverview Planning Advisory Committee recommend the Town of Riverview Council assent to the change to Land for Public Purpose as shown on the Dobson Landing Subdivision Plan.



05051388

05104888

R3

0511059

0511075

05021662

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00644427

TASSY Crescent

05081265

05095963

©

R1-C

R1-C

©

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RM

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05111158

05120399

R1-C

05039409

RM

05079991

RM
00662668

01116748

MAPLE RIDGE Lane

05086673

CONVERSE Lane

S CREEK Lane

0081112

COORDINATE TABLE			COORDINATE TABLE			CURVE TABLE				
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD AZ.
4	7450696.236	2632550.819	474	7450674.687	2632603.588	C5	100.000	2.515	2.515	214°28'56"
43	7450745.308	2632642.087	475	7450674.633	2632588.347	C15	130.000	12.593	12.588	40°47'24"
46	7450705.166	2632550.417	476	7450642.640	2632588.461	C16	130.000	12.593	12.588	46°20'25"
47	7450702.322	2632639.521	477	7450644.623	2632557.290	C17	130.000	12.593	12.588	51°53'25"
412	7450702.761	2632756.980	478	7450674.509	2632553.543	C18	130.000	17.543	17.529	58°31'52"
413	7450722.716	2632731.453	479	7450694.500	2632551.036	C19	130.000	29.144	29.083	68°49'10"
437	7450739.212	2632714.426	480	7450694.787	2632631.646	C20	130.000	33.022	32.933	82°31'09"
438	7450765.709	2632685.013	481	7450695.091	2632639.089	C21	100.000	7.451	7.449	267°39'41"
458	7450737.139	2632713.002	482	7450710.256	2632684.719	C22	100.000	1.071	1.071	265°13'13"
463	7450687.726	2632776.214	483	7450752.792	2632657.834	C23	100.000	47.488	47.043	251°18'32"
464	7450704.495	2632714.123	484	7450753.689	2632659.722	C24	100.000	39.273	39.021	226°27'13"
465	7450679.530	2632733.856	485	7450695.180	2632640.157					
466	7450660.340	2632705.671	5669	7457733.471	2632706.211					
467	7450687.575	2632689.267								
468	7450677.067	2632662.148								
469	7450645.625	2632670.431								
470	7450640.256	2632625.934								
471	7450672.766	2632625.820								
472	7450672.779	2632629.495								
473	7450672.687	2632603.595								

- NOTES:**
1. AZIMUTHS AND COORDINATES WERE DERIVED FROM N.B. HIGH PRECISION NETWORK NAD83(CSR3), REFERENCED TO MONUMENT 5669.
 2. DISTANCES SHOWN ARE GRID AND ARE IN METERS AND DECIMALS THEREOF.
 3. SCALE FACTOR WITHIN AREA SURVEYED IS 1.000035.
 4. THE DOCUMENT NUMBERS REFERRED TO ON THIS PLAN ARE THOSE OF COUNTY REGISTRY OFFICE AND/OR THE PROVINCIAL LAND REGISTRATION OFFICE FOR THE PROVINCE OF NEW BRUNSWICK.
 5. AZIMUTHS ARE ROUNDED TO THE NEAREST 01".
 6. CERTIFICATION IS NOT MADE AS TO LEGAL TITLE, BEING THE DOMAIN OF A LAWYER, NOR TO THE ZONING AND SETBACK BY-LAWS OR REGULATIONS, BEING THE DOMAIN OF THE DEVELOPMENT OFFICER.
 7. CERTIFICATION IS NOT MADE AS TO COVENANTS SET OUT IN THE DOCUMENT(S), NOR TO THE LOCATION OF ANY UNDERGROUND SERVICES AND/OR FIXTURES, PERMANENT OR OTHERWISE.
 8. FIELD SURVEY WAS COMPLETED BETWEEN 2025-##-## & 2025-##-##.

- PURPOSE OF PLAN:**
1. TO AMEND FUTURE STREET (TEMPORARY TURNAROUND), PID 05120506, PLAN 43111468.
 2. TO CREATE LOTS 25-20 TO 25-29 FOR RESIDENTIAL BUILDING PURPOSES.
 3. TO CREATE A PORTION OF A VARYING WIDTH PUBLIC STREET "BOULEVARD DICKEY BOULEVARD", AS SHOWN, PURSUANT TO 86(6)(a) OF THE COMMUNITY PLANNING ACT, 2017.
 4. TO CREATE A 5.0m WIDE PUBLIC UTILITY EASEMENT, PURSUANT TO SECTION 5, REGULATION 2021-83, OF THE COMMUNITY PLANNING ACT, 2017.
 5. TO CREATE LAND FOR PUBLIC PURPOSES, AS SHOWN, PURSUANT TO SECTION 86(6)(c) OF THE COMMUNITY PLANNING ACT, 2017.
 6. TO SHOW A 10.0m WIDE LOCAL GOVERNMENT SERVICES EASEMENT AS SHOWN, PURSUANT TO SECTION 4, REGULATION 2021-83, OF THE COMMUNITY PLANNING ACT 2021.

UTILITIES APPROVAL

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

PROPERTY INFORMATION

PID 05120506
REGISTERED OWNER: TOWN OF RIVERVIEW
LAND TITLES, DATE: 2022-09-16
PLAN 43111468, FUTURE STREET (TEMPORARY TURNAROUND)

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, AS ITS INTERESTS MAY APPEAR.

ANDREW J. LEBLANC (MAYOR) TOWN OF RIVERVIEW

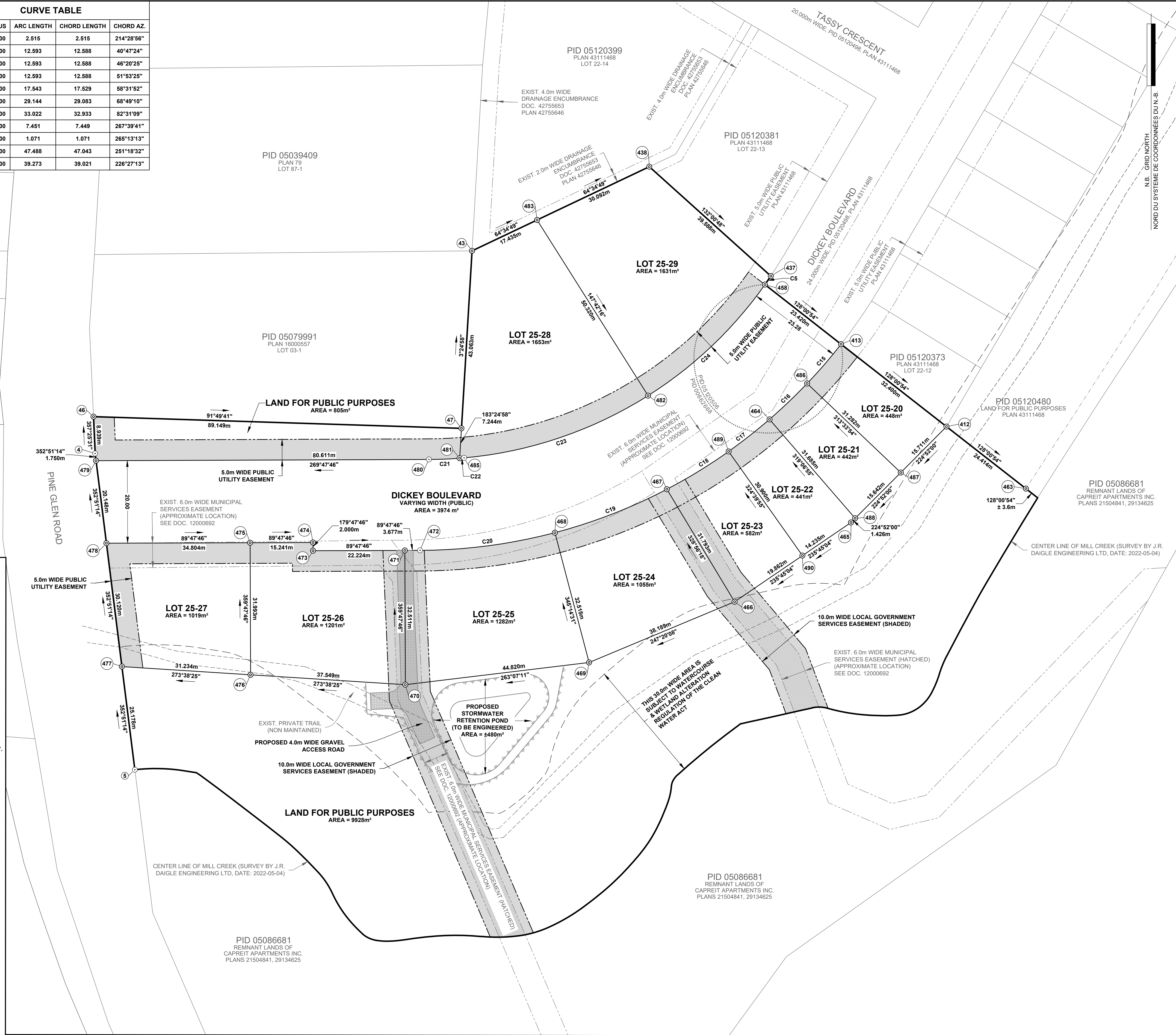
PROPERTY INFORMATION

PID 00662668
REGISTERED OWNER: MATTIE CAPITAL INCORPORATED
DEED TRANSFER 31807515, DATE: 2012-08-08
PLAN 43111468, LOT 2 (REMNANT)

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, AS ITS INTERESTS MAY APPEAR.

DEAN HARTMAN (PRESIDENT) MATTIE CAPITAL INCORPORATED

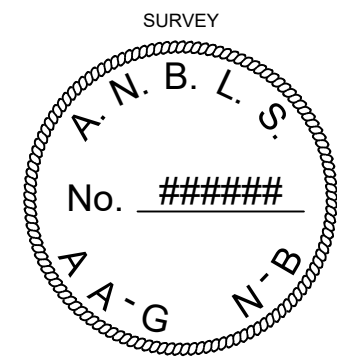


RAYWORTH & ROBERTS SURVEYS LTD.
23 LAPLANCHE ST.
AMHERST, N.S.
JRD-###

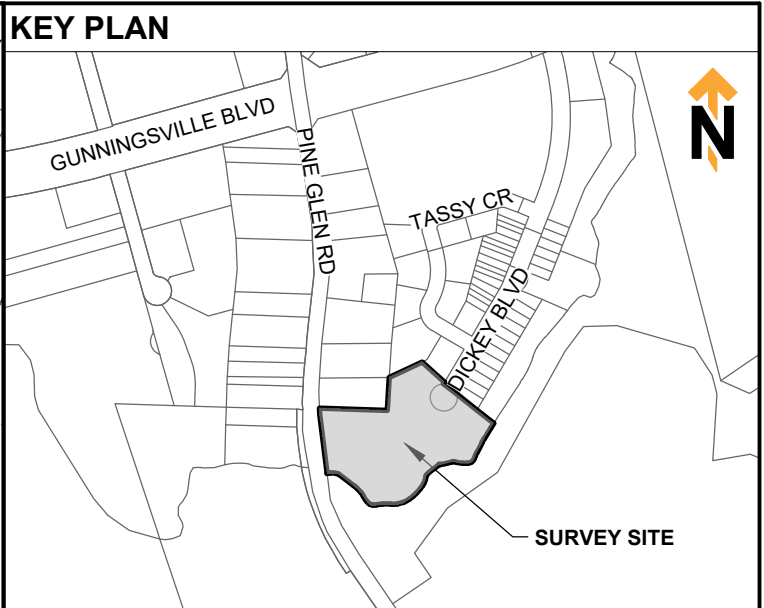
SURVEYOR'S STATEMENT

I, MICHAEL J. GOULD N.B.L.S., DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS PLAN CORRECTLY DEPICTS ANY RESEARCH, FIELD WORK AND COMPUTATIONS UNDERTAKEN FOR THIS PROJECT.

MICHAEL J. GOULD N.B.L.S. #390 2025-##-##



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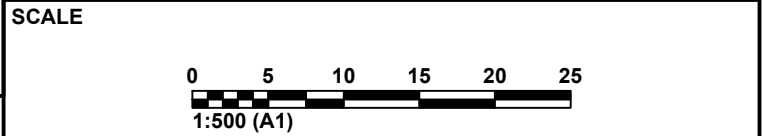


LEGEND	
ITEM	
STANDARD SURVEY MARKER PLACED	⊙
STANDARD SURVEY MARKER FOUND	⊙
CALCULATED COORDINATE POINT	○
IRON PIPE FOUND	●
IRON BAR FOUND	●
SCRIBED WOODEN SURVEYOR'S POST	⊠
SQUARE IRON BAR FOUND	⊠
WOODEN SURVEYOR POST FOUND	⊠
NB GRID MONUMENT	⊠
TRAVERSE CONTROL POINT	⊠
LAND DEALT WITH BY THIS PLAN BOUNDED THUS	
LOT LINE	
AMENDING LOT LINE	-----
PROPOSED LOT LINE	-----
EASEMENT	
PROPOSED EASEMENT	-----
UTILITY POLE	⊙
GUY WIRE	→
LIGHT STANDARD	⊙
OVERHEAD UTILITY LINE	--- O/H ---
UNDERGROUND UTILITY LINE	--- U/G ---
GAS LINE	--- GAS ---
CURB STOP	⊠
FENCE	⊠
TREES	⊙
TREE LINE	⊙
MARSH	⊙
WATER WELL	⊙
ORDINARY HIGH WATER MARK	⊙
NEW BRUNSWICK HIGH PRECISION MONUMENT	N.B. H.P.M.

AMENDING SUBDIVISION PLAN
DOBSON LANDING SUBDIVISION
UNIT 1, PHASE 3
AMENDING PLAN 43111468

OWNER
MATTIE CAPITAL INCORPORATED & TOWN OF RIVERVIEW

BOULEVARD DICKEY BOULEVARD
TOWN OF RIVERVIEW
PARISH OF COVERDALE
COUNTY OF ALBERT
PROVINCE OF NEW BRUNSWICK



DRAWN BY M.D. CHECKED BY M.J.G. DRAWING DESCRIPTION TENTATIVE SD PLAN