Riverview Planning Advisory Committee

October-8-25

Staff Report

Subject: Town of Riverview Municipal Plan and Zoning By-law

File Number: 24-0052

From:

Reviewed by:

Lori Bickford

Planning Manager/Planner

General Information

By-law

Town of Riverview Municipal Plan and the Town of Riverview Zoning By-law

Proposal

To adopt a new Municipal Plan and Zoning By-Law for the Town of Riverview.

Policies

Please reference the attached Draft Proposed Town of Riverview Municipal Plan for all proposed policies.

Zoning and/or Subdivision Regulation

Please reference the attached Draft Proposed Town of Riverview Zoning By-Law for all proposed zoning by-law regulations.

Internal Consultation & External Consultation

Municipal Plan Review Committee

"That the Plan Review Committee has helped to develop and review the proposed development framework and endorses the proposed Municipal Plan and Zoning By-law, as presented, in principle. Should substantive changes be recommended to the documents, the Plan Review Committee requests they be permitted to review and make recommendations on those changes."

Provincial Departments

Provincial departments were contacted for comments, and they have provided no comments.

Public Engagement Sessions

Two public engagement sessions have helped shape the drafts, one in the Spring of 2024 to help shape the vision, and one in the spring of 2025 to review and seek feedback on key ideas.

The detailed outcomes of these sessions can be found in two separate What We Heard Reports done by Dillon Consulting.

Discussion

Land use planning for municipalities in New Brunswick is done through two main documents, the Municipal Plan and the Zoning By-law. The Municipal Plan is the primary by-law containing policies that reflect the present and long-term land use goals and vision of the Town. The Zoning By-law is the document which directs and protects the day-to-day development, as well as the future development of the municipality. It is the By-law that contains the regulations which are used to implement the policies and proposals of the Municipal Plan and determines where present development is permitted to occur within the municipality.

Updating the Municipal Plan and Zoning By-law is necessary to meet the Community Planning Act 10-year update requirement, update the Town boundaries due to reform, address the Town's commitment to the Housing Accelerator Fund (HAF), meet the changing landscape of development and growth pressures, and increase flexibility and adaptability. The goal for this update is to reflect the community's wants and needs; foster a collaborative approach to land use that builds long-term stewardship of the Town's development framework; update the framework for ease of use and implementation; and to update the framework to better manage development pressure.

Additionally, there are Statements of Public Interest to be incorporated. This is provincial legislation adopted in 2023 which sets out policy areas that must be considered in all new planning documents. The overarching topics are: Settlement Patterns, Agriculture, Climate Change, Flood and Natural Hazard Areas, and Natural Resources.

The draft by-laws have been in development for the past year and half, with collaboration from the Municipal Plan Review Committee, Dillon consulting, Town and Plan360 staff. Two public engagement sessions have helped to shape the draft, one in Spring 2024 to help shape the vision, and one in spring 2025 to review and seek feedback on key ideas.

To start, the proposed general approach to zoning for this Municipal Plan and Zoning By-law update is to reduce the number of zones. This has resulted in new zone names and approaches primarily for the commercial and residential zones.

There are four "big" proposed moves to the new proposed Municipal Plan and Zoning By-law: 1.Town Centre

A town centre zone is being proposed for the Town of Riverview from Strathmore to Downey. This zone is proposed to permit increased height, up to 8 stories as-of-right, as well as, to have increased design standards such as traditional material and glazing requirements, ground floor height minimums, and limiting ground floor areas to encourage smaller stores such as Mom & Pop shops over big box. The goal of this zone would be to create a recognizable and vibrant Town centre, to have more pedestrian friendly development with a slightly more urban form, and to create a sense of place.

2. Secondary Planning Area/Future Development Zone

The Future Development Zone is proposed to be a holding area for more detailed planning processes. It is proposed to be applied to the Bridgedale/Gunningsville area.

The process of developing a secondary plan for the Gunningsville/Bridgedale area is being undertaken by the Town. This plan will guide a unified development concept that accounts for environmental features, transportation network, zoning, and provide an action plan for development.

There is also a Secondary Planning Area, or if council deems it appropriate, a Subdivision Master Plan requirement for part of West Riverview which is outlined in Schedule C of the Municipal Plan. This area is recognized as needing a more detailed planning process, though the Subdivision Master Plan option is there to provide an increased level of flexibility in the exact approach. Topics that should be addressed in either approach are outlined in the applicable policy.

3.Height

A height transition approach is proposed for buildings located next to Low-Rise Residential. The basis of this proposed approach is the taller the building, the bigger the setback from the Low-Rise Residential zone. This setback would be in line with the height (ex: 16m/4 storey building would have a 16m setback vs a 13m/3 storey building would have a 13m setback). A landscaping buffer would remain a requirement as well

4. Four (4) Units As-of-Right

It is proposed that single unit dwellings and semi-detached dwellings are permitted to have two accessory dwelling units that are either attached or within the dwelling, as well as, a garden suite. For accessory dwelling units, they cannot exceed 80sqm and have an additional parking space per unit. There would be increased requirements for a secondary accessory dwelling unit such as being stylistically similar to the

main dwelling unit, have a maximum of two exterior doors on the street facing façade, when located in the front/flankage/side yards be cladded in substantially similar material and same colour as the main dwelling, etc. The proposed approach is that the secondary accessory dwelling unit would trigger a homeowner occupied requirement. The goals of this approach is to enable gentle/soft density, to allow more flexibility for homeowners, to address the HAF commitments, while also limiting the visual impact.

In addition to these 'big' moves, the draft by-laws also propose changes such as:

- · Setting out a framework which allows chickens accessory to a residential use in the Rural Area zone;
- · Permitting shipping containers to be used as accessory buildings in certain zones and as a main use in the Parks and Recreation zone;
- · Having a 30m setback from all wetlands and watercourses;
- · Limiting third party signs (billboards) in the Town of Riverview;
- · Updating Home Occupation regulations including allowing home occupations in accessory buildings, limiting permitted uses, creating a mechanism for PAC approval of certain home occupations;
- Decreasing required parking stalls for multiple unit dwellings from 1.25 stalls per residential unit to 1 stall per unit;
- ·Removing the requirement that any building containing 3 or more dwelling units having to go to PAC as a conditional use approval;
- · An update to Riverview's Vision: "Riverview is a dynamic community where people thrive, businesses prosper, and the natural environment is balanced with growth, providing a high quality of life for all."; and
- · There are also general updates to reflect the work the Town has done since the previous plan update, the changes Riverview has seen, incorporating recent studies, etc. For example, the inclusion of the Community Economic Development Strategy and adding policies that address natural assets in sections such as "Storm Sewer" and "Parks, Open Spaces, and Recreational Facilities".

Legal Authority

Community Planning Act 2017, c.19 / Loi sur l'urbanisme 2017, ch.19

110(1) Before making a by-law under this Act, a council shall request in writing the written views of the advisory committee or regional service commission on : / Avant de prendre un arrêté en vertu de la présente loi, le conseil demande par écrit au comité consultatif ou à la commission de services régionaux de lui donner son avis écrit :

(a) a proposed by-law in respect of which the views have not been given previously, / sur tout projet d'arrêté relativement auquel aucun avis n'a été donné auparavant;

Recommendation

Staff respectfully recommends that the Riverview Planning Advisory Committee RECOMMENDS that the Town of Riverview Council proceed with the adoption of by-law No. 300-34 "Town of Riverview Municipal Plan"; and

That the Riverview Planning Adviosry Committee RECOMMENDS that the Town of Riverview Council adopt by-law 300-8 "Town of Riverview Zoning By-Law".

Town of Riverview Municipal Plan

By-law No. 300-34

LEGISLATIVE REVIEW DRAFT UPDATED FOR PUBLIC HEARING OCTOBER 14, 2025



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LAND ACKNOWLEDGEMENT

Riverview is located within the traditional, unceded territory of the Mi'kmaq Peoples.

This territory is covered by the "Treaties of Peace and Friendship" which the Wabanaki People first signed with the British Crown in 1725. The treaties did not deal with the surrender of lands and resources but in fact recognized the Wabanaki title and established the rules for what was to be an ongoing relationship between nations.

We affirm our commitment and responsibility in improving relationships between nations, and to improving our own understanding of local Indigenous Peoples and their cultures.



CHAPTER 1: INTRODUCTION

1.0 Introduction

This plan is prepared under the provisions of Section 21 of the *Community Planning Act*, S.N.B 2017, c. 19, Province of New Brunswick. This document constitutes the Municipal Plan for the Town of Riverview. It replaces and repeals the Municipal Development Plan adopted by Town Council on September 9, 2013, being By-law No. 300-33.

The objective of this Plan is to establish policies and proposals which will guide and encourage the orderly physical, social, economic, and environmental development of the Town of Riverview (the Town) and promote mobility, emergency preparedness, and resiliency. This Plan guides all future use of land within the Town. The Plan has a 20-year implementation horizon and is in effect for a maximum of ten years prior to a full review. It is written to be flexible and provide procedures for adapting to changing circumstances over time. Nevertheless, periodic amendments to this document may be required over time and Council shall confer with its Planning Advisory Committee regarding any proposed amendments.

The 2025 review and update of the Town's Municipal Plan required updating background information including the examination of land use issues to ensure that the objectives and policies of the Municipal Plan remain current. The Town also prepared a Housing Needs Assessment to align policies of the Plan with housing projections as well as a building height and massing study. To assist with this process, the Town of Riverview established a Plan Review Committee made up of representatives of the general public, Council, Town administrative staff, and members of the Southeast Regional Service Commission (Plan360). Dillon Consulting Limited was also employed to support Plan 360 with the drafting of the Plan. The work involved with the review of the Municipal Plan consisted of four main components: background review and analysis; public and stakeholder consultation; preparation of Municipal Plan By-law; and the formal by-law adoption process.

Several important planning issues are identified in this Plan which may require more detailed studies. The Plan therefore provides a basis to undertake planning initiatives during its period of implementation and provides for continuity and consistency where a wide range of activities are occurring.

How to Read and Use this Plan

This Municipal Plan is a long-range, forward-thinking Plan, which describes Riverview's planning vision. Based on more detailed planning goals and objectives, this Plan outlines Riverview's planning policies and proposals. It is also important to note that while various sections of the Plan contain preamble statements or contain statements on intended vision, and outline goals and objectives, these are intended to assist with setting the context for the policies and proposals that follow.

To successfully facilitate and implement the policies and proposals of this Plan and to properly identify which apply to a particular proposed development, it is important to read and to become familiar with this document in its entirety.

Throughout this Municipal Plan, policies and proposals are either stated in a manner that conveys intent or is preceded by a heading entitled "Policy" or "Proposal". Examples of intent include: "Council shall...", "... It shall be the intention of Council to ..." or "... the following proposals reflect Council's priorities...". Policies are identified by "Policy" followed by appropriate numbering (ex: **Policy 5.1.2**) whereas proposals are identified by "Proposal" followed by numbering in keeping with the relevant Policy (ex: **Proposal 5.1.3**).

The policies and proposals of this Plan have special meaning within the context of the Community Planning Act (the Act). Development undertaken by the Town of Riverview cannot be contrary to the policies and proposals of this Plan. Also, neither the Province nor any person can carry out an undertaking or any development that is in any manner inconsistent or at variance with a proposal in this Plan.

This Plan includes a 5-year Capital Works Budget in Schedule D that details those actions that Council proposes to be taken to help implement the Plan. The Act does not require Council or the Province of New Brunswick to carry out any proposals in the Plan or actions listed in this schedule.

While efforts have been made to use plain language as much as possible in this document, there may be times when a specific word or phrase is required. A glossary is provided in Schedule E. Please note that the terms "Municipal Plan" and "Plan" are used interchangeably throughout this By-law and both are intended to refer equally to this By-law.

Amendments to this Plan

Municipal Plans are long-term plans that should be monitored and adjusted to better meet the needs of the community over time as conditions change and new information becomes available. Amendments to this Plan may be made by Riverview Town Council following the plan amendment process outlined in the Act.

Future Reviews of this Plan

The Act requires Municipal Plans to be reviewed periodically to ensure that they continue to meet the goals and aspirations of the municipality. To allow the time to fully appreciate the effectiveness of the policies and proposals outlined herein, Council is required to review this Municipal Plan no later than ten years from its commencement.

CHAPTER 2: PLANNING AND DEVELOPMENT GOALS

2.0 Planning and Development Goals

The Municipal Plan must address "Where the Community is at and Where it wants to be in the Future." Insights from the background studies have revealed trends and opportunities that are significantly tied to the past and provide a sound basis for the community to capitalize on in the future.

The Town is highly regarded by its residents and the wider region for its strong community values, peaceful neighbourhoods, access to amenities, and its scenic physical assets—particularly the Petitcodiac River. The Town's human scale of development supports a high quality of life, fostering a unparallel sense of belonging and community. These attributes have firmly established Riverview as a vibrant community within the Greater Moncton area, renowned for its amenities and charm.

Looking forward, Riverview stands on the brink of transformative change. The introduction of new infrastructure developments—including enhancements in East Riverview and other key areas—marks a turning point in the Town's connectivity and capacity for growth. These advancements will significantly bolster Riverview's accessibility and economic integration within the region, unlocking new and exciting opportunities for development and prosperity.

This Municipal Plan acknowledges the Town's emerging role as a key player in advancing regional prosperity while maintaining its distinctive character. The Plan aspires to equip Council and the community with the strategies, tools, and policies needed to realize the Town of Riverview's vision:

"Riverview is a dynamic community where people thrive, businesses prosper, and the natural environment is balanced with growth, providing a high quality of life for all."

Population dynamics, such as household size, families, structure, and age will affect the demand for traditional forms of housing. Council recognizes these changes as opportunities for further development. Additionally, the delivery of essential services will have to adapt to the evolving needs of its current and future residents. New residential neighbourhoods will be cost-efficient and efficient, thoughtfully planned and logically integrated with one another. Existing and future streets will provide safe and efficient movement for vehicles, pedestrians, and cyclists, with provisions for convenient public transit.

To focus the community's efforts, the Town must adopt goals which demonstrate and describe the communities' vision for the future. The following strategic statements form the foundation of this plan. They are formed from careful review of research, discussions with Town Council and Staff, consultation with the Plan Review Committee, and engagement with residents and

stakeholders. Members of Council will consider each of these goals as they facilitate and implement the Municipal Plan over the next 10 years.

Goals of the Municipal Plan

- (a) Continue to enhance and uphold Town of Riverview's image as a welcoming, safe, clean, and accessible community within the greater Moncton area, with an exceptional quality of life, fostering a strong sense of community pride and civic engagement;
- (b) Promote orderly and sustainable growth and development to drive economic prosperity by encouraging job creation, enhancing access to amenities, positioning Riverview as a destination of choice for new residents and visitors, and diversifying local industries to strengthen community resilience;
- (c) Promote orderly and sustainable growth and development while preserving, enriching, and enhancing the community's existing neighbourhoods, ensuring thoughtful planning that benefits all residents:
- (d) Maintain and elevate the high level of recreation programming in the Town, as well as ensure that new developments provide access to diverse recreational facilities and amenities such as sports fields, parks, and interconnected walking trails, promoting active and healthy lifestyles.
- (e) Strengthen and expand the trail networks by enhancing connectivity and providing greater access to riverfront and protected watercourses, showcasing Riverview's natural beauty and fostering environmental appreciation;
- (f) Enhance integrated mobility solutions within Riverview by promoting a comprehensive transportation network that includes public transit, active transportation, and efficient road systems;
- (g) Provide for a diverse mix of residential housing options reflective of the evolving needs of current and future residents, catering to a range of affordability and accessibility;
- (h) Establish a strong and vibrant Town Centre area that serves as the heart of Riverview, fostering a lively mix of cultural, commercial, residential, and social activities;
- (i) Develop and support commercial nodes at a scale and range to serve the Town, as well as the regional population, that contain a concentrated mix of retail and commercial land uses and serve as significant local employment areas;
- (j) Provide adequate municipal services, associated utilities, and emergency preparedness to sustain existing and facilitate future development;

- (k) Protect and enhance the natural environment; and
- (k) Direct growth towards areas where municipal services and infrastructure already exist, safeguarding rural lands from premature development and promoting efficient, sustainable land use patterns.



CHAPTER 3: GENERAL DEVELOPMENT

3.0 General Development

The Town has steadily grown since the 1980s. The Town's population grew by 4.6% from 2016 to 2021 to a total of 20,584 residents according to Statistics Canada's 2021 Census data. Over the past twenty years, significant urbanization and suburbanization has transformed the community, making it essential for planning policies to adapt accordingly for broad public benefit.

The Town benefits from the Greater Moncton Region's ongoing growth and development, attracting new residents and enhancing the Town's socio-economic profile. Recent infrastructure improvements have facilitated development within the Town's urban growth boundary, creating effective connections between Riverview and downtown Moncton. These enhancements are expected to increase housing demand and support continued growth in Riverview.

This Plan recognizes the importance of concentrating growth where municipal services are available or can be efficiently provided, aligning with fiscal autonomy and smart growth principles.

Council will continue to foster a proactive environment for sustainable community development. This includes implementing flexible planning policies and regulations to accommodate new development, ensuring that neighbourhoods serve all residents, while cultivating a vibrant business community that provides a competitive tax base to support essential services.

Policy 3.0.1 Council shall provide a development policy environment which:

- (a) facilitates an efficient and cost-effective pattern of development;
- (b) enables the economical provision of municipal services;
- directs the location of development in a manner consistent with capital works programs and the Town's economic, social, and environmental objectives;
- (d) assists in the expansion of the Town's non-residential tax base to remain competitive with other municipalities and to seek alternative means to generate revenue to assist in the reduction of the Town's dependence on the residential tax base.

3.1 Community Development and Strategic Economic Development Initiatives

Contemporary community development requires significant municipal effort and investment of human capital. A community which is not aggressively promoting and marketing itself is severely limited in seeking future development prospects. It is imperative that Council provide a development environment which is attractive to potential investors but also cognizant of the needs

of the established community. Council has the ability to influence and create such an environment and to provide for the opportunity for new economic growth. The provision of a high standard of community infrastructure, such as streets, piped services, recreation and leisure services and facilities, while maintaining competitive property tax rates, will add to the positive development environment of the Town. Council is charged with the responsibility of effecting and influencing change and growth within the community.

- Policy 3.1.1 Council shall continue to actively participate with other levels of government, adjacent municipalities, and development associations in the promotion of the region, recognizing the benefits of collaborative economic development initiatives.
- **Policy 3.1.2** Council shall endeavor to provide for employment growth opportunities in appropriately designated commercial and industrial areas within the Town.
- Policy 3.1.3 Council shall create opportunities for home occupation uses in Residential areas with standards that mitigate their impact on the neighbourhood, specifically related to visual appearance of the residential structures, on-site parking, noise, number of employees, and sector.
- Policy 3.1.4 Council shall implement and advocate for the Community Economic Development Strategy that aims to promote development and realize tax base growth.

Council has not delegated the responsibility of promoting the Town's economic development potential to any single agency. The Town's Economic Development Team has the primary responsibility of business attraction. Direction for promoting the Town's economic benefits and growth potential is provided in the Community Economic Development Strategy. In addition, other groups, such as Business Riverview, Chamber of Commerce for Greater Moncton, the Albert County Chamber of Commerce, the Southeast Regional Service Commission, Opportunities NB, and Working NB all play a role in assisting the Town with fostering a positive business climate.

- **Policy 3.1.5** Council shall promote the Town's economic benefits and growth potential under the direction of the Community Economic Development Strategy.
- Policy 3.1.6 It shall be the intention of Council to seek the support and cooperation of relevant regional development authorities and the provincial government to reinforce and promote the quality of life of Riverview residents. Council, in cooperation with other government agencies and the business community, shall undertake strategic economic development initiatives and identify specific development opportunities arising from collaboration with neighbouring communities and regional development efforts.

3.2 Growth Management – The Urban Growth Boundary

The Town recognizes the importance of ensuring it grows efficiently by maximizing the use of existing services, infrastructure, and resources. Accommodating growth within the existing fabric of the Town, where existing services, facilities, and infrastructure are already in place, reduces costs to the Town and residents long-term as fewer roads, pipes, and other hard infrastructure, as well as soft services (e.g. street sweeping, sidewalk clearing, protective and emergency services) are needed in a more compact development pattern. When more residents can share the same facility or services, like a community centre or public transit service, the financial viability of that facility or service can be improved. The Town acknowledges that minimizing urban sprawl — low density development at the urban fringe — encourages efficient growth. A more compact community, with density located in the right places, creates a more sustainable environmental footprint and helps to protect a rural landscape at the fringes of the Town.

The growth that has occurred in Riverview to date has benefitted from the infrastructure investments the Town has made in the past, such as major roads, and storm, water and sewer infrastructure, as well as recreation and cultural facilities. However, from a financial perspective, the Town does not want to expand the Urban Growth Boundary and commit to further infrastructure costs, both short term capital and long term operating costs, when there are areas of the Town where new development can utilize existing infrastructure and contribute to the development of a more compact town. Expansion of the urban boundary works against the development of a vibrant Town Centre and the development of a transit-supportive Town.

The Urban Growth Boundary of this Plan is a means to control the future growth of the Town. The boundary is based on existing infrastructure capacity and is meant to accommodate the projected growth of the Town over the long-term. As of 2025, there is 69.75 Hecatres (172.35 acres) of land available for development within the urban growth boundary. As such, the goal of this Plan is to direct growth within the Urban Growth Boundary and maximize the use of existing services. The land outside the Urban Growth Boundary will be primarily reserved for rural, agricultural, and recreation uses.

Growth Management Policies

- **Policy 3.2.1** It shall be the intention of Council to encourage an orderly and cost-effective approach to development by encouraging development to take place in the following manner:
 - (a) encouraging growth within the Urban Growth Boundary, by rehabilitation and revitalization of existing building stock and existing built-up areas;
 - (b) encouraging the in-fill of existing vacant lands within existing developments;
 - (c) directing new developments within the existing piped serviced areas;

- (d) directing new developments in the areas most efficiently serviceable;
- (e) directing new residential development adjacent to existing development; and
- (f) encouraging developments that create walkable, mixed-use neighbourhoods, conserve resources, provide diverse housing options, and foster inclusive, vibrant communities.
- Policy 3.2.2 It shall be the intention of Council to support the efficient and economic delivery of services, such as water, sanitary and storm sewers, and streets, as well as other municipal services, by establishing an Urban Growth Boundary on the Generalized Future Land Use map forming part of Schedule "A" of this Plan. Within the Urban Growth Boundary, no building permit shall be issued except where such a development has access to required municipal services.
- **Policy 3.2.3** It shall be the intention of Council to ensure that land use designations bear a reasonable relationship to demand within the context of a medium to long range planning horizon.
- Policy 3.2.4 It shall be the intention of Council, prior to any further expansion of the Urban Growth Boundary, that the capacity of the existing sanitary collection, water distribution, and storm water systems be fully assessed and that a long-term, multi-phase infrastructure review be prepared and used to amend, where appropriate, any elements of the Urban Growth Boundary. Efforts will be made first to accommodate additional growth within the Urban Growth Boundary before expanding the boundary.
- Should it be determined that additional land supply is required to accommodate housing demand, an assessment of the costs and benefits of the proposed expansion shall be undertaken by the proponent(s) of the proposed expansion. The analysis shall consider both short term and long term (25 years) costs and benefits associated with the proposed expansion. Considerations shall include, but not be limited to:
 - (a) anticipated impacts and costs/benefits associated with infrastructure and servicing requirements (roads, sewers, stormwater infrastructure requirements);
 - (b) anticipated impacts and costs/benefits associated with parks, open space, recreation or other anticipated community facility requirements (e.g. schools, community centres, etc.);

- (c) anticipated impacts and costs/benefits associated with transit, fire, police, and solid waste services;
- (d) potential environmental impacts and costs/benefits of the proposed expansion;
- (e) potential impacts on the timely completion of existing new neighbourhood areas within the Urban Growth Boundary and the potential delay for the Town in recouping funds in existing infrastructure charge areas;
- (f) potential impacts of the proposed expansion on surrounding land uses.
- Policy 3.2.6 It shall be the intention of Council to ensure that large lot or rural residential development be intended to cater to a rural lifestyle and as such, lots within a rural area should not be so small as to lose their rural characteristics or to compete with urban-sized lots inside the Town.

3.3 Municipal Boundary Study

Given the development pressure to open new land for development in the south part of Riverview, along Pine Glen Road in the Southeast Rural District area, it may also be advantageous for the Town to undertake a Municipal Boundary Expansion study as a means to control the sprawl taking place near its boundaries.

Policy 3.3.1 Within the lifespan of this plan, Council may undertake a Municipal Boundary Study to explore the feasibility of expanding its boundaries southwards along Pine Glen Road to control the type of development occurring on its boundaries. Before considering any annexation, an economic and environmental impact analysis will need to show that the municipal expansion is in the best interest of the Town of Riverview.

CHAPTER 4: INFRASTRUCTURE AND MUNICIPAL SERVICES

4.0 Municipal Infrastructure

Municipal infrastructure, such as sanitary sewers, water supply and distribution systems, and storm sewers are essential physical elements that make towns and cities function. The quality of life and economic vitality of a municipality is a direct result of the presence and condition of these facilities. However, since much of this infrastructure is hidden from the public view, it is often unnoticed by a community's citizens. The provision of these hard municipal services is one of the fundamental factors which separate urban from rural environments. The provision, and therefore the control, of these centralized services enabled the process of urbanization to occur at a historically unprecedented rate. Understanding and investing in these often-unseen municipal services are paramount to a community's continued prosperity and development.

- **Policy 4.0.1** Council shall seek financial assistance from senior governments in carrying out improvements to the Town's water, sanitary sewer, and storm sewer systems.
- **Policy 4.0.2** Council shall ensure that the public water, sanitary sewer, and storm sewer systems are maintained to the proper Town of Riverview municipal development standards.
- **Policy 4.0.3** Council shall discourage the creation of easements to service land and encourage all services to be placed within the public right-of-way.

4.1 Water

The Turtle Creek Reservoir and transmission system serves the Greater Moncton area. The water distribution system within the Town boundary, including 130 kilometres of piped water, is owned by the Town but water is purchased from the City of Moncton's transmission system for distribution in the Town system. As a result, the adequacy and quality of the potable water supply is a matter of regional significance.

There are effectively three major components to the water system: the supply, the treatment system, and the distribution system. The Turtle Creek Watershed Reservoir, the Greater Moncton area's only source of drinking water, is for the most part located in the Southeast Rural District. The City of Moncton has undertaken a number of measures to protect the water quality of the watershed and reservoir. It is essential that the water quality of the Turtle Creek Watershed be protected.

Policy 4.1.1 It shall be the intention of Council to support all efforts to protect and improve the water quality in the Turtle Creek Watershed.

In order to ensure the integrity of the potable water distribution system and to keep the water supply, treatment, and distribution in the public domain, the Town will continue to limit the development of private water systems.

Policy 4.1.2 Council shall not approve any developments within the serviceable boundary which have private water distribution infrastructure, nor approve private systems connecting to the potable water distribution system.

4.2 Storm Sewer

A storm water system provides protection for public and private property and general public safety during storm events. Urbanization causes portions of the land surface to become impervious to water infiltration, causing the water to flow above the surface of the ground instead of naturally percolating into the soil or being absorbed by the vegetation or atmosphere. This disruption of the natural drainage system significantly increases the volume and flow characteristics of the surface water. The basis for storm water collection and conveyance is to reduce the potential of flooding to generally accepted levels of risk.

- Policy 4.2.1 It shall be the intention of Council to pursue any available Provincial or Federal financial assistance in carrying out improvements, upgrading or expansion to the Town's storm water system in accordance with the Town's Storm Water Management Plan.
- Policy 4.2.2 Council recognizes the value of integrating green infrastructure and natural assets, such as wetlands, to enhance storm water management and reduce long term costs.
- Policy 4.2.3 It shall be the intention of Council to ensure that potential downstream effects of development are accounted for in the review process, including the consideration of green infrastructure solutions and the preservation and use of natural assets to mitigate flooding and improve water quality.
- **Policy 4.2.4** Council may, from time to time, require developers or land owners to assume the cost of surface water remedial initiatives to ensure minimum impact on neighbouring properties and existing infrastructure.
- **Policy 4.2.5** Council shall seek methods of ensuring that approved lot grading is carried out in new subdivisions and on infill development through the building and development permitting process.
- **Policy 4.2.6** It shall be the intention of Council to protect the water quality of local streams, rivers, lakes, and channels by ensuring:

- (a) the increase in runoff resulting from development is minimized through the use of appropriate storm water management techniques such as retention and detention ponds, grassed swales, and other techniques.
- (b) all necessary Provincial approvals, including setback regulations from watercourses and watercourse alteration permits have been obtained prior to the issuance of any municipal permit.
- (c) periodic monitoring of water quality entering the storm sewer system occurs and the appropriate action is taken.
- (d) Storm water conveyance systems shall be separated from the sanitary sewer collection system.
- Policy 4.2.7 In planning and development decisions, Council may consider the lifetime costs of engineered infrastructure versus green infrastructure, including the ongoing maintenance, repair, material costs, and the additional benefits provided by natural assets.

4.3 Sanitary Sewage

The collection and treatment of sanitary sewage is one of the core services provided by local government. In the Town, the service is the responsibility of two separate authorities. The major collection system, sewage treatment, and effluent disposal are the responsibilities of the TransAqua. Local collection systems are the responsibilities of the three municipalities' Engineering and Public Works Departments. The Town currently owns and maintains over 133 kilometres of sanitary pipe throughout the community. This infrastructure alone represents a significant capital investment. The basic purpose of the sanitary pipe is to intercept and convey household wastewater to the treatment facility prior to discharge into the Petitcodiac River.

- **Policy 4.3.1** It shall be the intention of Council to ensure that all future development separate storm water discharge from the sanitary sewer system.
- Policy 4.3.2 It shall be the intention of Council to continue to support the operations of the Greater Moncton Sewage Commission and the continuing efforts to improve the level and efficiency of sewage treatment as fiscal and environmental considerations warrant.

The Town's Engineering and Public Works Department has identified the theoretical limits of the overall existing sanitary drainage system for Riverview. The area of land which this system is capable of servicing is based upon the design capacity of the pipe, the amount of extraneous storm water flow, and current levels of use.

Policy 4.3.3 It shall be the intention of Council to maintain gravity flow in all new and replacement sewage pipe installations.

4.4 Solid Waste Disposal

The Town, along with other nearby Municipalities and surrounding area, utilize the Southeast Eco360 Waste Management facility located on the Berry Mills Road. The site is managed by the Southeast Regional Service Commission (Southeast Eco360).

Policy 4.4.1 Council shall continue to participate in the Southeast Eco360 corporation and continue to dispose of its solid waste at the facility.

The life span of the existing facility can be significantly increased if the volume of waste going to the site is reduced.

Policy 4.4.2 Council shall encourage initiatives from Southeast Eco360 aimed at waste reduction, reuse, recycling, and recovery.

4.5 Utilities

Although the Town does not provide utility services such as power, telephone, cable, and natural gas as a Municipal Service to its residents, the suppliers of the services often utilize the municipality's street right-of-ways to distribute the service by a series of utility poles and lines. The appearance of these utility poles and lines periodically detract from the area that they serve. When it is feasible, effort should be made to minimize the intrusion of the lines by adopting alternative means, such as rear lot servicing or underground trenching to service the site.

While many utility services are governed by provincial or federal authorities, the Town recognizes its role in coordinating these services to benefit the community. As new utilities emerge, the Town will manage their development to minimize clutter and ensure public safety.

Policy 4.5.1 Council shall encourage the underground placement of power, telephone, cable services, and natural gas within the street right-of-ways. When above ground utilities are to be provided, power lines and other utilities shall be generally located to minimize aesthetic and environmental impact.

The provision of sewage collection, storm drainage, and water supply are essential to urban development. Similarly, telephone and electric power supply are also essential services. Some components of these utilities are necessarily located in every area of the municipality with regard to zoning. Structures range from transmission towers and switching or transformer stations to water pumping stations and water towers. It is important that such developments be permitted in any zone within the municipality so efficient and effective public utility services can be provided to the Town's residents.

Policy 4.5.2 It shall be the intention of Council, in recognition of the essential importance of utility services to the residents, to permit the development of utility-related uses in all zones.

Some utility uses, such as transformer stations and high-voltage transmission lines, may have a major impact on nearby users. Careful planning of the location of transmission lines and the attractive development of transformer stations can diminish much of the impact.

It is appropriate for the municipality to seek the cooperation of the Power Corporation and the communication companies in developing guidelines for the location for such developments.

Policy 4.5.3 In recognition of the impact of utility structures upon neighboring users, it shall be the intention of Council to seek the cooperation of utility firms in establishing guidelines for the general location, siting, and site development of utility uses. Furthermore, Council shall seek to establish a public information process to ensure that any community concerns are addressed by the public utility firms prior to the commencement of construction.

While many utility services are governed by provincial or federal authorities, the Town recognizes its role in coordinating these services to benefit the community. As new utilities emerge, Riverview will manage their development to minimize clutter and ensure public safety.

- **Policy 4.5.4** Council acknowledges that increased competition among utilities is beneficial and will oversee new utility installations to prevent visual and physical clutter within the community.
- Policy 4.5.5 Council will work with provincial authorities to define responsibilities and establish inspection protocols, ensuring the safe distribution and use of gas and other utilities in the Town.

4.5A Radiocommunication Facilities

Radiocommunication towers and antennas as well as other communication infrastructure such as internet services provide important expected communication needs to the community. Communication technologies require some level of flexibility in locating communication equipment to cover specific geographic areas it serves. These services are provided by various communication companies and networks.

In Canada, all communication systems are governed by Federal legislation and regulations. Government of Canada and the Canadian Radio-Television and Telecommunications

Commission (CRTC) regulate and operate telecommunications in consultation with municipal governments.

The Town of Riverview is not the approving authority for communication installations. However, as part of the licensing process, the Government of Canada requires that the communication companies (referred to as the service providers) contact the municipality for input.

Towers and antennas facilities can be unsightly as they are often predominant in the landscape. It is in the best interest of the community to seek to minimize the overall number of towers and antenna and encourage design options that will make their presence in the community more compatible. Therefore, it is important that the Town establish criteria and guidelines for the evaluation of new radiocommunication towers that are more compatible with their surroundings and seek to minimize their impact on the community. Providing the opportunity for local public consultation in the siting process is essential.

Radiocommunication Facilities Objectives

It is an objective of Council to:

- 1. Minimize the number of new radiocommunication towers to be erected within the Town;
- 2. Establish criteria and guidelines for the evaluation of new radiocommunication towers that will seek to minimize their impact on the community;
- 3. Provide the opportunity for local public consultation with neighboring property owners; and
- 4. Encourage tower design options that make towers more aesthetically pleasing and compatible to their surroundings.

Policy 4.5A.1

It shall be the intention of Council to encourage consultation between radiocommunication carriers and the Town, that will address matters such as co-location and optimal site selection.

Proposal 4.5A.2

To assist in implementing Policy 4.5A.1, the Town proposes, as part of the planning and site selection process, for radiocommunication tower and/or antenna sites that consideration be given to:

- (a) appropriate design aspects to minimize impacts on surrounding land uses;
- (b) the use of monopoles with co-location capability, rather than lattice tower design;

- (c) Avoid locating radiocommunication towers and/or antennas or minimizing their impacts in predominant residential areas, or locations characterized by a designated heritage structure or feature, environmentally significant sites, important public views and vistas, or important natural or human-made features; and
- (d) Encourage minimum setback to all property lines of a distance equivalent to the height of the tower whenever possible.

Proposal 4.5A.3 It shall be the intention of Council to continue to stay current on national radiocommunication policy and to continue to explore manners in which to communicate the city's preferences with regards to the location and design of radiocommunication towers and antennas.

Proposal 4.5A.4 The Town may join an independent agency or service to process and handle antenna siting applications on behalf of the municipality.

4.6 Transportation and Connectivity

Transportation significantly impacts Riverview's residents and businesses. While automobiles will remain the primary travel method, this Plan aims to enhance and offer alternative transportation options like public transit, walking, and cycling. This will boost connectivity and accessibility and help Riverview become a more sustainable community, aligning with the Plan's goals.

Riverview's transportation network is continuously improving. Recent projects like the Gunningsville Bridge and Gunningsville Boulevard have already enhanced connectivity. Upcoming developments, including the completion of Bridgedale Boulevard and the future West Riverview Boulevard, will further strengthen the system. The town is committed to a progressive approach to transportation planning, ensuring a well-integrated network that supports driving, walking, rolling, cycling, and transit. The goal is to make all modes of transport safe, comfortable, convenient, and accessible for everyone, regardless of age or ability.

Road Network

Riverview has traditionally served as a bedroom community for employers in Moncton and Dieppe which raises many challenges for the ongoing maintenance of the public street system. With the automobile continuing to be the major mode of transport and increasing traffic congestion in the Greater Moncton Area and beyond, the future road network must be carefully planned.

The Town has acknowledged the importance of this issue and is committed to working on a Sustainable Transportation Plan with neighbouring communities. The Town has proposed to realign the limit of Hillsborough Road to the new alignment of the extension of Bridgedale Boulevard outside of the flood prone area of Mill Creek.

The *Future Roads Map*, attached to this Plan as Schedule C, will help guide the subdivision process to ensure that streets in the Town are developed in a coordinated and efficient way. The hierarchy of all future streets, and the detailed definitions and design of these streets, will continue to be provided in the *Subdivision Development – Procedures, Standards and Guidelines* document that is administered by the Town.

Policy 4.6.0 The following types of streets are shown on Schedule C: Future Roads Map, attached to this Plan, which identifies street classifications of existing streets and proposed connections: arterial streets, collector streets, local streets, culsde-sac, private roads.

Arterial Streets

Arterial streets carry the majority of traffic that moves through the community. Daily traffic volumes will range between 7,000 and 30,000. Although the primary emphasis is on maintaining a high level of mobility for through movement, a secondary role of arterial streets is to provide access to adjacent land. In most situations access will be limited, controlled or eliminated. On-street parking is often restricted. To allow for the safe movement of pedestrian traffic, sidewalks are required on both sides of the street. Arterial streets are a Level I priority for winter maintenance.

- (a) Coverdale Road and Hillsborough Road are the Town's major arterial streets. These east-west arterial carry traffic from the eastern and western extremities of the Town up to the river crossings.
- (b) Gunningsville Boulevard, Findlay Boulevard are the major arterials that move traffic to the northern and southern regions of the Town.
- (c) Bridgedale Boulevard is an arterial street that connects Gunningsville Boulevard to Runnymeade Road with future planned extensions to Bridgedale Boulevard.
- (d) Riverview West Boulevard is a planned future arterial street.

Collector Streets

Collector streets offer a compromise between land access and through-movement. Collectors will infiltrate into residential neighbourhoods and connect the local streets to arterial streets. They provide for the movement of substantial, but less impactful travel volumes than arterial roads, and typically carry daily traffic volumes of 1,000 to 10,000. They are often considered for bus routes. A sidewalk is required on at least one side of the street and in some cases, sidewalks on both sides of the street may be necessary. On-street parking is often restricted. Normally, the intersection of a collector street with an arterial street warrants signalization and at times, access control is necessary. In Riverview, collector streets are also a Level I priority for winter maintenance and have a right-of-way width of 20-23 metres.

- (a) The Trites Road, Canusa Drive, Callowhill Road, Pinewood Road, Sussex Avenue, Buckingham Drive, Whitepine, Cleveland, Sawgrass (future), Runnymeade, Lawson Avenue, Pine Glen Road, and the Old Coach Road comprise the Town of Riverview's existing and future collector street system.
- (b) As residential development progresses and subdivisions occur, more streets may have to be designated as collector streets. As a result, Schedule C – Future Roads Map will have to be updated as necessary.
- **Policy 4.6.1** Council shall endeavour to develop traffic access management controls along Arterial and Collector street corridors.

Local Streets

Local streets are municipal streets that provide access to property, while some may provide access to the higher order street systems. The majority of the streets in the Town are within this category. Local streets provide the lowest level of mobility and through traffic is generally discouraged. They are generally not considered for transit routes. Sidewalks may be required on one side of the street. Local streets are a Level II priority for winter maintenance and have a right-of-way widths ranging from 18-20 metres.

Policy 4.6.2 Through the Subdivision By-law, Council shall limit development on local streets without a secondary access point to 100 units.

Culs-De-Sac

Culs-de-sac are part of the local street system. To facilitate an efficient means of service delivery, culs-de-sac are generally discouraged in the Town. However, a cul-de-sac 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.

- **Policy 4.6.3** Council shall discourage new culs-de-sac in new subdivisions.
- **Policy 4.6.4** Culs-de-sac shall be permitted to a limited extent in any subdivision or when the topography and dimension of the land provide for no other option of design.
- **Policy 4.6.5** Applications for a new cul-de-sac shall be limited to 100 units and be circulated to the Director of Public Works and Fire Chief for comment.

Policy 4.6.6 Notwithstanding policy 4.6.5, cul-de-sacs with greater than 100 units may be considered if emergency access mitigation measures are proposed that are agreed to by the Director of Engineering and Public Works and Fire Chief.

Private Roads

Private roads are typically built to provide access to or within, private developments. They are not intended for general traffic circulation. In some cases, they may provide access to individual lots, while in other cases they may provide access to large multiple unit buildings, condominium clusters, or Dwelling Groups (mini home parks). Other than gaining access from a public street, they are usually disconnected from other developments and the public transportation network. The Town is not responsible for the maintenance of private roads.

Riverview contains many private roads and, in the future, requests may be made to the Town to convert these to public streets. In some cases, this can be problematic as these private roads have been built to different standards and usually do not meet the minimum requirements as set by the Town's engineering department. The costs associated with assuming ownership and maintenance of these roads raises economic challenges for Council. Therefore, private roads, in general, will continue to be discouraged in the Town.

- Policy 4.6.6 New lots shall not be created unless they have frontage on a public street. Exceptions will be provided in the Subdivision By-law for lands owned or to be acquired by the Town of Riverview, public utilities and in recognizing existing conditions.
- **Policy 4.6.7** Council shall discourage development on new private roads except in the case of development within a Dwellling Group zone.
- **Policy 4.6.8** Council may, in extraordinary circumstances, allow the creation of new private roads if the following conditions are met:
 - (a) The development on the private road does not impede any future developments or access to adjacent lands, with respect to streets, infrastructure or lands for public purposes; and
 - (b) The private road is built to same standards as a public street as set in the Standard Municipal Specifications.

Ensuring that all modes of transport move safely and efficiently is a major goal of this Plan. The Controlled Access Streets By-law will be used to achieve this goal and access management in general will be promoted throughout the Town to help reduce traffic conflicts and congestion.

- **Policy 4.6.9** Council shall endeavor to provide and maintain a system of local, collector and arterial streets to meet the transportation needs of the Town.
- Policy 4.6.10 To ensure that streets in the Town are developed in a coordinated and efficient way, the Future Roads Map (Schedule C) will serve as the primary guide for the location of new arterial and collector streets during the subdivision and development review process.
- Policy 4.6.11 Council will ensure that the public street system is efficient and safe through the use of the Controlled Access Streets By-law and by implementing access management principles in the Zoning By-law.
- Policy 4.6.12 Council shall continue to work with the City of Dieppe, the City of Moncton and the Province as well as neighbouring communities on a Sustainable Transportation Master Plan and any other initiatives that will improve the transportation system at the regional level.
- **Policy 4.6.13** Council shall continue to ensure that the Province retains responsibility for the maintenance and construction of provincially designated roads within the municipality.
- **Policy 4.6.14** Council shall encourage connectivity between neighbourhoods and local streets based on the smart growth principles of this Plan.

Sidewalks, Pathways and Trails

To promote and improve connectivity in the Town, people need to be able to move about safely and efficiently. While there has been a historical focus on private vehicles as the main mode of transportation, residents have called for improved connectivity and accessibility. The Town promotes the development of sidewalks, trails, and pathways as integral components of the transportation network, shifting the focus from automobile-centric design to supporting pedestrians, cyclists, and other alternative modes of transport. To accomplish this, this Plan aims to establish a well-connected, active mobility system that encourages sustainable and inclusive movement throughout the Town.

- Policy 4.6.15 It shall be the intention of Council to consider sidewalks, trails, and paths to be essential components of the Town's transportation network and to evaluate the need for these important connections during the review of all subdivision and terms and conditions applications.
- **Policy 4.6.16** Council shall provide specific direction through standards in the Subdivision Bylaw to ensure that sidewalks are an integral part of all newly developed areas.

4.7 Public Transit

Codiac Transpo is the Public Transit Authority which operates a regionalized urban transit system for the three municipalities of Riverview, Moncton and Dieppe. Each municipality decides its specific level of service and works with Codiac Transpo to determine the cost associated with provision of that service. Council can facilitate and improve the operation and efficiency of the transit system by implementing measures that enhance the ability of the transit service to meet the needs of Town's residents and current customers. There may also be grounds for Council to seek the cooperation of participating municipalities through the Public Transit Authority in the funding of a mid to long term transit service plan. Such an initiative can provide the Public Transit Authority with guidance and allow for a measured response to transit service demands.

Riverview, along with the rest of the Greater Moncton Area, has experienced unprecedented levels of population growth in recent years and has seen demographic shifts towards an aging population, decreasing family size, and increasing international and interprovincial immigration. Taken together, these factors have shifted housing needs and development patterns in the Town. Increasing density along main corridors such as Pine Glen Rd, Coverdale Road, and Gunningsville Boulevard have created opportunities for residents to reduce reliance on private vehicles and increase public transit ridership. In the interest of decreasing the level of municipal subsidy to the service, it is reasonable to seek methods of improving the viability and growth potential of Codiac Transpo. As such, increasing the amount of residential density and commercial activity along transit corridors is a major objective of this Plan.

- Policy 4.7.1 It shall be the intention of Council to improve frequency of service during peak travel times and to consider the possibility of expanding night services and weekend services as budget permits.
- **Policy 4.7.2** It shall be the intention of Council to provide staff support to Codiac Transpo to manage / liaise transit inquiries and develop improvement plans.
- Policy 4.7.3 It shall be the intention of Council to recognize public transit as a component of the transportation system and to continue fiscal support for cost effective, publicly convenient transit services linking major employment, shopping, schools and residential areas as well as to active transportation corridors.
- Policy 4.7.4 In an effort to improve the viability and growth of public transit and to promote accessibility and connectivity in Riverview it shall be intention of Council to direct residential and commercial intensification along transit corridors.
- **Policy 4.7.5** It shall be the intention of Council to support and encourage the Public Transit Authority to prepare a mid to long term transit service plan encompassing a

scheme for improvement of transit service as well as an aggressive marketing strategy in the region.

- Policy 4.7.6 It shall be the intention of Council to support all future bus purchases to be Low Floor Accessible buses for the expansion of accessible transit throughout Codiac Transpo's service area.
- **Policy 4.7.7** It shall be the intention of Council to evaluate its public transit service with public consultations every 3-5 years as growth of the community warrants.

Most of the Town's new streets are created by private developers through the subdivision process. The width provision for new streets is generally more than adequate to allow for the operation of buses. However, longer vehicles have a wider turning radius at intersections, and buses have difficulties safely negotiating turns in residential subdivisions. The Town expects future transit corridors to be located along collector and arterial streets, where street construction standards can accommodate larger vehicles, and where future high density residential and commercial growth is expected to occur.

- Policy 4.7.8 It shall be the intention of Council to ensure that new collector and arterial streets are capable of accommodating transit services. Without limiting the generality of the foregoing, these streets should include:
 - (a) a turning radius at intersections of not less than fifteen metres;
 - (b) an additional travelled way width of one half metre along the turning radius identified in (a); and
 - (c) a requirement for bus laybys/ shelters in new subdivisions on collector streets or corridors.

Public bus shelters have been installed at a number of locations. The shelters provide protection from inclement weather. Council and Codiac Transpo should continue, as a priority, to position such shelters throughout the system contingent upon demand parameters.

Policy 4.7.9 It shall be the intention of Council to continue to install bus shelters along major transit routes and key transit stops, and that all such shelters and stops are accessible for persons with disabilities.

4.8 Rail and Air Transport

Historically, the Moncton area was the focus of the railway activity in the Province. Over the past decades, the prominence of rails has significantly declined. The displacement caused by reduced rail service has resulted in increased truck traffic. Council's ability to influence decisions regarding

downsizing of rail service is limited. However, Council can present a strong united voice with other municipalities to show their support for maintaining rail service. It is therefore in the interest of the municipalities and local business to combine efforts to ensure that the area is adequately served by rail.

- **Policy 4.8.1** In recognition of the importance of rail service to the economic development of the region, Council shall continue to support initiatives aimed at ensuring adequate passenger and freight rails service.
- Policy 4.8.2 Council shall endeavour to ensure that all levels of transportation service provided by outside agencies, including rail, air, and road transit, are maintained at the highest possible level providing quality services to all segments of the community.

The Greater Moncton International Airport is located in the eastern portion of the City of Dieppe. The Federal Department of Transportation has turned ownership of the airport over to a local airport authority, charged with the management and operation of the facility. Council, together with representatives of Moncton and Dieppe, participate in the management of the Greater Moncton Airport Authority.

Policy 4.8.3 It shall be the intention of Council to participate in the Airport Authority in order to insure the continued presence of quality air services in the Moncton region.

4.9 Infrastructure Cost Recovery

Traditionally, theory on urban growth suggested that governments should be the sole providers of shared services such as roads, sewer and water infrastructure or community facilities needed for expansion of a town. There has been a shift towards governments accepting responsibility for the maintenance of existing urban infrastructure and passing on a portion of the cost of new infrastructure to those who benefit from its development. A 'growth pays for growth' approach intends to more equitably allocate the financial responsibility of building new infrastructure. This plan recognizes the value of establishing transparent and predictable cost sharing schedules which can ensure both a more equitable cost sharing mechanism and provide clear expectations around the cost of new development.

Within the Urban Growth Boundary, there are areas where the Town has paid for, and constructed infrastructure, such as a new water pressure zone and water tower and the Mill Creek Collector Sewer, to facilitate growth. Without these investments, development would not be possible. In these cases, the Town will endeavor to receive a return on the investment made, through cost-recovery. This will also be the case if future infrastructure investments are made by the Town.

Policy 4.9.1 As a condition of subdivision or rezoning approval, applicants will be required to pay for the costs of infrastructure facilities, such as roads, sidewalks, streetlights, sewers, water systems and drainage, traffic signals, water towers,

street trees, and landscaped boulevards through Conditional Zoning and Subdivision Agreement processes, as well as through the establishment of infrastructure charge areas. The Town's Subdivision By-law and Subdivision Development, Procedures, Standards and Guidelines will include infrastructure charge area maps to be used as a guide for cost-recovery.

Policy 4.9.2 Further to Policy 4.9.1, to ensure that future sanitary flows are directed appropriately, drainage catchment regions will be used to delineate the infrastructure charge areas.

Future Streets and Infrastructure Recovery

From time to time, communities are required to put in up-front investments to accommodate growth and development. This may include the extension of streets such as Bridgedale Boulevard. In some cases, developers have to provide more infrastructure than is required for their development. This is referred to as "oversizing." Historically, the Town has paid for the additional infrastructure costs, whether it is a larger pipe or wider street. While the benefits of this work may extend beyond a particular subdivision, it does facilitate growth in other areas. As such, those who benefit from the oversized infrastructure should pay for it because without these investments, development would not be possible. Quantifying the share of the infrastructure needs to be carefully planned so that the costs are allocated accordingly.

Proposal 4.9.3 To assist with the implementation of policy 4.9.1, it is proposed that Council will explore the possibility of cost-recovery on future transportation projects, such as West Riverview Boulevard, as well as infrastructure oversizing.

CHAPTER 5: RESIDENTIAL DEVELOPMENT

5.0 Residential Development Policies

Riverview is a predominantly residential community with many residents working in Moncton. The Town currently features mostly low-density housing, with about 64% of its dwelling units being single detached homes. This Plan, particularly this section on residential development, aims to preserve the character of existing neighborhoods while also supporting future development. Recognizing that changes in population, demographics, and housing will continue to shape Riverview's residential land use, the Plan establishes a framework that anticipates and accommodates these shifts. Most importantly, it provides a vision for new residential development to enhance and complement the town's growing urban environment while respecting the suburban character of the Town.

Population trends, including increased immigration and an aging population means the Town will need to continue to diversify its housing stock. While current residential development in the Town is generally low density, there are a few areas of higher density residential uses along Hillsborough, Coverdale, Pine Glen and Trites Roads, as well as around the Findlay Business Park area. This Plan acknowledges the existing higher density residential uses and provides guidance for them within the Plan and Zoning By-law for future higher density housing in specific areas of the Town. New development will be expected to complement existing housing and be located in areas that are appropriate and compatible with the overall development vision of this Plan.

Council considers the design of new developments to be fundamental in creating an attractive, healthy, and high quality suburban environment for its residents. This emphasis on design will allow Riverview to remain a preferred residential community that offers a variety of housing options that suit the needs of current and future residents.

5.1 Developing Beautiful and Complete Neighbourhoods

- Policy 5.1.1 It shall be the intention of Council to ensure that Residential areas designated on the Generalized Future Land Use map are predominantly used for residential purposes. Furthermore, it shall be the intention of Council to permit the following compatible uses within the Residential designation, subject to the relevant provisions of this Plan and Zoning By-Law:
 - (a) parks, open space and recreation areas, including integrated golf course communities;
 - (b) public and private schools;
 - (c) religious facilities;

	(e) home occupations;
	(f) utilities;
	(g) special care and residential care homes;
	(h) accessory apartments; and
	(i) day cares.
Policy 5.1.2	It shall be the intention of Council to encourage developments to incorporate smart growth principles such as:
	(a) mix land uses;
	(b) complete, walkable, vibrant neighbourhoods;
	(c) transportation choices;
	(d) housing choices;
	(e) encourage new developments within the existing urban growth boundary;
	(f) preserve green spaces, natural beauty, and environmentally sensitive areas;
	(g) utilize smarter and cost effective infrastructure and assets;
	(h) foster a unique sense of identity; and
	(i) community involvement.
Policy 5.1.3	In order to maintain a high standard of development and well integrated neighbourhoods, it shall be the intention of Council to consider higher density residential developments and design standards within the zoning by-laws.
Policy 5.1.4	In order to create beautiful and safe streets, Council shall ensure that street trees are required on all streets, and in an effort to promote walkable communities, provide specific direction in the Subdivision Standards to ensure that sidewalks are an integral part of all newly developed areas.

(d) small scale commercial and convenience retail store;

- **Policy 5.1.4A** Further to policy 5.1.4, it is a policy of Council to facilitate tree canopy coverage throughout the Town in existing, developed neighbourhoods and in future growth areas.
- Policy 5.1.4B Despite policy 5.1.4 and where required street tree(s) cannot be planted within the street adjacent to the lands subject to the development for new main building construction due to physical constraints including but not limited to topography, geology, proposed roads, easements, utility or public infrastructure, it is a Policy of Council to facilitate the location of new required street trees as per the Street Tree By-law (By-law No. 700-80 A By-law Requiring Street Trees for New Main Building Developments within the Town of Riverview).
- Policy 5.1.5 In order to maintain attractive neighbourhoods, it shall be the intention of Council to develop a conservation policy and regulation around tree preservation to prevent the clear cutting of lands on parcels 1 hectare or larger.
- Policy 5.1.6 It shall be the intention of Council, in considering demographic changes, to provide for a range of housing types and densities by the establishment of a sufficient range and number of residential designations and zones. As a general guideline, the following densities shall apply:
 - (a) Low Density in the Low Rise Residential (R-LR) zone: up to four dwelling units, in the form of single units, two-units, accessory dwellings and garden suites, and townhouses and rowhouses where density generally does not exceed 15 units per acre.
 - (b) Medium Density within the Mid Rise Residential (R-MR) zone: may consist of townhouses, rowhouses, apartments and other housing combinations and forms where density generally does not exceed 45 units per acre, with provisions within the zoning by-law to accommodate a range of storey heights in consideration of buffering from the Low Rise Residential (R-LR) zone.
 - (c) High Density within the Town Centre and commercial areas may consist of any form or combination of higher density developments or other housing forms or combinations where density exceeds 45 units per acre.
 - (d) Notwithstanding (b), it shall be the intention of Council to permit density beyond 45 units per acre in certain medium density areas of the Town, provided these areas are located along or in proximity of major arterials or major intersections, adjacent to major commercial nodes and are well separated or buffered from low density areas, such as the Low Rise Residential (R-LR) zone.

5.2 Principles for Residential Development

Urban design contributes to how a community is put together, and how it looks, feels and functions. It involves attention to different levels of detail which may include a number of physical elements such as land use, building form, massing, vehicular and pedestrian circulation, open space, and landscaping. Together, these elements make our communities more attractive, healthier and more vibrant.

This Plan provides urban design standards for new developments. Within the Residential Designation, all development shall be designed to meet the following principles:

Principle 1: A variety of housing types will be provided

A variety of housing types is required 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 or 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 located closer 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
- (I) the layout and design of service areas, for example, waste disposal bins should be screened from the public street and neighbours.

Principle 3: Mixed use will be encouraged in appropriate locations

To provide opportunities for neighbourhood-scaled commercial and to create neighbourhood centres, mixed use buildings such as multi-unit residential with main floor commercial are encouraged along major roads adjacent to commercial areas.

Principle 4: Connectivity must be enabled

Developers will need to provide road, open space and trail connections to adjacent developments.

Connectivity is about providing:

- (a) a variety of transportation options including vehicular, bicycle, walking, and other active transportation linkages;
- (b) open space linkages that create a connected network of parks, green spaces and public lands that are based on existing natural features. These networks of linked open space can provide space for trails and should be easily accessible to residents on foot, bike, or mobility aide; and
- (c) safe and walkable communities through the use of sidewalks.

Principle 5: Landscaping

To provide a pleasant streetscape, all residential development areas will require street tree planting. Minimum landscaping requirements will be established for all new subdivisions and multi-unit dwelling buildings.

Principle 6: Limited parking in front of multiple units

No more than one bay of parking may be provided in front of multi-unit residential buildings. Other parking shall be provided at the rear or sides of the building. Landscape buffers will be required for multi-unit residential parking areas where they abut a street. Shared driveways or off-street parking will be required for townhouse developments to maximize area for trees, utilities, on-street parking, and snow storage, and to minimize the physical disruption of sidewalks along the street.

5.3. Residential Designation

The largest areas of existing residential development are comprised primarily of single unit and two-unit dwellings, with a few areas of high density residential uses throughout the Town. It is the intention of this Plan to recognize all residentially developed land, as well as providing adequate lands to accommodate future residential growth within the Urban Growth Boundary of the Town.

Policy 5.3.1 It shall be the intention of Council to create a Residential Designation on the Generalized Future Land Use map, forming Schedule "A", which recognizes all of the residentially developed land in the Town and provides sufficient lands for future residential development within the Urban Growth Boundary.

5.4 Low Rise Residential Development

Much of the Town's development history has focused on low density neighbourhoods of primarily single unit dwellings. In recent years, given strong growth rates, these development patterns have begun to shift toward increasingly dense forms of housing, including the addition of accessory dwelling units, semi-detached dwellings, and small town and rowhouses.

To meet the growing demand for housing in the Town, and to meet the Federal Government's mandates for a more permissive zoning framework, this plan proposes to allow gentle increases in density in traditionally low-density neighbourhoods, with up to four dwelling units permitted per lot in existing areas through more permissive guidelines for accessory dwelling units and garden suites. Neighbourhoods will likely not see immediate change, but this approach will allow for additional dwelling units to be added over time at an appropriate scale and with limited impact to the visual character of the neighbourhood.

Policy 5.4.1 It shall be the intention of Council to recognize lower density neighbourhoods and permit mix of housing types including singe unit, two unit (semi-detached and duplex dwellings), town and row houses, accessory dwelling units, and garden suites, allowing up to four dwelling units on a lot by establishing a Low Rise Residential (R-LR) in the zoning by-law.

The Town of Riverview has traditionally attracted families looking for stable, single unit neighbourhoods. While the statistics show an aging population, as well as shrinking household

sizes, there is still a demand for single detached homes. As such, the future landscape for housing in Riverview should include a mix of housing options from low density single units to higher density multi-unit and mixed use developments.

- **Policy 5.4.2** Within the Residential Designation, it shall be the intention of Council to prezone specific areas within the Town for low density residential development.
- **Policy 5.4.3** It shall be the intention of Council to promote housing affordability in R-LR zones by encouraging smaller houses on smaller lots.

At the same time, Council recognizes that, with an aging population, it is desirable to create accessory dwelling units and garden suites within low density neighbourhoods. These units allow housing to be more broadly accessible to a more diverse population, including seniors looking to downsize or relocate closer to family, and may also provide a modest source of revenue for a homeowner.

A changing global economy has created more opportunity for people establish businesses in their homes, creating the need to provide home occupations as secondary uses in residential neighbourhoods.

- **Policy 5.4.4** It shall be the intention of Council to permit home occupation uses as secondary to a residential main use through provisions in the zoning by-law.
- Policy 5.4.5 It shall be the intention of Council to permit, as a secondary use within a single unit or two unit dwelling unit, accessory dwelling units, a garden suite or a bed and breakfast through provisions in the zoning by-law.

This Plan recognizes the need to provide daycare opportunities in residential areas. This type of daycare, commonly referred to as a home daycare, offers an essential service to the community.

Policy 5.4.6 It shall be the intention of Council to permit, as a secondary use, home daycare in single unit dwellings, in accordance with provincial standards and licensing.

There are several large parcels of land within West Riverview located immediately west of Trites Road and within the Urban Growth Boundary, which can be found in Schedule C. These lands require additional planning through means such as a Secondary Municipal Plan or Subdivision Master Plan. See Future Development Area policies 9.1.6 to 9.1.9.

5.5 Mid Rise and High Rise Residential Development

Several multiple unit residential uses have been established along Trites Road, Pine Glen Road, as well as portions of Coverdale/Hillsborough Road and in the Findlay Business Park area. Generally, these buildings are along major transportation corridors. The location of these developments provide service and accessibility advantages to reach desired destinations. Future low density residential development along these high traffic routes is unlikely and is discouraged by this Plan.

Locational advantages of serviceability, accessibility, and proximity to shopping, employment, and amenity areas may provide the incentive for other forms of residential and associated commercial development. In the interest of the community's objective of seeking fiscal autonomy and promoting strategic densification, it is important that Council attract more dense and efficient forms of development along major arterial and collector streets, such as Trites Road, Pine Glen Road, White Pine Road and along Coverdale and Hillsborough Road. The Findlay Business Park is also an appropriate area for higher density residential developments. These areas are primed for mid-rise development in the range of 6 storeys. Development proposals that exceed the midrise standards may be required to rezone into the High Rise Residential (R-HR) zone. This strategy makes efficient use of the existing and future urban structure of the Town while allowing Council to consider higher density residential developments through the appropriate public process. This Plan recognizes increasing density where municipal services exist as being fundamental to helping accommodate differences in the community's age and lifestyle.

- Policy 5.5.1 It shall be the intention of Council to establish, within the Residential Designation, a Mid Rise Residential (R-MR) zone permitting multiple residential developments of a height up to six storeys.
- **Policy 5.5.2** It shall be the intention of Council to establish appropriate design and landscaping provisions within the Zoning By-law for apartment buildings within the R-MR zone, this may include, but is not limited to:
 - (a) the finishing materials and the architectural details proposed;
 - (b) the siting of the proposed structure, including balconies, with the adjacent residential buildings;
 - (c) the orientation of the building as it relates to the street and surrounding public realm;
 - (d) the design of the proposed development in terms of:
 - i. building height and massing,
 - ii. setback,

- iii. roof type and pitch;
- (e) the location and access to off street parking and the design of the parking lot layout;
- (f) the landscaping that is proposed, including efforts to preserve the existing vegetation by minimizing tree and soil removal;
- (g) provisions for adequate site grading with respect to the impact on neighbouring properties;
- (h) the location and screening of service areas; and
- (i) availability and adequacy of municipal services.

To maximize the use of existing infrastructure, this plan recognizes that there may be specific areas of the Town which are suitable for densities beyond 45 units per acre. These areas are located along or in proximity of major arterials or major intersections or in the vicinity of significant commercial nodes and well separated from low density areas.

- Policy 5.5.3 In keeping with policy 5.1.6 (d), it shall be the intention of Council to consider rezoning properties to R-MR or R-HR subject to terms and conditions and design standards, to permit densities beyond 45 units per acre in areas of the Town that are located along or in proximity of major arterials or major intersections or in the vicinity of significant commercial nodes.
- **Policy 5.5.4** In considering such amendments, Council shall have regard for:
 - (a) the location, number, layout and design of vehicular access, and consideration of joint access where individual accesses are deemed not to be desirable:
 - (b) the design and location of above grade parking lots;
 - (c) the necessity for underground or at grade parking lots;
 - (d) the proposed landscaping and provision of amenity space;
 - (e) the protection of important view lines and prevention of overshadowing by controlling building height, bulk, and site location;

- (f) the design of the proposed development in terms of building orientation and relationship to other housing types and nearby land uses, the layout of the buildings, rights of way, and open spaces;
- (g) the traffic impacts;
- (h) measures for the preservation of the site's natural state by minimizing tree and soil removal;
- (i) the adequacy of municipal services; and
- (j) any other matter Council deems suitable.
- Policy 5.5.5 Council shall establish a height framework for mid and high rise development in the zoning by-law requiring a one to one height to setback ratio that requires buildings of three stores or more to be setback from the R-LR zone a distance generally equal to the height of the proposed building.



CHAPTER 6: COMMERCIAL DEVELOPMENT

6.0 Commercial Development

Commercial development in Riverview primarily supports the Town's residential population. Although Riverview is predominantly a residential community, it is well positioned to grow its commercial tax base by providing a welcoming environment for a variety of businesses. This Plan anticipates a significant amount of commercial development in the short term given the Town's strategic and efficient link to the City of Moncton and major tourism destinations.

The major commercial developments in Riverview have focused on three primary areas: Coverdale Road/Hillsborough Road, the Findlay Business Park and to a limited degree, along Pine Glen Road. The intent of this Plan is to support the existing commercial development in these areas through a flexible, mixed use approach, supporting existing commercial nodes and encouraging development in a newly labelled Town Centre.

The Town has made significant investments in critical infrastructure, such as Gunningsville Boulevard and the Mill Creek Collector Sewer, as well as the Riverview Recreation Complex. These investments, together with the future Bridgedale Boulevard extension to Hillsborough Road, new areas are available for commercial development. While the Town encourages commercial development in this area through appropriate zoning, this Plan recognizes that there is a need for more detailed planning in the current greenfield to ensure the area can compete, long term, in the regional commercial market.

Policy 6.0.1 It shall be the intention of Council to create a Commercial Designation on the Generalized Future Land Use Map, forming Schedule "A", which recognizes all commercially developed land as well as mixed use development patterns in the Town and provides sufficient lands for future commercial development within the Urban Growth Boundary.

As a goal of this Plan is to promote smart growth, it is important that new residential developments are located within close proximity to services and amenities, including public transit and active transportation amenities. The Plan supports a mixed use environment in the Commercial Designation and, by using good urban design, encourage new developments to sensitively integrate into the Riverview context. Increasingly dense residential uses will be accommodated in the Mixed Use (MU) and Town Centre (TC) zones. Accommodations for residential dwelling units as secondary uses are provided in the General Commercial (GC) zone.

Policy 6.0.2 With the Commercial Designation, it shall be the intention of Council to permit a mixture of commercial and residential land uses by establishing the Mixed Use

(MU) zone in the zoning by-law. The MU zone shall support a mixed use development pattern as well as permit a mixture of uses within one building. The MU zone shall be applied to areas where an established mixture of residential and commercial uses exists, such as along Coverdale Road, Hillsborough Road, Pine Glen Road, the intersection of Pinewood Road and Cleveland Avenue, and along the proposed extension of Bridgedale Boulevard.

- Policy 6.0.3 Withing the Commercial designation, Council shall establish a General Commercial (GC) zone in the zoning by-law and apply the zone to the Findlay Business Park as well as any commercial uses established outside of the Town's mixed use development pattern.
- **Policy 6.0.4** Council shall encourage residential dwelling units to be integrated into commercial and mixed use developments by providing flexible provisions in the zoning by-law.

6.1 Town Centre

In the past, Riverview considered the commercial area along Coverdale Road, between the Findlay/Causeway interchange and McClelan Avenue as the town centre. The waterfront provides an essential edge which, together with streetscape improvements, had defined this area as a distinct commercial node. A major objective of past Plans was to strengthen and enhance this central area with the goal of providing a space that was unique and attractive to current and future residents. While improvements have been made, the reality is that this area is dissected by a busy arterial street and to date, the town centre concept has not evolved. The critical density needed to support a vibrant town centre had not yet been achieved. Recent development trends indicate an unprecedented level of growth that could see the vision for a vibrant central core be realized over the implementation horizon of this Plan.

There are several key opportunity sites located along Coverdale Road, including large format retail buildings that are positioned to be repurposed or redeveloped. These large multi-acre sites have the potential to accommodate higher heights and densities to create a more identifiable town centre without compromising the integrity of established lower-density residential neighbourhoods.

This Plan recognizes the importance of establishing a Town Centre as the recognizable heart of the community. To capitalize on the opportunity presented by large vacant parcels and the opportunity to provide pedestrian connection under the Causeway, this Plan establishes a Town Centre between Strathmore Avenue / Ogden Drive and Downey Avenue. The Town Centre encourages more dense development while providing for increased design requirements along this important corridor.

- Policy 6.1.1 It is the intention of Council to encourage increasingly dense and pedestrian oriented development through establishing a Town Centre (TC) zone in the zoning by-law.
- **Policy 6.1.2** Council shall guide development toward a more urban built form through standards in the zoning by-law that may include but are not limited to:
 - (a) Increased building heights to encourage increased density;
 - (b) Appropriate setback, including minimum and or maximum setbacks to encourage the development of a more uniform streetwall with the intention of fostering a pedestrian-friendly environment, and;
 - (c) Non-residential ground floor uses or conversions to maintain active street fronts.
- Policy 6.1.3 Council shall permit high density residential development in the Town Centre zone while preserving the commercial character of the area by limiting residential uses on the street-facing ground floor façade.
- **Policy 6.1.4** It is the intention of Council to encourage new development or redevelopments in the Town Centre to maintain or provide public access to the Petitcodiac River.
- **Policy 6.1.5** Council may consider expanding the Town Centre Zone through consideration of the following conditions:
 - (a) The expansion abuts or is contiguous with the existing Town Centre zone, ensuring continuity of built form.
 - (b) The proposed expansion or new development demonstrates measures to mitigate potential impacts on adjacent lower density neighbourhboods, such as:
 - Incorporating transitional building heights and setbacks near residential boundaries;
 - Preserving privacy and reducing noise through landscaping, buffering, or screening,
 - iii. Conducting traffic impact assessments to address concerns related to increased density.
 - iv. The adequacy of municipal services, and;

v. Such other matters as Council deems advisable.

6.2 Mixed Use

There is an established mixed used development pattern along several key corridors of the Town including parts of Coverdale Road, Hillsborough Road, Pine Glen Road, and Cleveland Avenue. Dobson and Philip Roads form one of the southern boundaries of a commercial area along Coverdale Road. Many of the businesses which front onto Coverdale Road have acquired lands to the rear of the buildings for use as parking lots or storage. It has also been identified that additional land is needed for commercial development in the area. This situation was acknowledged in past Plan reviews, which identified difficulties for residential uses on the south sides of Dobson and Philip Roads. In this regard, it will be important for Council to ensure that such conflicts are minimized and that the approach to future development is flexible enough to accommodate commercial expansion while integrating new residential uses and respecting existing neighbourhood context.

- Policy 6.2.1 It shall be the intention of Council to recognize the existing mixture of commercial and residential uses and foster an environment for the expansion o of this development pattern by establishing the Mixed Use (MU) Zone within the Commercial Designation.
- Policy 6.2.2 It shall not be the intention of Council to consider any applications for amendments to the zoning by-law which would permit new commercial development on the South sides of Dobson and Philip Roads.

Existing commercial areas are always under pressure to expand. This can be challenging when the land uses are well established and when low density residential uses are close by. In Riverview, particularly along Coverdale Road, an established low intensity commercial development pattern directly abuts low density housing. In these cases, throughout Riverview, it is important that commercial and residential interests be balanced, and an orderly pattern of development is upheld.

This Plan supports existing neighbourhoods while providing for the expansion of commercial uses in strategic areas. As the development pattern evolves, it may be necessary to expand the Mixed Use zone to allow for increased flexibility along critical corridors within the Town. These cases for expansion must demonstrate that the expansion is a genuine necessity, and that the expansion will improve the site in terms of safety and beautification. Such expansions must clearly demonstrate that they will have a positive impact on the neighbourhood. These expansions will be determined on a case-by-case basis through rezoning.

- Policy 6.2.3 It shall be the intention of Council to consider expansions of the Mixed Use Zone through the rezoning process. In considering such amendments, Council shall have regard for:
 - the location, number, layout and design of vehicular access, and, without limiting the generality of the foregoing, consideration of joint access where individual accesses are deemed not to be desirable;
 - (b) the design and location of above grade parking lots;
 - (c) the proposed landscaping and provision of amenity space;
 - (d) the building height, bulk and site location;
 - (e) the design of the proposed development in terms of building orientation, relationship to other housing types and nearby land uses, the layout of the buildings, rights of-way and open spaces;
 - (f) the traffic impacts;
 - (g) measures for the preservation of the site's natural state by minimizing tree and soil removal;
 - (h) provisions for adequate site grading with respect to the impact on neighbouring properties;
 - (i) the adequacy of municipal services; and
 - (j) such other matters as Council deems advisable.

The Town is currently experiencing unprecedented demand for new multi-unit dwellings, and regional trends indicate that building heights will increase over the lifespan of this plan. Several large opportunity sites exist in prime locations along major arterial roads such as Coverdale Road, Gunningsville Boulevard, and Bridgedale Boulevard, which would permit greater heights and densities without being out of scale with the surrounding context.

This plan seeks to create a framework for taller buildings that allows Council and the community to assess proposals on a case-by-case basis to ensure that Riverview's development approach is reflective of trends within the region or neighbouring regions while ensuring the project is well thought out and reflective its context.

- **Policy 6.2.5** In assessing rezoning requests or amendments pertaining to mixed use development with high density residential forming part of the application, Council shall consider the following:
 - (a) the building's location along key arterial routes, particularly Coverdale Road, Gunningsville Boulevard, Bridgedale Boulevard;
 - (b) the project incorporates a mix of uses on the ground floor such as commercial uses and community services;
 - (b) high quality design with respect to materials and building form, including a podium base with slender tower as opposed to a long building façade;
 - (c) impact of shadows and wind on adjacent properties;
 - (e) attention to streetscape design and pedestrian-oriented access;
 - (f) distance from residential neighbourhoods in the Low Rise Residential zone;
 - (g) detailed servicing and infrastructure information; and
 - (h) such other matters as Council deems advisable.

CHAPTER 7: RURAL AREAS

7.0 Rural Area Development

The remaining area of Riverview, lying to the west of Rivergarden Estates Park, is currently outside the service boundary of the Town. It is extremely unlikely that this area will require services to accommodate future growth during this plan period. Thus, any future development in this area will require on-site services consisting of drilled well and septic system.

Soils information indicate that the majority of the area is classified as Parry Association, which is generally poorly drained soil caused by a high clay content. These soils are generally unsuitable for on-site sewerage disposal systems.

In addition to the environmental risk associated with rural type development, the Town wishes to adopt a strategy to reduce sprawl or ribbon type development, since these generally contribute to vehicular traffic conflicts (driveways) and results in very low density thus high per unit cost of providing road maintenance, snow removal, parks, and police, fire, and ambulance services. It also commonly results in extremely costly extension of services which the Town is not currently prepared to provide. The Plan permits certain types of rural land uses, such as agricultural and forestry, which are generally compatible to a rural environment and are, in fact, the highest and best use for the land. However, residential development in these areas often removes valuable resource rich land and generally results in additional pressure for Council to address the concerns of the rural residents, which, in fact, can only be addressed through an urban development framework. Therefore, the following policy framework for rural areas is intended to limit the suburbanization of these areas and focuses on preserving rural character.

Policy 7.0.1 It shall be the intention of Council to create a Rural Designation on the Generalized Future Land Use map, forming Schedule "A", which recognizes all rural lands outside of the Urban Growth Boundary.

7.1 Rural Residential Subdivisions

- Policy 7.1.1 It shall be the intention of Council to limit residential development in the rural area to minimize the potential environmental risks and the associated economic cost.
- **Policy 7.1.2** It shall be the intention of Council to ensure that future subdivision of land in the Rural area shall be developed with:
 - (a) a minimum individual lot size of 2 hectares;

- (b) a minimum lot frontage of 150 metres; and
- (c) with frontage on a publicly owned street or access approved by the Committee.
- **Policy 7.1.3** Notwithstanding policy 7.1.2, it shall also be the intention of Council to permit residential development on lots existing on the effective date of this plan.

There are several large farms in the Town of Riverview, many of which are owned and operated by families. To accommodate a member of the family farm, it may be necessary, from time to time, to create building lots on the farmstead to provide housing directly involved with the farm operation. This is considered a traditional method to sustain the farm.

Policy 7.1.4 Notwithstanding Policy 7.1.2, it shall be the intention of Council to recognize and accommodate the future subdivision of family farmsteads, provided the proposed lot sizes can meet the requirements for on-site services and the subdivision provides housing for those directly involved with the farming operation.

7.2 Rural Uses

- Policy 7.2.1 It shall be the intention of Council to establish, within the Rural Designation, a Rural Area zone (RA) permitting land-based uses of forestry, agriculture, and related activities and limited Residential uses.
- Policy 7.2.2 It shall also be the intention of Council to establish within the rural area zone, pursuant to policy 7.2.1, a provision which will permit the Committee to consider, subject to terms and conditions, other resource-based developments, including pits and quarries. Council shall instruct the Committee in considering the imposition of terms and conditions to have regard for:
 - (a) the location and design of vehicular access and the potential traffic generation;
 - (b) the environmental impact of the type of use;
 - (c) the outside storage of material;
 - (d) the rehabilitation of the site to a future urban use (subject to a formal engineering plan); and
 - (e) any other matter.

7.3 Dwelling Group Zone

The following policies outline the framework for developing unified communities like mini home parks within Riverview's rural areas. It acknowledges the growing interest in diverse housing options while emphasizing the preservation of rural character. The aim is to ensure that developments like mini home parks are developed responsibly, integrating seamlessly into the existing landscape.

- Policy 7.3.1 It shall be the intention of Council to accommodate, within the Rural Designation, mini home dwelling parks and tiny home communities and subdivisions by establishing a Dwelling Group zone. It shall also be the intention of Council to permit, as a secondary use, an accessory dwelling unit, home occupation, a bed and breakfast or a home daycare within the Dwelling Group zone.
- Policy 7.3.2 Council shall consider future rezonings to the Dwelling Group zone for private mini home dwelling or tiny home communities subject to the following considerations:
 - (a) Buffer zones from neighbouring uses;
 - (b) Provision of water and sewer facilities;
 - (c) Stormwater management
 - (d) Separation distances between units;
 - (e) Access and road network;
 - (f) Parking;
 - (g) Emergency services;
 - (h) Garbage collection and snow clearing
- Proposal 7.3.2 It shall be the intention of Council to adopt Dwelling Group standards in the Zoning By-law to ensure that mini home and tiny home parks and communities are maintained to meet acceptable safety and aesthetic standards that reflect the Town's image as an attractive and safe place to raise a family.

CHAPTER 8: INDUSTRIAL DEVELOPMENT

8.0 Industrial Development

In light of the fact that there are a number of well-established urban industrial parks within the Greater Moncton area, the Town's limited land base servicing industrial land, the absence of rail lines, and the proximity of the Trans-Canada Highway, the Town clearly has a subordinate role in pursuing traditional industrial development. Nonetheless, the Town recognizes that there may be other land uses that are light industrial in nature (e.g. indoor manufacturing/fabrication/assembly), which do not require direct access to the transportation network and have the potential to bring economic growth to Riverview.

8.1 Existing Industrial Uses

At the present time, there are a number of industrial land uses in the Town, particularly at the southern edge of the municipal boundary along Pine Glen Road. Although there are few industrial properties in Town, Council believes it has a significant responsibility in providing a quality environment and high quality services to its current and future citizens. It is this critical responsibility which provides the impetus for Council to become fiercely competitive in attracting a larger share of the future housing market. As the region grows and develops, the Town must maintain or improve its significance as a community entity. Therefore, in order to maintain and enhance Riverview's image as a residential community, A Great Place to Grow:

Policy 8.1.1 It shall be the intention of Council to limit industrial development within the Town by establishing an Industrial Designation on the Future Land Use map that forms Schedule "A" only to those lands currently developed. The permitted uses and applicable standards shall be further defined in the zoning by-law.

There are several legal non-conforming industrial land uses along Pine Glen Road. As a result, future expansions of these businesses are limited. While Council recognizes that these businesses pre-date the current zoning, it must be understood that Pine Glen Road is transforming. The upgrading of Pine Glen Road to a proper collector street is a priority for the Town. This work has commenced, and over the coming years, it will be completely reconstructed to include a sidewalk and multi-purpose trail. As the reconstruction takes place, new developments will be expected to address the street and good urban design will be essential.

While Council anticipates this area developing as a mix of residential and business uses, it must be recognized that maintaining and fostering employment in Riverview is a major objective of this Plan. Relocating these businesses poses challenges, as Riverview has a limited amount of industrial land. Therefore, while the non-conforming uses would ideally be relocated to a more appropriate area, it may not be possible. At the same time, the future expansions of these businesses may present opportunities to improve these sites through the rezoning process.

- **Policy 8.1.2** Council shall encourage and when cost effective, may assist, in the relocation of visually noxious industrial uses to more appropriately designed and designated land within the urban region.
- Policy 8.1.3 Notwithstanding Policy 8.2.1, Council may consider rezoning existing industrial lands, on a case-by-case basis, to accommodate expansion of an existing industrial use if, in addition to all other criteria set out in the various policies of this Plan, the development has respect for the following:
 - (a) the expansion will not cause additional nuisances to surrounding properties;
 - (b) the expansion will improve the site in terms of safety, design, and move the operations indoors; and
 - (c) all other provisions, as stated in Policy 8.1.2, are reflected.
- Policy 8.1.4 In choosing to locate new greenfield neighbourhoods or greenfield neighbourhood expansion, Council shall prescribe, through the Zoning By-law, a minimum spatial buffer and screening requirements from existing industrial developments in order to minimize the potential conflicts between these two uses.

8.3 Business & Knowledge Parks

This Plan provides guidance for development within the Town for the next 20 years. While this Plan recognizes the Town is primarily a residential community, it also acknowledges that Riverview is changing and includes pockets of urbanized lands offering a variety of services. As the Town urbanizes, residents will expect to have a complete range of services within their own municipal boundaries. Services, employment and population growth are all interrelated. Given that business and knowledge parks are important employment generators and significant contributors to the municipal tax base, this Plan provides policy guidance for Council in the event that interest in developing a business or knowledge park would arise within the Town.

- **Policy 8.3.1** Within the life of this Plan, Council may consider amending the Municipal Plan and Zoning By-law to accommodate the development of a business or knowledge park.
- **Proposal 8.3.2** To assist with the implementation of Policy 8.3.1, Council, in addition to all other criteria set out in the various policies of this Plan, shall have appropriate regard for the following:
 - (a) That the lands to be redesignated and rezoned are appropriately located and ensure future land uses around the proposed business or knowledge

- park are of a type and design that would be minimally impacted by the activities of a business or knowledge park;
- (b) That the proposed business or knowledge park explore the use of open spaces, trails, and passive parks as a means to ensure adequate spatial separation and buffering with neighbouring residential uses;
- (c) That the lands will be developed in a park setting, by establishing site development standards for setbacks, parking lots, landscaping requirements, height limits, and signage in the Zoning By-law;
- (d) The type of non-residential uses being proposed, and specifically the exclusion of primary manufacturing;
- (e) Measures to ensure that the proposed use will not interfere with the operation of any adjacent use by virtue of the creation of vibrations, noise, or other nuisances:
- (f) The delivery of municipal services and any effects the proposed development will have on existing and planned services;
- (g) The business or knowledge park is master planned; and
- (h) The implementation policies of this plan.
- **Proposal 8.3.3** To assist with the implementation of Policy 8.3.1, Council will consider the following objectives when evaluating the master plan as noted in proposal 8.3.2 (g):
 - (a) the plan provides a detailed map of the type of uses being proposed and their location within the proposed business or knowledge park;
 - (b) the efficient layout of streets and traffic in general;
 - (c) quality design, landscaping, and streetscaping;
 - (d) the connectivity with adjacent lands;
 - (e) the provision of buffering with the neighbouring properties;
 - (f) the provision of appropriate pedestrian, transit ,and cycling infrastructure to accommodate alternate modes of transportation;
 - (g) detailed servicing and infrastructure information; and

(h) any other applicable information deemed important by Council.

CHAPTER 9: FUTURE DEVELOPMENT AREAS

There are two main areas within the Town that, although well positioned for development, have remained undeveloped due to a variety of constraints. This has allowed other areas within the Town to infill first, capitalizing on existing infrastructure or lands with limited barriers to development. These lands are within the serviceable and urban growth boundary of the Town and have potential to offer the creation of areas where the changing needs of the current and future generations can be satisfied.

Given the volume of development potential at these sites and the need to evaluate the Town's capacity to service future development at the scale that is presented by these areas, a framework for more fulsome planning exercises is required.

The large area described as the Gunningsville and Bridgedale Boulevard Neighbourhood is an area with great development potential and also substantial environmental assets as there are wetlands and watercourses that run through the lands and connect to Mill Creek. There are also known transportation and access challenges, environmental constraints, and infrastructure limitations.

- Policy 9.1.1 It shall be the intention of Council to establish the Future Development designation on the Generalized Future Land Use map and apply the designation to those areas within the Town that require detailed secondary municipal plans in order to overcome existing development challenges and ensure future development considers the Town's infrastructure capacity, transportation network capacity and impact, the environmental impacts and constraints of the area, and considerations for an appropriate mix of land uses that will positively contribute to the future of Riverview.
- **Policy 9.1.2** Council shall establish a Future Development zone in the zoning by-law with the intention of permitting existing uses only. New development shall be facilitated through a rezoning process.
- Policy 9.1.3 Council shall establish the Gunningsville and Bridgedale Boulevard Secondary Planning Area in Schedule B and undertake an amendment to this Plan to integrate, and therefore implement, the Secondary Municipal Plan upon its completion.
- **Policy 9.1.4** Council shall not approve rezonings in the Gunningsville and Bridgedale Boulevard Secondary Planning Area until such a time that the Secondary Municipal Plan is prepared for adoption.
- Policy 9.1.5 Council shall permit a rezoning or, if deemed appropriate by council, a subdivision master plan for areas that are designated as Future Development but are not a part of the established Gunningsville and Bridgedale Secondary Planning Area in Schedule B

There are several large parcels of land within West Riverview located immediately west of Trites Road and within the Urban Growth Boundary. There is potential for this area to connect into the Town's transportation network as several critical corridors truncate at the property edge, creating substantial potential to create a complete, well-connected neighbourhood.

- Policy 9.1.6 To ensure the large undeveloped area in West Riverview is developed in a coordinated manner, the developers in West Riverview, in cooperation Council will establish a Secondary Municipal Plan or a subdivision master plan that represents the whole or part of the lands available for development.
- **Policy 9.1.7** Council shall establish the West Riverview Secondary Planning Area in Schedule C to define the area where a secondary municipal plan, or if deemed sufficient by Council, subdivision master plan, is required prior to development.
- **Policy 9.1.8** Council shall not approve rezonings or subdivisions in the West Riverview Area in Schedule C until such a time that the Secondary Municipal Plan or subdivision master plan is approved by Council.
- **Policy 9.1.9** To assist with the implementation of Policy 9.1.5 and 9.1.7, Council shall consider the following objectives when evaluating the secondary municipal plans or subdivision master plans:
 - (a) the plan provides a mix of land uses including residential, commercial, and community use spaces, as well as, emphasizing mixed use development where possible.
 - (b) the plan provides an appropriate amount of mix housing types which should include a combination of housing styles and a stepped approach to residential density (such as transitions from Low Rise Residential to Mid Rise Residential).
 - (c) the efficient layout of streets and traffic in general;
 - (d) connectivity with adjacent lands;
 - (e) the location and size of future parks, open spaces and trails;
 - (f) the prioritization natural assets and environmental features within the plan area including watercourses and wetlands;
 - (g) detailed servicing and infrastructure information; and
 - (h) such other information that Council deems appropriate.

CHAPTER 10: PARKS, OPEN SPACES AND RECREATIONAL FACILITIES

10.0 Parks, Open Spaces and Recreational Facilities

The Town has developed a variety of parks, open spaces, and recreational facilities that appeal to residents of all ages. These major amenities play an important role in the social, cultural, economic, environmental, and physical health and well-being of our community. The quality and accessibility of these spaces and facilities make Riverview a desirable community and their continued growth is a major goal of this Plan.

While there remains a need for a comprehensive Recreational Master Plan, Riverview benefits from the Mill Creek Nature Park Master Plan and its Active Transportation Plan, which outline long-term strategies for creating and developing parks, open spaces, and trails. The direction provided by these plans will remain integral to shaping future recreational priorities.

The Riverfront Park, Mill Creek Nature Park, and the recent development of the Riverview Recreation Complex have been the Town's major recreational priorities. These projects reflect the Town's commitment to sustainability by balancing new development with environmental stewardship, such as preserving green spaces and implementing energy-efficient designs.

As more areas develop into new residential neighborhoods, there is a growing demand for the Town to keep pace with its parks and recreational facilities. Ensuring these spaces are inclusive for people of all ages and abilities is critical to fostering a welcoming and accessible community for all residents.

Public input will continue to play a central role in identifying priorities for parks and recreation, with opportunities for engagement embedded in the planning and implementation processes.

Additionally, the Town will prioritize land acquisition for public purposes during subdivision processes. This includes evaluating opportunities to create new park spaces, enhance connectivity between green spaces, buffer residential areas, and undertake conservation measures. Larger district parks and their connectivity will remain the focus, however the need for neighbourhood-focused recreation amenities will be regularly reevaluated as newer neighbourhoods approach full build out.

Finally, as costs increase for new parks and facilities, as well as for maintaining existing amenities, the Town will encourage greater use of programs and facilities operated by other organizations. The Town will also remain open to new proposals from private providers of recreation services and facilities, ensuring a collaborative approach to meeting community needs.

- Policy 9.0.1 It shall be the intention of Council to create a CU (Community Use) Designation on the Generalized Future Land Use Map, forming Schedule "A", to recognize community uses such as parks, recreational facilities, open spaces, and public services.
- **Policy 9.0.2** Council shall ensure that all Town-owned parks and recreation facilities are safe and adequately maintained.
- **Policy 9.0.3** It shall be the intention of Council to establish a long-term, Town-wide strategy for creating and developing future parks, open spaces and trails through a Recreation Master Plan.
- **Policy 9.0.4** Council shall protect and preserve the lands around Mill Creek Nature Park to ensure adjacent land uses complement the park.
- Policy 9.0.5 Council shall acquire, when possible and in accordance with the Mill Creek Master Plan, additional lands to ensure future park growth and habitat protection initiatives.
- Policy 9.0.6 Council shall ensure that new development projects within and adjacent to Mill Creek Nature Park employ stormwater management best practices including the incorporation of natural assets to ensure the protection of the Mill Creek watershed.
- **Policy 9.0.7** Council shall permit active recreation land uses in all zones.
- **Policy 9.0.8** Demographic trends and facility and program usage shall be monitored to ensure that changing user needs are addressed through:
 - (a) the development or redevelopment of parks and recreation facilities;
 - (b) the tailoring and designing of programs that suit the intended users.
- **Policy 9.0.9** 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.

Policy 9.0.10 When a subdivision plan involves the dedication of land for public purposes, Council shall instruct the Committee, the Town's Parks & Recreation Department, and Engineering and Public Works Department to have consideration for the following site planning guidelines:

- (a) compatibility of the proposed use with the natural environment, natural drainage pattern and surrounding land uses;
- (b) adequacy of the proposed site plan;
- (c) topography of the land;
- (d) potential impact on the adjacent property owners, including noise generation, drainage, light spill-over and privacy protection;
- (e) user safety and security;
- ensure sufficient site frontage to provide ample visibility to encourage maximum use;
- (g) provision of adequate site parking, if required;
- (h) consideration of special needs groups and individuals;
- (i) traffic impact considerations; and
- (k) any other matter deemed necessary by either the Committee or Council.
- **Policy 9.0.11** Council shall consider co-operation with community groups, the local School Districts, and other private recreation facilities, clubs and service groups to facilitate the wider use of their existing services and programs.

- **Policy 9.0.12** Council will pursue senior government funding to improve the recreation facilities and open space in Riverview.
- **Proposal 9.0.13** To assist in the implementation of Policy 9.0.3, Council proposes to complete a Recreation Master Plan, which will be used to guide future recreational development and the enhancement of current recreation systems, programs and facilities. The Plan should include the following:
 - (a) Preserving and enhancing existing parks, open spaces and facilities;
 - (b) Ensuring and improving connectivity for all users;
 - (c) Ensuring an appropriate supply and quality of community and neighbourhood open space;
 - (d) Preserving the Mill Creek area as the Town's regional park.
 - (e) Promoting and encouraging green development that conserves greater amounts of vegetation and green spaces than conventional style development.

CHAPTER 11: INSTITUTIONAL AND PUBLIC SERVICES

11.0 Institutional and Public Services

Institutional and public services play an essential role in enhancing the social, cultural, and economic potential of individuals and communities and are an important aspect of community planning. This section refers to such uses as schools, senior care, health facilities, churches, day care centres, police station, fire station, and municipal buildings. As integral parts of our community, the Town wishes to ensure that these facilities are well situated, planned, and designed to meet our community's needs today and well into the future.

Policy 11.0.1 Council shall include institutional and public services type use within the Community Use Designation on the Generalized Future Land Use Map.

Public schools are central to the lives of the Town's youth, their families, and neighbourhoods. While it is recognized that the Province has the primary responsibility for school facilities planning and management, school planning is an important and a natural part of community planning. The Town believes that both the Province and the Municipality would benefit from the opportunity to work together to ensure that education plans and municipal plans integrate well and support one another.

- Policy 11.0.2 The Town supports the development of Provincial methods and procedures to coordinate school district facility planning with local governments and municipal plans.
- **Policy 11.0.3** The Town will offer assistance to the Province in planning for school locations.
- **Policy 11.0.4** Council encourages school facility planning to take into account the long-range growth management and land use strategies and other policies of this Municipal Plan.

School facilities have the potential to serve the needs of the community beyond the requirements of education. However, for the community to fully benefit from these infrastructures, better cooperation between Town officials and the Anglophone and Francophone School Districts must be achieved. Similarly, various religious facilities, and other non-profit volunteer associations have the potential resources and facilities to aid the community in achieving its improved quality of life objectives. The efficient use of the community's current building stock will reduce any future demand for capital expenditure on recreational facility development. Therefore:

Policy 11.0.5 It shall be the intention of Council to encourage the effective use of school, religious and other non-profit facilities throughout the Town to serve as community centres.

The provision of schools, churches, parks and open space have generally been determined to be compatible land uses within all types and forms of development. However, Council is also aware of the potential which large buildings and intense developments may have on the environment and immediate area. Although Council wishes to facilitate development, it also wishes to exercise sufficient police powers to ensure minimum impact on stable neighbourhoods.

- **Policy 11.0.6** It shall be the intention of Council to instruct the Committee, when considering the imposition of terms and conditions to permit the establishment or expansion of schools and/or places of worship in any land use designation, to have regard for the following consideration:
 - (a) sites should be planned, landscaped, and buffered in such a manner to minimize negative impacts of traffic, noise, and visual intrusion on residential neighbourhoods and other land uses;
 - (b) the scale and design of the proposal shall complement and be deemed compatible with adjacent land uses;
 - (c) adequate parking and active transportation connections are provided; and
 - (d) the site is fully serviced.
- **Policy 11.0.7** Council shall instruct the Committee to have regards for policy 11.0.6 when considering any of the following land uses:
 - (a) fire and police stations;
 - (b) ambulance stations; and
 - (c) assisted living or independent living facilities.

11.1 Protective Services

Police and Fire departments are considered protective services for life and property. The Town of Riverview has its own fire department located in a new state-of-the-art facility on Pinewood Road and police protection is provided by the Codiac RCMP. Municipalities are responsible for dealing with emergency situations within these jurisdictions. The ability of a municipality to respond to serious situations depends on the effectiveness of its protective and other services to coordinate and respond appropriately.

Policy 11.1.1 Council shall permit police, fire and ambulance stations in any area designated and suitable for such development on the Generalized Future Land Use Map.

- Policy 11.1.2 It is essential for fire and life safety protection, that Fire and Rescue staff be included in discussions, planning and implementation of building and / or development application, including, where necessary, subdivision applications. The particular issues that need to be reviewed include, but are not limited to, access to property for fire and emergency vehicles, minimizing emergency response time, ensuring appropriate water flows as required under the National Building Code of Canada and the National Fire Code of Canada (with local Fire and Rescue Department input). Input for life safety and fire issues shall be required for all developments, whether access is by way of a public street or private road.
- **Policy 11.1.3** Council shall examine the distribution of fire hydrants and ensure that existing deficient areas and future development areas have adequate fire protection systems.
- **Policy 11.1.4** As required, Council shall authorize the preparation of a fire flow analysis study for the purpose of identifying existing deficiencies in the water system for firefighting needs.

Under the provisions of the New Brunswick Emergency Measures Act, the Council in each municipality is responsible for dealing with emergencies within its administrative boundaries. The Act also requires that each municipality "shall establish and maintain a municipal emergency organization" and "shall prepare and approve an emergency measures plan." The Act defines an Emergency Measures Plan as "any plan, program or procedure prepared by a municipality that is intended to mitigate the effects of an emergency or disaster and to provide for the safety, health or welfare of the civil population and the protection of property and the environment in the event of such occurrence."

- **Policy 11.1.5** Council shall ensure that the firefighting and emergency response function of the department is maintained at a suitable level to ensure that residents of the Town are adequately served.
- **Policy 11.1.6** Council shall ensure that the Emergency Measures Plan and the Municipal Emergency Measures Organization are updated on a regular basis so as to ensure the most effective response to an emergency situation or disaster within the Town boundaries.

CHAPTER 12: ENVIRONMENT

12.0 Environmental Policies

A healthy natural environment and the ability to manage natural resources in a sustainable way are fundamental principles of the community's vision of Riverview.

The community's most dominant feature is the Petitcodiac River. Another key component of the Town is Mill Creek and the surrounding forest. They are community resources which must be protected for generations to come. The Town has acquired significant portions of water frontage property and hundreds of acres surrounding Mill Creek and intend to continue acquiring lands that are deemed important for the community for the purposes of public access to the natural environment.

Similarly, tributaries and wetlands play an important role in the overall function and protection of rivers and lakes and the management of stormwater. These watercourses and environmentally sensitive areas are protected primarily by prohibiting development activity and secondly by land acquisition when recreational uses can be twined with conservation measures, therefore:

The Town of Riverview's Environmental priorities are:

- 1. To identify and protect those areas of significant scenic, environmental, and wildlife habitat value.
- 2. To provide for the orderly and comprehensive management of watercourses and floodplains.
- 3. To sustain or enhance, where possible, the quality of the environment within the Town as it relates to urban development and human activity.
- **Policy 12.0.1** Council shall designate the Town's most significant environmentally sensitive areas as Community Use on the Generalized Future Land Use Map.
- Policy 12.0.2 Where no alternatives are available, it is the intention of Council to:
 - (a) consider variances to watercourse setbacks in consultation with provincial agencies provided that the application is deemed reasonable and demonstrates how the environmental impact of the proposed development will be mitigated.
 - (b) Notwithstanding (a), Council shall not consider development within 30 metres of Mill Creek, Turtle Creek, or the Petitcodiac River".

12.1 Environmentally Sensitive Areas

- **Policy 11.1.1** Council shall endeavour to protect and limit development in all environmentally sensitive areas, including:
 - (a) river banks and ravines;
 - (b) areas with flooding risk;
 - (c) areas with significant development constraints;
 - (d) significant natural habitat;
 - (e) ecosystem services provided by flood plains; and
 - (e) other areas of open space value.
- Policy 12.1.2 Council shall endeavour to secure land within environmentally sensitive areas:
 - (a) through appropriate zoning mechanisms;
 - (b) as land for public purposes when required through the subdivision process, where appropriate and;
 - (c) through land acquisitions, where appropriate.

12.2 Compatible Uses

- **Policy 12.2.1** Council shall endeavour to ensure that land uses within and abutting designated open spaces and other environmentally sensitive areas are compatible with and have minimal impacts on the natural environment.
- **Policy 12.2.2** Council shall encourage the use of environmentally-sensitive areas for trails, interpretive centres, wildlife habitats, and any other combination of recreational uses that have minimal impact on the surrounding environment.

12.3 Provincial Regulations

Policy 12.3.1 It shall be the intention of Council to ensure that a sustainable approach to development is taken. Part of this approach will require working with the Province to ensure that Regulations relating to watercourses, coastal marshes, environmental impact assessments, protection of watersheds and ground water

resources, salt storage and snow removal, solid waste, and regulations related to petroleum storage are respected.

11.4 Watercourse Protection

- Policy 12.4.1 It shall be the intention of Council to protect watercourses by establishing an Open Space and Conservation (OS) Zone on riparian areas, as determined by the Digital Topographic Data Base 1998 (DTDB98) published by Service New Brunswick. Watercourses, including Mill Creek and Turtle Creek, shall therefore be subject to a minimum watercourse protection buffer of 30 metres.
- **Policy 12.4.2** It is the intention of Council to consider development within 30 metres of a watercourse through the appropriate provincial permitting process and subject to variance requirements. Council shall not consider development within 30 metres of Mill Creek, Turtle Creek, or the Petitcodiac River.
- **Policy 12.4.3** It shall also be the intention of Council, without limiting the generality of the aforementioned policy, to seek acquisition of lands situated within the open space (OS) Zone.



CHAPTER 13: URBAN DESIGN

13.0 Urban Design Policies

The Town of Riverview prides itself on being a beautiful riverfront community. One of the tools that can be used to preserve this image is the application of Urban Design principles. The Urban Design objectives of this plan shall endeavour to reinforce the goals of this Plan as well as to facilitate increased urban design requirements in areas of the Town where there is a clear public interest to preserve existing character or to promote a selected design theme. Design involves subjective matters related to the visual character, aesthetics, and compatibility of land use and to the qualitative aspects of development, and should take into consideration "seasonality" (i.e. snowfall).

Design principles will be implemented through Secondary Municipal Plans, Subdivision Master Plans, Rezoning, Terms and Conditions applications and standards contained in Zoning and Subdivision By-laws.

- **Policy 13.0.1** During the review of new development, significant redevelopment or subdivision the Town will promote the use of the following urban design principles, where applicable, as a means of enhancing the quality of the public realm, and enhancing the health, safety, and welfare of the general public:
 - (a) Natural Features Designing developments that preserve and complement significant natural features, topography and landscape, as well as respect the physical capacity of land to accommodate development. The preservation of wetlands, waterbodies, unique ecosystems, vegetation, and urban forests and parks shall be encouraged.
 - (b) Heritage Resources The design of new developments shall encourage the preservation, restoration, and enhancement of identified heritage features.
 - (c) Building Design Building and development review processes will encourage a high standard of building design.
 - (d) Landscaping and Buffering Landscaping shall be encouraged in all new developments to achieve and maintain aesthetically pleasing appearances of building sites, parking areas, and streetscapes. The compatibility of adjacent residential and non-residential development shall be encouraged through site design and buffering measures, including landscape screening and fencing.

- (e) Public Open Spaces Areas dedicated to public open space shall be used to help shape the Town's goal to enhance the quality of life. Opportunities to improve links to existing public opens spaces shall be encouraged.
- (f) View and Vistas Ensure wherever possible the views and vistas of the built and natural environment are preserved and enhanced.
- (g) Barrier Free Access New buildings and public spaces and the retrofitting of existing buildings shall be designed to be accessible to all persons.
- (h) Respect the Urban Tradition of Streets and Blocks Maintain the street as the primary public space. Maintain the characteristic building setback that defines the street and public environment.
- (i) Streetscapes The character of the street environment shall be enhanced through the integrated design of sites, buildings, streets and streetscape improvements. Existing streets shall be examined for their qualities as pedestrian spaces and visual links as well as carriers of traffic, and guidelines may be adopted to enhance these qualities.
- (j) Traffic Calming Traffic-calming measures shall be implemented in certain areas through reduced speeds, road widths, and on-street parking to enhance the potential for pedestrian activity.
- (k) Intersections Council shall place particular emphasis on the design of intersections of major roads in the Town as marking major entrances into nearby neighbourhoods and may require design measures that define these intersections.
- (I) Transit and Pedestrian Oriented Development All development shall be designed having regard for Active Transportation modes, including public transit and pedestrian-oriented accessibility, convenience, and comfort.
- (m) Utilities Lands are required for public and private utility services such as hydro, water and sewage facilities, gas and oil pipelines, and telephone lines. The manner and location in which these services are provided may have certain impacts on the surrounding area. Utility facilities shall be located in a manner that avoids adverse visual, environmental, health and safety impacts.
- (n) Parking Areas The location, amount, position, and design of parking areas shall be reviewed to minimize their potential to erode the qualities of the public streetscape and to lessen their visual impact. Council shall

require landscaped islands and screening in the design of large parking lots.

(o) Integrate Public Art – Treat architecture as an art. Integrate public art in the building fabric and in important spaces.

13.1 Signage Policies

It is highlighted in many sections of this Plan that urban design is a major priority for the Town. Urban design is not only for buildings, it is also about the Town's streets and streetscapes and how they interact with the public realm. The streetscape is a very challenging component of urban design, as streets are generally seen as piece of infrastructure with one function; to move people from one place to another. Often, the importance of the public realm is overlooked as a component that is formed by the arrangement of the streets, sidewalks, landscaping, parking lots, signage, and building facades. Given that the streetscape in its entirety is formed by both elements from the public and private realms, it requires a collaborative effort to achieve good urban design.

The question of signage has often been a challenging component for municipalities. The purpose of signs: to advertise, requires visibility and that typically involves them being located as close as possible to the street. As a result, they become a prominent part of the streetscape and may consequently have a negative impact on community aesthetics as well as public safety. This is further challenged with the arrival of new technology making signage even more visible.

Electronic message signs are increasing in popularity. What used to be single-colour incandescent screens, typically used to broadcast time and temperature, have grown into dynamic displays using picture-quality resolution allowing unlimited options for businesses to advertise their goods and services. However, this introduces new elements potentially affecting the visual character and safety of our streets.

Depending on the street type and the built form, signage can contribute to enhancing the streetscape or detracting from it. Good design is often said to be subjective; however, proper attention to context and location is very real and objective. The Town's role is to find a balance which allows businesses and other organizations to advertise their offerings, while at the same time, maintain standards of public safety and community aesthetics.

OBJECTIVES

It is an objective of Council to:

- 1. Recognize the benefits of ensuring a quality streetscape throughout the Town.
- 2. Recognize the impact of signage on the streetscape and adjacent land uses.
- 3. Recognize the importance of signage for businesses and other organizations to communicate their brand or offerings.

- 4. Recognize the need for a new approach in regulating electronic message signs.
- 5. Ensure that public safety and community aesthetics are not compromised by signage.
- **Policy 13.1.1** In order to ensure signage does not affect public safety or deteriorate streetscapes and community aesthetics, Council shall establish general zoning provisions to control sign design, type, dimension, height and location;
- **Policy 13.1.2** Further to Policy 13.1.1, in order to ensure signage respects its context and location, Council may establish special design requirements for signage within specific urban areas of the Town.
- **Policy 13.1.3** In recognizing potential impacts of the increase in use of electronic message signs, Council shall establish special zoning provisions to address the following:
 - (a) Ensuring appropriate distances between electronic message signs and traffic control devices;
 - (b) Regulating message transition and duration;
 - (c) Restricting the brightness of signs;
 - (d) Restricting their hours of operation;
 - (e) Requiring signs to have automatic dimming capability; and
 - (f) Prohibiting them in sensitive locations.
- **Policy 13.1.4** In order to ensure community aesthetics and public safety, Council shall direct the Planning Advisory Committee to have special attention to the following when considering a variance or the imposition of terms and conditions for certain types of signs in sensitive locations:
 - (a) Ensuring there is no conflict with traffic control devices;
 - (b) Design criteria and features to ensure the signage is sensitive to its context and location;
 - (c) Ensuring potential light pollution and light trespass into adjacent sensitive land uses is mitigated;
 - (d) Protecting special view line and heritage building and sites; and

- (e) The impact of the sign on the streetscape.
- **Policy 13.1.5** Given that billboard signs may have a significant impact on the streetscape as well as the overall community aesthetics, Council shall not allow them as-of-right in any zone.
- Proposal 13.1.6 It is proposed that Council may, subject to a conditional zoning agreement, consider allowing for billboard signs within land in the Commercial Designation, subject to Policy 13.1.5.



CHAPTER 14: IMPLEMENTATION

14.0 Implementation Policies

This Plan is the primary policy document to guide decision making for growth, development and investment within the Town over the course of the next 20 years. The Plan will be implemented through various regulatory documents including the Zoning By-law which was established in conjunction with the adoption of the Plan.

14.1 Development Approvals and Amendments

Over the course of implementing this Plan, it is intended that all by-law amendments complement and/or support the objectives and policies of the Plan. In situations where there is conflict between any provision in the Zoning By-law or the Subdivision By-law, the Plan prevails.

The Town's objectives with respect to the Plan's implementation are:

- 1. To ensure all future planning, regulation and decision making by the Town conforms to the general intent of the Municipal Plan;
- 2. To consider amendments to the Municipal Plan when deemed beneficial to the community's interest; and
- To ensure that developments, permitted by way of a conditional rezoning or a terms and conditions application, have been carried out in conformance with the conditions imposed.
- **Policy 14.1.1** Council shall recognize that this Municipal Plan is the principal document for guiding development in the Town. The Municipal Plan shall be used in decision making as follows:
 - (a) All forms of development approval including zoning amendments, land subdivision and construction shall be consistent with this Municipal Plan.
 - (b) The Zoning By-law and Subdivision By-law shall contain regulations that implement the Municipal Plan.
 - (c) Other Town By-laws will support the implementation of this Plan.

- (d) The Town's five year capital budgeting program and all major public works and capital expenditures will support the implementation of this Plan.
- (e) Secondary municipal plans will be prepared to address specific areas or issues in greater detail. All secondary municipal plans shall be in alignment with the Municipal Plan.
- **Policy 14.1.2** Council shall require amendments to the policies or schedules of this Plan where:
 - (a) any policy or proposal has to be changed;
 - (b) there is a request for an amendment to the Zoning By-law which is not permitted by this Plan and subsequent documented studies confirm that the policies of the Plan should be amended; or
 - (c) subject to policy 14.1.1 (e), secondary municipal plans have been implemented
- Providing the intentions of all other pertinent policies are satisfied, Council may, for purposes of providing for development of similar uses on properties which abut one another, consider amendments to the Zoning By-law within a designation to provide for development of uses permitted by the zone on the abutting property within the abutting designation as shown on the Generalized Future Land Use Map, forming part of Schedule "A" of this Plan, except where specifically precluded by the policies of this Plan.
- Policy 14.1.4 It is not intended that all lands should be pre-zoned for specific uses. Rather, in order to give Council a greater degree of control, this Plan provides that certain land uses shall be considered only as amendments to the Zoning By-law or, in certain instances, pursuant to the imposition of terms and conditions. Such amendments and imposition of terms and conditions shall be considered only if they meet the policies of this Plan.
- **Policy 14.1.5** As a condition of rezoning approval, Council may require an applicant to enter into a Conditional Rezoning agreement, to be registered on the title of the property. This agreement may require:
 - (a) That a time frame be set for the completion of the development, or in the case of a phased development, for the first phase of the development. The time frame will be determined by the scale and nature of the project;

- (b) That, if construction of the development or the first phase of the development has not been completed on the date established as per (a) above, no subsequent phases of development will be permitted;
- (c) That, if construction of the development or the first phase of the development has not been completed within the time frame referred to in (b) above, Council may take steps to cancel the agreement and repeal the re-zoning pursuant to the Community Planning Act;
- (d) That, upon repeal of the re-zoning pursuant to the Community Planning Act, the land to which the agreement pertains shall revert to the type of zone under which it fell before rezoning.
- (e) Development plans, conditions, and other information that form part of the approval.
- (f) That, in addition to any other securities or bonds Council considers appropriate under the Community Planning Act, the applicant provide a certified cheque in the amount of \$1,000, to cover expenses relating to the cancellation of the agreement and/or repeal of the re-zoning. The \$1,000 security shall be repayable on completion of the development for which the re-zoning is granted.
- Policy 14.1.6 Notwithstanding any other policy or proposal of this Plan, Council may consider applications for developments which contain a mix of land uses in any designation pursuant to the provisions of the Community Planning Act in respect to an Integrated Development Zone.
- Policy 14.1.7 This Plan may be reviewed when the Minister or Council deems it necessary, but in any case, and pursuant to section 32 of the Community Planning Act, not later than ten years from the date of its coming into force or from the date of its last review;
- **Policy 14.1.8** Council shall instruct the Committee to establish a monitoring system for developments in which conditions were imposed through either a rezoning agreement or terms and condition application.
- Policy 14.1.9 In recognition of the transitional status of many developments approved pursuant to conditional rezonings under the former plan and by-law, and the need to maintain these conditions for the immediate future, it shall not be the intention of Council to repeal all amendments to the former by-law. However, it shall also be the intention of Council to review all conditional rezonings carried over from the former by-law on an annual basis, and where appropriate, consider repeal of the conditional by-law. In addition, where any change is

proposed in the applicable conditions pursuant to the conditional agreements it shall be the intention of Council to consider such a change by an agreement made pursuant to section 59 of the Community Planning Act.

- Policy 14.1.10 In considering amendments to the Zoning By-law or the imposition of terms and conditions, the Council and the Committee, in addition to all other criteria set out in the various policies of this Plan, shall have appropriate regard for the following:
 - (a) the proposal is in conformity with the intent of this Plan and with the requirements of all municipal by-laws and regulations;
 - (b) that the proposal is neither premature nor inappropriate by reason of:
 - i. financial inability of the Municipality to absorb costs relating to the development,
 - ii. adequacy of central or on-site sewage and water supply services and storm drainage measures,
 - iii. adequacy or proximity of school, recreation or other community facilities.
 - iv. adequacy of road networks leading to, adjacent to, or within the development; and
 - v. potential for damage to or destruction of designated historic buildings/sites.
 - (c) that controls are placed on any proposed development, where necessary, to reduce conflict with any adjacent or nearby land uses by reason of:
 - i. type of use,
 - ii. height, bulk, appearance and lot coverage of any proposed building,
 - iii. traffic generation,
 - iv. vehicular, pedestrian, bicycle and transit access to/from the site,
 - v. parking,
 - vi. open storage,
 - vii. signs; and
 - viii. any other relevant matter of urban planning.
 - (d) that the proposed site is suitable in terms of steepness of grades, soil and geological conditions, location of watercourses, marshes or bogs and susceptibility flooding as well as any other pertinent environmental subject; and
 - (e) that the proposal meets all necessary public health and safety considerations and that the site design meets all fire protection and access requirements.

- **Policy 14.1.11** During the review of subdivisions, the Town will have careful consideration for how the goals and objectives of this plan have been applied. Considerations will include, but not be limited to:
 - (a) How wetlands and watercourses are preserved and integrated;
 - (b) How natural vegetation and trees are incorporated into the design;
 - (c) How concept of the complete neighbourhoods (mix of uses, neighbourhood centre, more compact design, walkability, etc) is applied;
 - (d) How the concept of complete streets (walking, cycling, transit, vehicles) is applied;
 - (e) How well the proposal addresses the Town's requirements for infrastructure.
- Policy 14.1.12 Council shall ensure that the Generalized Future Land Use Map, depicted in Schedule A, is updated annually or when practical to show areas of the Town that are subject to a secondary municipal plan or master plan.

14.2 Traffic Studies

- **Policy 14.2.1** A traffic study may be required to assess a proposed development or subdivision. This requirement will be identified at the development review stage of the application.
- Policy 14.2.2 Where an application is subject to terms and conditions, rezoning, or a subdivision agreement, the Town may require the developer to contribute to transportation improvements to address matters in the Traffic Impact Study.

14.3 Municipal Organization and Governance

The Town regularly works with other organizations, other levels of government and neighbouring municipalities in the delivery of efficient services to its citizens. This Plan encourages a strategic, cooperative approach with other levels of government and external agencies to foster collaboration and ultimately the realization of plan policies which are beyond the authority of the Town to implement. Although the jurisdiction of the Plan is the Town of Riverview, there are many planning issues that transcend its borders.

The Town's objective with respect to municipal organization and governance is:

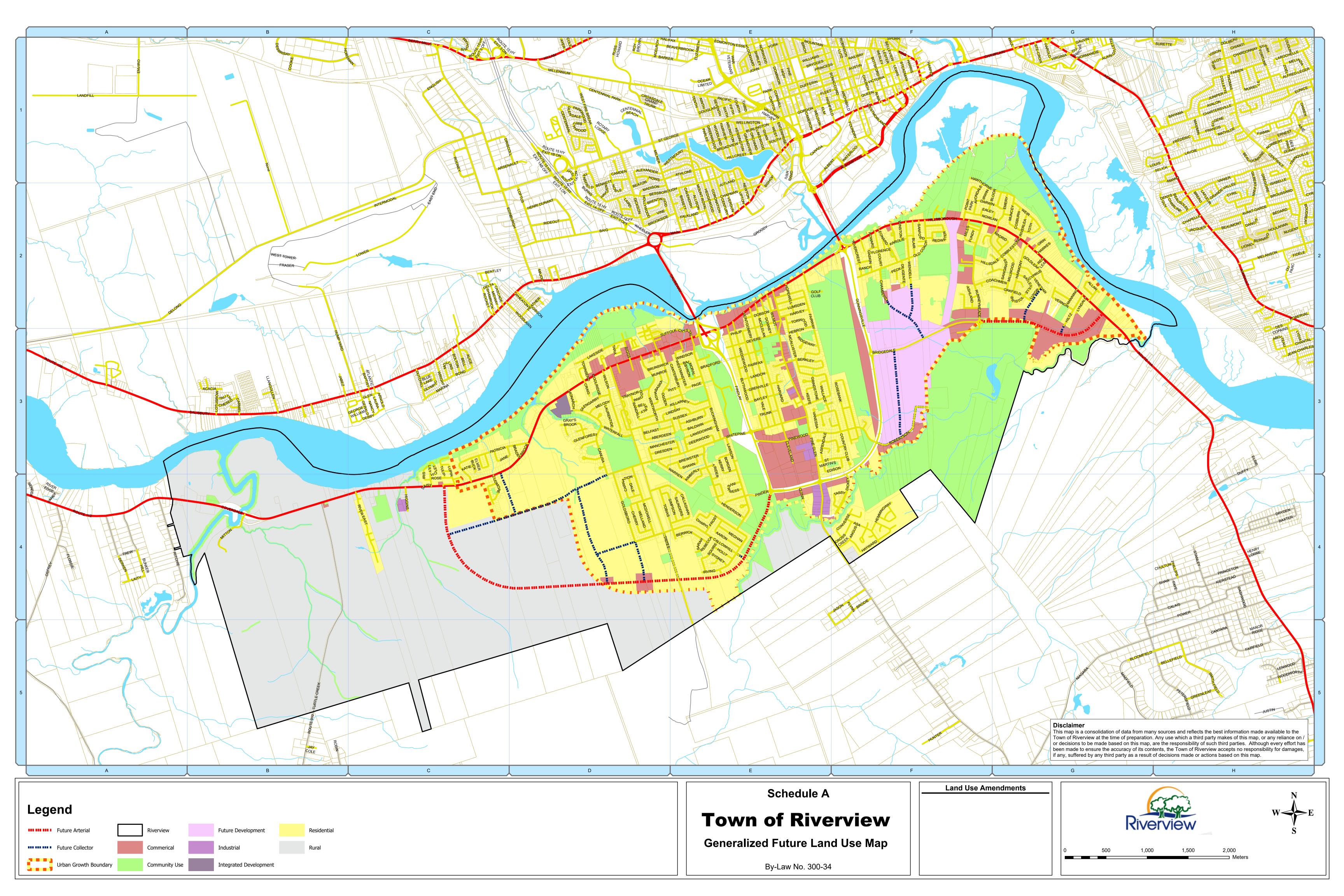
- 1. To maintain the ongoing collaboration with neighbouring municipalities and other levels of government on issues of common interest in the Greater Moncton Area and the Southeast Region.
- **Policy 14.3.1** It shall be the intention of Council to take a proactive role within the general region on local issues such as, but not limited to:
 - (a) harmonizing the development / planning process;
 - (b) regional sustainability;
 - (c) urban forestry;
 - (d) climate change mitigation; and
 - (e) Sustainable Transportation Master Plan.
- **Policy 14.3.2** It shall be the intent of Council to request that the appropriate federal and provincial officials consult the Town prior to disposal of any surplus government lands to private interests.
- Policy 14.3.3 The Town, in the interests of administrative efficiency, will seek and advocate for amendments to the Local Government Act to permit the municipality to create a method of administering encroachments into street right of ways through a duly adopted by-law. In the case of current and future encroachments, it shall be the intention of Council to recognize that the primary purpose for streets is the movement of people either on foot or in vehicles and to seek to maintain the safety of the public in dealing with any encroachment.
- Policy 14.3.4 The Town will seek the cooperation of the New Brunswick Department of Environment and Local Government in providing advice and comments in respect to zoning amendments, subdivision, general planning, land use, other municipal development initiatives and capital projects and will seek an opportunity to ensure the coordination of municipal environmental interests with those of the Province.
- Policy 14.3.5 Town and planning staff will review any new federal or provincial environmental legislation and will advise Council of any change in administrative procedures, capital project planning or plan and/or by-law amendments necessary to facilitate Council's continuing commitment to maintaining environmental accountability.
- **Policy 14.3.6** In recognition of the regional nature of most services and the mutual benefits of sharing information, the Town will explore opportunities with the City of Moncton

and the City of Dieppe and other organizations and governments for the shared use of databases and application systems.



SCHEDULE A: GENERALIZED FUTURE LAND USE MAP



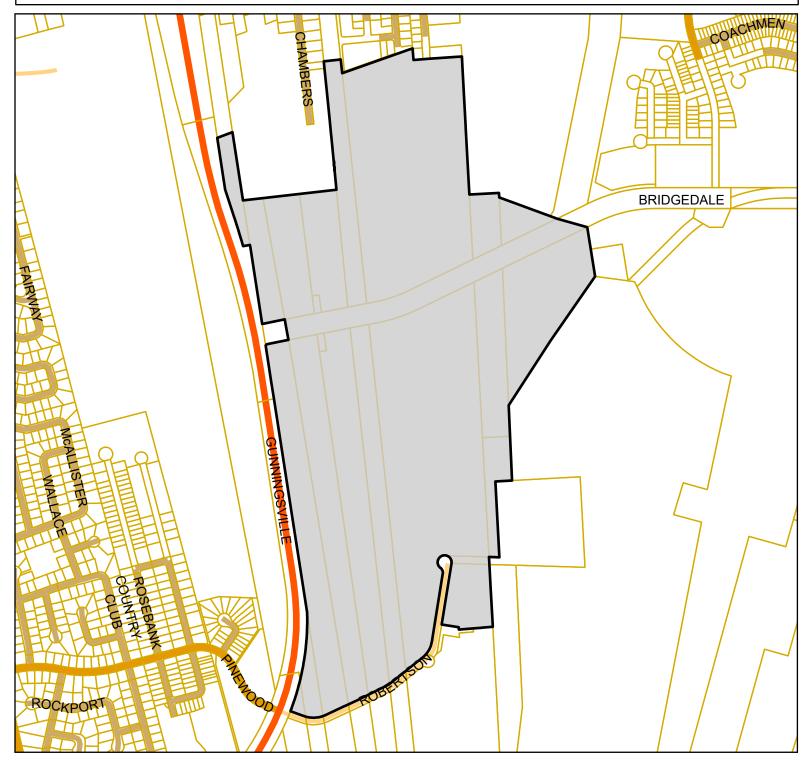


SCHEDULE B: SECONDARY PLANNING AREA: GUNNINGSVILLE AND BRIDGEDALE BOULEVARD



Schedule B: GUNNINGSVILLE AND BRIDGEDALE BOULEVARD

Riverview
By Law No. 300-34
Date: 2025-07-07





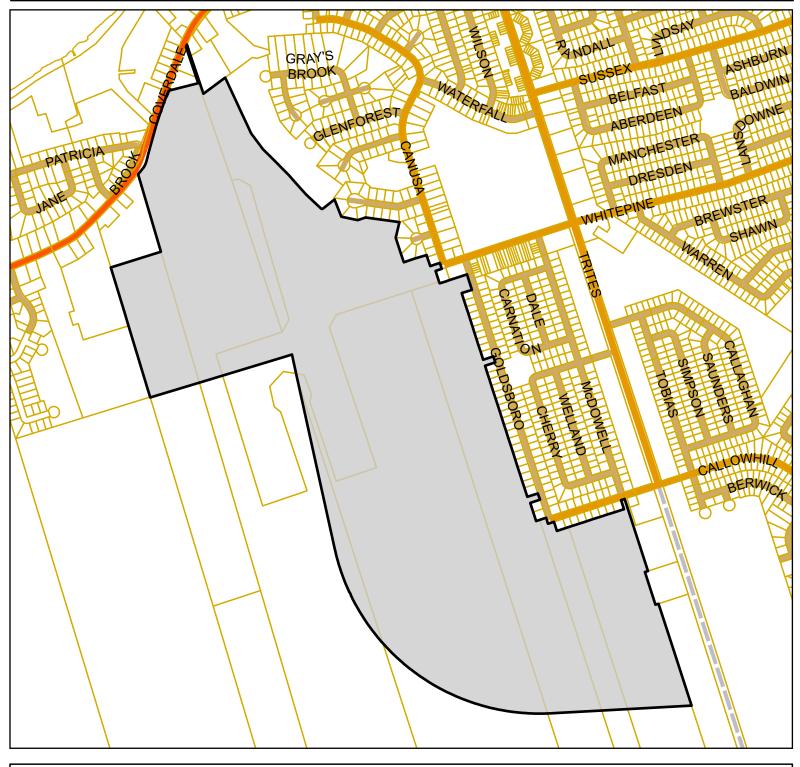
SCHEDULE C: SECONDARY PLANNING AREA: WEST RIVERVIEW



Schedule C: West Riverview

Riverview By Law No. 300-34

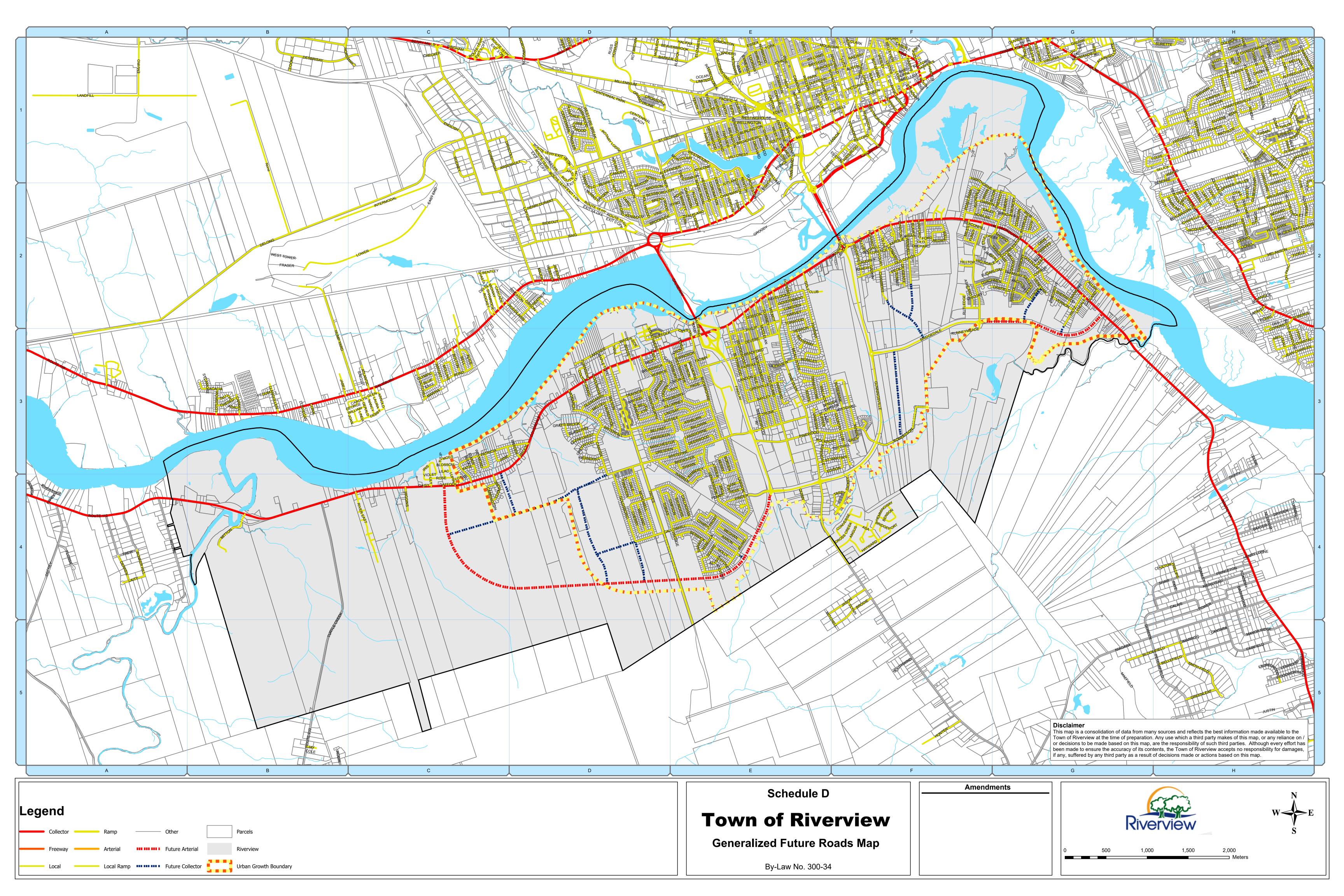
Date: 2025-08-29





SCHEDULE D: FUTURE ROADS MAP





SCHEDULE E: 5-YEAR CAPITAL BUDGET





FIVE YEAR CAPITAL TIMELINE



GENERAL FUND





Tive your oupitur buugot	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029
GENERAL GOVERNMENT SERVICES		l .		l .	
Computer Hardware/Software Purchases	73,000	75,000	60,000	64,000	95,000
Bus Purchase	750,000	850,000		1,500,000	1,500,000
Bus Equipment	260,000	180,000	25,000	85,000	90,000
Building Upgrades - Town Hall	-	-	13,050		916,700
Total General Government Services	1,083,000	1,105,000	98,050	1,649,000	2,601,700
PROTECTIVE SERVICES - FIRE, RESCUE & EMO					
Live Fire Training Area/Aid	20,000	20,000			
Thermal Imaging Camera (replace)					70,000
PPE Washer (Masks, Helmets, etc.)		50,000			
Technical Rescue Hardware (replace)		40,000			
Tripod (replace)	10,900				
Vehicle - Deputy Chief - Operations (Car 180 replacement)	98,500				
Vehicle - Fire Truck (Rescue 10)	1,585,500				
Vehicle - Medic 19 (replacement)			120,000		
Vehicle - Fire Chief (Car 150 replacement)			102,000		
Vehicle - Fire Truck (replace Engine 13)	1,423,154				
Vehicle (Ladder Truck)				2,900,000	
Vehicle (Brush 14 Replacement)					450,000
Vehicle - Engine 11 door replacement	12,000				
Fire Hall - Architectural Exterior		13,500	101,000		29,000
Fire Hall - Architectural Interior			36,500		87,500
HVAC Upgrades (Replace Rooftop Units)		39,000			
Dorm Renovation (Station)	207,000				
TMR Radio Project	11,500				
Rapid Deployment Craft	6,000				
Total Protective Services - Fire, Rescue and EMO	3,374,554	162,500	359,500	2,900,000	636,500



Tive-year Sapital Budget	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029
PARKS, RECREATION, FACILITIES & COMMUNITY RELATIONS					
<u>Facilities</u>					
Byron Dobson Arena Upgrades	250,000	375,000	225,000		
PCM Aquatic Centre	15,000				
Riverview Recreation Complex (Design, Management and Contingency)	1,870,000	1,640,000	200,000		
Riverview Recreation Complex (Site Development & Construction)	29,090,000	23,070,000	2,410,000		
Riverview Recreation Complex (Pool additions per Donor)	1,000,000	1,000,000			
TOTAL - FACILITIES	32,225,000	26,085,000	2,835,000	-	-
Parks & Greenspaces					
Outdoor Skate Park		650,000			
Playgrounds/Equipment	40,000		75,000	75,000	
Lighting at Dobson Field	180,000				
Sports Field Upgrades	70,000	120,000		50,000	50,000
Mill Creek Park	275,000		130,000	200,000	200,000
Trail and Site Furniture	65,000		25,000		25,000
Signage	40,000				
Active Transportation - Trail Upgrades	60,000	40,000	40,000	20,000	20,000
Riverfront Trail Decking	275,000				
TOTAL - PARKS & GREENSPACES	1,005,000	810,000	270,000	345,000	295,000
Vehicles & Equipment					
PR-7453 / 2014 Dodge Van	50,000				
PR-7454 / 2015 Dodge Van		50,000			
PR-NEW / 1/2 Ton CC (RRC)		65,000			
PR-7542 / 2018 Ford Sedan		,		33,000	
PR-7899 / 2019 Ford EC				,	65,000
PR-7805 / 2023 Chev RC			33,000		, ,
TOTAL - 1/2 TON TRUCKS & LIGHT DUTY VEHICLES	50,000	115,000	33,000	33,000	65,000



Five-year Capital Budget					
	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029
PR-7561 / 2014 F350 RC	88,000				
PR-7565 / 2015 Chev RC	88,000				
PR-7578 / 2016 Chev RC	20,000	90,000			
PR-7673 / 2017 Chev CC		,	90,000		
PR-7674 / 2019 Chev CC					95,000
TOTAL - 3/4 & 1 TON TRUCKS	176,000	90,000	90,000	-	95,000
PR-7312 / 2013 20' Landscape	12,000				
TOTAL - TRAILERS	12,000	-	-	-	-
PR-7910 / 2011 Kubota RTV	45,000				
PR-7950 / 2016 Artic Cat Snowmobile	-,			25,000	
Tundra 600 EFI Snowmobile	15,000				
PR-7231 / 2012 Zamboni Ice Resurfacer			215,000		
PR-7282 / 2015 John Deere Tractor			90,000		
PR-7281 / 2016 Kubota Tractor				90,000	
PR - NEW / 2026 Tractor		90,000			
TOTAL - UTILITY VEHICLES	60,000	90,000	305,000	115,000	-
PR-7001 / 2015 Kubota F3390	36,000				
PR-7002 / 2016 Kubota F3390		37,000			
PR-7006 / 2017 Kubota F3390			38,000		
PR-7009 / 2018 Kubota F3390				38,000	
PR-A7282 / 2006 Diamond 3-Point Drag		11,000			
PR-A7578 / 2019 Fisher V Snow Plow					15,000
PR-A7286 / 2005 Bannerman Top-Dresser					16,000
TOTAL - MOWERS & TURF EQUIPMENT	36,000	48,000	38,000	38,000	31,000
Total Parks, Recreation and Community Relations	33,564,000	27,238,000	3,571,000	531,000	486,000



Budget	Budget	Budget	Budget	Budget
2025	2026	2027	2028	2029

ENGINEERING & PUBLIC WORKS

Operations Centre

Access card system replacement		70,000			
Replace window sealant south side		,	15.000		
Salt shed single door replacement			,	10,000	
Suspended metal ceiling tiles replacement				,	45,000
Operations Centre Sub-Total	-	70,000	15,000	10,000	45,000
Parking Lot Improvements					
Town Hall - full dig out, fix subbase drainage & pave			300,000		
Fire Station - dig out and pave			560,000		
55 Biggs Dr dig out a section and pave			22,000		
Parking Lot Improvements Sub-Total	-	-	882,000	-	-
Pavement Management				·	
Resurfacing Blair St	550,000				
Resurfacing Philip Rd(Pine Glen Rd to Wilmot Ave)	100,000				
Resurfacing Old Coach Rd(Hillsborough Rd to Ford St)	200,000				
Seal Suffolk St	81,000				
Seal Westview Ter	56,000				
Seal Sherwood Ave	50,000				
Seal Manning Rd	55,000				
Resurfacing Hillsborough Rd(Harmony Dr to Manning Rd) * (DTI \$510K)		1,200,000			
Resurfacing Gunningsville Blvd (Coverdale Rd to Bridgedale Blvd)			640,000		
Resurfacing Gunningsville Blvd (Bridgedale Blvd to Pinewood Rd)				760,000	
Resurfacing Gunningsville Blvd (Pinewood Rd to Pine Glen Rd)					785,000
Seal - Whitepine (Cleveland to Pine Glen)		90,000			
Resurfacing - Biggs Dr			320,000		
Asphalt Seal - previous year local Imp projects		210,000	300,000	300,000	300,000
Resurfacing - previous year watermain trench projects		800,000	800,000	800,000	800,000
Pavement Management Sub-Total	1,092,000	2,300,000	2,060,000	1,860,000	1,885,000



	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029
Local Improvement (Reconstruction)					
Pre design work (LI)	50,000	50,000	50,000	50,000	50,000
Garland Dr	660,000				
Pinegrove Dr	580,000				
Vernon Ave(Pinegrove Dr to Manning Rd)	820,000				
Whitepine Rd(Cleveland Ave to Pine Glen Rd)	1,300,000				
Bayley Rd		1,010,000			
Hiltz Ave Phase 1 (Hillsborough Rd to Vernon Ave)		990,000			
Vernon Ave(Manning Rd to Hiltz Ave)		300,000			
Downey Ave			1,940,000		
Torwood Ct			1,450,000		
Woodstock Ave				720,000	
Emery St				2,090,000	
Hiltz Ave Phase 2 (Vernon Ave to End)				1,180,000	
Dobson Rd					2,200,000
Philip Rd(Blythwood Ave to Montgomery Ave)					1,250,000
Miles Rd					1,100,000
Local Improvement (Reconstruction) Sub-Tota	3,410,000	2,350,000	3,440,000	4,040,000	4,600,000



	Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029
Active Transportation - Sidewalks, Traffic Lights, Signals, Crosswalks					
Trites Rd/Coverdale Rd signals	500,000				
LED replacements on Gunningsville Blvd	525,000				
Decorative lights & u/g wires	90,000	90,000	90,000	90,000	90,000
Buckingham Ave@ Whitepine Rd all-way stop	60,000				
Sussex Ave sidewalk * (Funding \$300,000)	560,000				
Pedestrian signal replacement - Coverdale Rd @ Pine Glen Rd	38,000				
Pedestrian signal replacement - Coverdale Rd @ Buckingham Ave	43,000				
Pedestrian signal replacement - Coverdale Rd @ Biggs Dr		45,000			
Pedestrian signal replacement - Coverdale Rd @ Blythwood Ave		45,000			
Replacement of attenuators at Gunningsville Blvd intersections	35,000				
Hillsborough Rd sidewalk repairs (Harmony Dr to Manning Rd) * (DTI)		180,000			
Hillsborough Rd new Sidewalk (Civic #890 to Town Limits) * (DTI)			130,000		
Hillsborough sidewalk (Manning Rd to Civic #890) * (DTI)				100,000	
Deco lights replacement - Coverdale Rd (Pine Glen Rd to Findlay Blvd)		50,000	400,000	400,000	
New Beaconhill Ter transit station Phase 1		150,000			
Decorative Lights LED retrofit - McAllister Park / Various locations					90,000
Buckingham Ave - traffic calming			60,000		
Active Transportation - Sidewalks, Traffic Lights, Signals, Crosswalks Sub-Total	1,851,000	560,000	680,000	590,000	180,000



		Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029
Vehicles and Equipment	_					
EPW-02 / 2016 Chev 4x4		65,000				
EPW-03 / 2018 Chev 4x4					68,000	
EPW-14 / 2019 Chev 4x4						68,000
EPW-31 / 2016 Chev 4x4		65,000				
TOTAL - 1/2 TON TRUCKS		130,000	- [-	68,000	68,000
EPW-04 / 2015 Chev 1 Ton 3500			110,000			
EPW-24 / 2014 Chev 1 Ton		110,000				
EPW-12 / 2024 Ram 5500						120,000
EPW-37 / 2013 Ford 1 Ton F350			110,000			
TOTAL - 1 TON TRUCKS		110,000	220,000	-	-	120,000
EPW-09 / 2017 Freightliner Single Plow 550		420,000				
EPW-11 / 2022 Freightliner Single Plow					430,000	
EPW-15 / 2020 Freightliner Tandem Plow				430,000		
EPW-28 / 2020 Freightliner Tandem Plow			420,000			
EPW-38 / 2023 Freightliner Single Plow						440,000
TOTAL PLOW TRUCKS		420,000	420,000	430,000	430,000	440,000
EPW-08 / 2020 Freightliner Sewer Cleaner				800,000		
EPW-16 / 2020 Freightliner Sweeper					450,000	
EPW-23 / 2020 John Deere 190 Excavator						545,000
EPW-18 / 2019 Cat 440 Backhoe			250,000			
EPW-19 / 2020 Cat 440 Backhoe					250,000	
New Mid-Size Wheel Excavator		350,000				
TOTAL HEAVY EQUIPMENT		350,000	250,000	800,000	700,000	545,000



Five-year Capital Budget							
		Budget 2025	Budget 2026	Budget 2027	Budget 2028	Budget 2029	
EPW-21 / 2018 MV4 Blower						215.000	
EPW-22 / 2017 MV4 Blower			210,000			,	
EPW-40 / 2015 MT6 Blower		210,000					
TOTAL SIDEWALK BLOWERS		210,000	210,000	-	-	215,000	
EPW-10 / 2021 Cat 938M Loader						470,000	
EPW-35 / 2016 Cat 938 Loader			450,000				
EPW-34 / 2017 Komatsu Loader					460,000		
Grader			620,000				
TOTAL LOADERS		-	1,070,000	-	460,000	470,000	
Paint equipment - Mobile					15,000		
EPW-36 / 2020 Bagela 10000 Asphalt Recycler				230,000			
EPW-49 / 2020 KM8000 Hot Box				85,000			
EPW-33 / 2017 Larue Blower					225,000		
Various small equipment			150,000			150,000	
Stand on paint machine (New)		60,000					
Lifts for shop (2 New)		55,000					
Sweeper for Sidewalk Machine (New)		40,000					
Diagnostic Computer for Shop (New)		10,000					
Valve Nut Tool Kit (New)		20,000					
Valve Turner Controller (New)		7,000					
Tool Kits for foreman trucks (New)		6,000					
V Plow for One Ton to replace existing (New)		22,000					
Shouldering machine		150,000					
Remote controlled track mulcher & grass cutter		180,000					
Shelving for shop		25,000					
TOTAL SMALL EQUIPMENT		575,000	150,000	315,000	240,000	150,000	
	Vehicles and Equipment Sub-Total	1,795,000	2,320,000	1,545,000	1,898,000	2,008,000	
Total Engineering and Public Works		8,148,000	7,600,000	8,622,000	8,398,000	8,718,000	
TOTAL GENERAL CAPITAL		46,169,554	36,105,500	12,650,550	13,478,000	12,442,200	
· · · · · · · · · · · · · · · · · · ·							

SCHEDULE F: GLOSSARY OF TERMS

Active Transportation

The different modes of transportation that rely on human power rather that machine power. These may include cycling, walking, running and skateboarding.

Amendment

A change made to a previously adopted policy or by-law.

Committee

Means the Town of Riverview's Planning Advisory Committee

Community

A group of people with similar or shared culture, concerns or geography.

Community Planning Act (the Act)

The provincial Act that establishes the jurisdiction and responsibilities of municipalities within the province of New Brunswick to undertake planning and related activities. (*Community Planning Act*, S.N.B. 2017, c. 19)

Complete Neighbourhoods

Complete neighbourhoods are places that both offer and support a variety of lifestyle choices, providing opportunities for people of all ages and abilities to live, work, shop, learn and play in close proximity to one another.

Council

The elected legislative body that governs the Town of Riverview.

Density

In a planning context, density usually refers to the number of dwelling units, square metres of floor space, or people per acre or hectare of land.

Greenfield

With the exception of agricultural or forestry uses, usually represents a piece of undeveloped property, and is considered as a site for expanding urban development.

Infill / Infill Development

A type of development occurring in established areas of the Town. Infill can occur on long-time vacant lots, or on pieces of land with existing buildings, or can involve changing the land use of a property from one type of land use to another.

Land Use

The various ways in which land may be used or occupied.

Land Use Designations

Geographic-specific land use categories. They have associated sets of land use and management policies that are applied to specific areas.

Land Use Policy

Policies that include general land use intent as well as permitted and restricted uses in an area and selective guidelines associated with some land uses. Policies are derived from legislation, broad government direction, studies and best urban planning practices.

Mix-Use

The development of a tract of land, building or structure that includes two or more different land uses, such as, but not limited to; residential, office, community or retail.

Municipal Plan

A statutory policy document that describes the intended location and character of future development as identified in the Growth Strategy, in addition to policy for other important planning matters.

Parks & Natural Areas

Lands identified as inappropriate for any form of development, including resource use.

Plan Review Committee

A citizen-based committee created to help develop a new Municipal Plan for the Town of Riverview.

Province

The Province of New Brunswick

Public Realm

The public realm includes all exterior places, linkages and built-form elements that are physically and/or visually accessible regardless of ownership. These elements can include, but are not limited to streets, pedestrian ways, bikeways, bridges, plazas, nodes, squares, transportation hubs, gateways, parks, waterfronts, natural features, view corridors, landmarks and building interfaces.

Secondary Municipal Plan

A term used to describe a detailed statutory plan which includes a statement of the Town's policies and proposals for the development, redevelopment or improvement of a specific area of the Town.

Streetscape

The scene as may be observed along a public street, composed of natural and man-made components including buildings, paving, planting, street hardware and miscellaneous structures.

Subdivision

The process (and the result) of dividing a parcel of raw land into smaller buildable sites, blocks, streets, open space and public areas and the designation of the location of utilities and other improvements.

Town

Refers to the corporation of the Town of Riverview.

Urban Growth Boundary

The urban boundary of an urban area defines the boundary between the areas which are designated for eventual urban development and the areas intended to remain in rural uses over the long-term (i.e. the next 30 years, or longer).

Urban Design

The complete arrangement, look and functionality of any area(s) within a town, city or village.

Urban Form

The three dimensional expression of buildings, landscapes and urban spaces.

Urban Structure

A spatial articulation of Town building objectives based on land use, physical layout and design.

Walkable or Walkability

Refers to the measurement of how conducive a place is to walking. This includes the physical nature of a place and other factors, such as safety and perceived enjoyment. Walkability is influenced by several factors including proximity to one's destination (for example, work or school), the quality of pedestrian facilities, availability of parks and public spaces, urban density, mixture of uses and the presence of a defined urban centre.

Town of Riverview Zoning By-law By-law No. 300-8

LEGISLATIVE REVIEW DRAFT UPDATED FOR PUBLIC HEARING OCTOBER 14, 2025



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Definitions

Unless the context requires a different meaning, the following definitions apply in this By-law

A

"abut" means a lot line that has any point in common with another lot line.

"accessory building" means a detached building on the same lot as the main building devoted, with the exception of a garden suite, exclusively to an accessory use.

"accessory use" means a use incidental to and exclusively devoted to a main use of land, building or structure and located on the same lot.

"Act" means the Community Planning Act, S.N.B. 2017, c. 19 and any amendments thereto.

"agricultural use" means the use of land, buildings or structures, other than a kennel or cattery, for the production and sale of food, fibre or flora products, the breeding and handling of animals, or the sale of agricultural goods or animals.

"air traffic control centre" means a facility, operated by a recognized aviation authority, that provides air traffic control services to aircraft operating within a designated airspace as outlined in the *Canadian Aviation Regulations* (CARs) under the *Aeronautics Act* (R.S.C., 1985, c. A-2).

"art gallery" means a building or a portion of a building used for the display and sale of works of art, including incidental retail sales and gift shops, which are not the primary use of the art gallery and limited to the sale of items directly related to the displayed artwork.

"articulation" means the division of a building façade into distinct section through such means as, but not limited to, materials, patterns, colours or architectural features like balconies, bay windows, pilasters, rooflines or wall jogs.

"assisted living facility" means a building that provides supervision or medical assistance to residents and offers the coordination of services by outside health care providers and may include such secondary uses as medical offices or clinics, personal service shops or a retail store and similar uses, and may also include amenities shared by residents of the facility.

"automobile repair shop" means a building or part of a building used for servicing or repair of motor vehicles including but not limited to auto body work, muffler, brake, tire and glass replacement and repair, transmission repair and replacement, wheel alignment, and other customizing activities directly related to the repair or alteration of motor vehicles for commercial gain but shall not include the manufacturing or fabrication of motor vehicle parts for the purpose of sale nor the retailing of petroleum products.

"automobile sales establishment" means a building and/or land used for the display, sale, leasing or renting of motor vehicles, accessories and related products and may include an automobile repair shop.

В

- **"bank or financial institution"** means an establishment that provides financial services to the public, including banks, trust companies, credit unions, insurance companies, and similar financial institutions.
- "banquet hall" means a facility used for hosting large private or public gatherings that may include associated facilities for food preparation and service, and entertainment.
- "basement" means that portion of a building between two floors which is partially underground and which has at least one-half of the distance from the finished floor to the finished ceiling above grade.
- "bed and breakfast" means a single unit dwelling in which overnight accommodation and meals are provided for the travelling public.
- "bicycle parking space" means a slot in a bicycle rack to which an adult sized bicycle may be secured by means of an 8 inch U lock, or a bicycle locker capable of being locked.
- "brewery" means a use where alcoholic beverages are manufactured, including beer, cider, spirits, and wine, regulated through a brewer's license or distiller's licence or winery license under the *Liquor Control Act*, RSNB 1973, c L-10. This may include on-site sales and tasting areas, and other related retail sales of products. Also may be referred to as distillery or winery.
- "building" means a roofed structure, including a vessel or container, used or built for the shelter, accommodation or enclosure of persons, animals, materials or equipment.
- "bus" means any motor vehicle designed for carrying ten or more passengers and used for the transportation of persons as defined under the *Motor Vehicle Act*.

C

- "campground" means an area of land, managed as a unit, providing short term accommodation such as tents, tent trailers, travel trailers, recreational vehicles, dome, yurt, and other nature-based lodging structures.
- "carport" means a building or structure which is designed for the parking and storage of motor vehicles and is opened on at least two ends to provide unobstructed access to the rear yard.
- "car wash" means the use of a lot on which vehicles are washed for commercial gain.
- "caterer's establishment" means a building or part of a building where food and / or beverages are prepared for consumption exclusively off-site. This may include preparing and packaging food and beverages for delivery but excludes on-site sales, take-out service, or direct retail transactions with members of the public.
- "cemetery" means land primarily used for internment of human or animal remains and where chapels, places of worship, funeral homes, columbarium, crematoria and related facilities may be incorporated as accessory uses.
- "chickens" means domesticated fowl (Gallus gallus domesticus) typically kept for the purpose of egg production or harvesting for consumption.

"commercial use" means an occupation, employment or enterprise that is carried on for profit by the owner or occupier.

"Committee" means the Town of Riverview Planning Advisory Committee

"communication use" means the use of land, buildings or structures for the production, storage and dissemination of information and information products including but not limited to broadcast studios, television services, publishing and printing facilities, telecommunication services and call centres.

"community garden" means a piece of land, not exploited for commercial uses, that is cultivated by a group of individuals with the aims to grow food, flowers, or other plants, and foster community engagement and well-being.

"Council" means the mayor and councillors of the Town of Riverview.

"convenience store" means a building or part of a building which is intended to serve the needs of residents of the immediate area with a variety of goods for sale.

"corner lot" means a lot situated at the intersection of, and abutting on, two or more streets.

"critical elevation" means the lowest point on a foundation wall where surface water would first enter, and more specifically means the lower of:

- a) the lowest point of the top of the foundation wall, and
- b) the lowest point of an opening or depression in the foundation wall, including basement windows, doorways or other non-watertight openings, but excluding basement windows equipped with window wells in conformity with the National Building Code of Canada edition adopted under the Building By-law.

"cultural use" "means the administration of cultural industries and the production or dissemination of cultural products and includes museums, art galleries, studios, theatres, libraries, and performance spaces.

"daycare centre" means a day care centre as defined and regulated under the Early Childhood Services Act, Family Services Act or similar provincial regulation or legislation.

"daycare, home" means a secondary use to a dwelling use where the occupant of the dwelling provides supervision and care for up to five children as regulated by the Family Services Act or the Early Childhood Services Act or similar provincial legislation or regulation.

"deck line" means, in relation to a gambrel or mansard roof, the horizontal line created by the change of pitch in that part of the roof surface lying between the ridge line at the top of the roof and the point where the roof rafters rest on the vertical exterior walls.

"development" means development as defined in the Act.

- "development officer" means a development officer as defined under the Act.
- "display court" means an area of land where goods are displayed for sale from a retail outlet located on the same lot.
- "dissolving" means a mode of message transition on an electronic message sign accomplished by varying the light intensity or pattern, where the first message gradually appears to dissipate and lose legibility simultaneously with the gradual appearance and legibility of the second message.
- "distribution use" means a use carried out primarily in a building used for the storage, wholesaling and distribution of goods and materials.
- "drive thru" means an establishment that is designed to provide services or products to customers while in their vehicle.
- "driveway" means that portion of a lot designed or intended to provide vehicular access to the property.
- "driveway aisle" means the area within a parking lot designed or intended for internal vehicular circulation providing direct access to a parking aisle, but does not provide direct access to a parking space.
- "dwelling" means a building or part of a building, occupied or capable of being occupied as a home or residence by one or more persons, but does not include a hotel, a motel, apartment hotel or hostel.
- "dwelling, accessory unit" means a dwelling unit which is secondary to the principal dwelling unit and, with the exception of a garden suite, contained in the same building.
- "dwelling, manufactured" means a factory-built structure comprised of two or more pieces, transported and assembled on a lot and shall have a final assembled width exceeding 5 metres, be equipped with the necessary service connections, and designed to be a one or two unit dwelling on a permanent foundation. For the purposes of this By-law, a manufactured dwelling is afforded the same provisions as a one or two unit dwelling.
- "dwelling, multiple unit" means a building, other than a rowhouse dwelling, containing three or more dwelling units.
- "dwelling, rowhouse" means a building containing three or more dwelling units side by side, under one roof and each unit having a separate front and rear access.
- "dwelling, semi-detached" means a dwelling unit attached to another dwelling unit by a common above grade wall with each dwelling unit located on a separate lot.
- "dwelling, shared" means a dwelling or portion thereof in which the proprietor rents individual rooms for a fee to more than one persons, and where common facilities such as kitchens and amenity space are shared. This does not include a dwelling unit in which occupants are sharing expenses in a way common to roommates.
- "dwelling, single unit" means a detached building containing only one main dwelling unit, but does not include a manufactured dwelling, travel trailer, mini home or motor home.

"dwelling, townhouse" means

- a) a building divided vertically into three or more attached dwelling units on separate lots, each of which has an independent entrance either directly or through a common vestibule,
- b) a building divided vertically by common walls extending from the foundation to the roof into three or more attached dwelling units on separate lots, each having a separate entrance at grade,
- c) a building that is divided vertically into three or more attached dwelling units on separate lots, each of which has independent entrances, to a front yard and rear yard immediately abutting the front and rear walls of each dwelling unit, or
- d) a building divided vertically into three or more attached dwelling units on separate lots, each of which has a separate entrance from an outside yard area.

"dwelling, two unit" means a building containing two dwelling units

"dwelling unit" means any room or suite of rooms used or intended to be used as a place of habitation by one or more persons.

F

"educational use" means a college, university, vocational or trade school, public or private school, and includes supportive amenities, facilities and residential buildings for staff and students, if the buildings are on the same lot as the place of instruction.

"electronic moving copy" means a sign copy displayed utilizing electronic screens, televisions, computer video monitors, liquid crystal displays, light emitting diode displays, or any other similar electronic technology where the sign copy displays moving images.

"electronic static copy" means a sign copy displayed utilizing electronic screens, televisions, computer video monitors, liquid crystal displays, light emitting diode displays, or any other similar electronic technology where the sign copy is fixed for a set period of time, but does not include gas price indicators.

"emergency services facility" means a building or lands used by fire protection, police, ambulance, or other such service to support the facilitation of services associate with public safety.

"engineered solution" means a drainage plan, stamped by a professional engineer, providing for drainage and surface water management adequate to prevent surface water from entering a main building during a precipitation event up to and including a 100-year return period for a 24-hour duration and consistent with a drainage agreement in effect for the property in question, and which furthermore will not negatively impact drainage on adjacent properties.

"entertainment use" means any use where amusement or entertainment is provided to the public for a fee, such as, but not limited to, an arcade, auditorium for the performing arts, bingo

hall, bowling alley, cinema or movie theatre, or other such amusement place and may be license for the sale and service of food and alcohol, but does not include an adult entertainment facility or a casino.

"erect" means to build, construct, reconstruct, alter, locate or relocate, and without limiting the generality of the foregoing, shall be taken to include any preliminary physical operation such as excavating, grading, piling, cribbing, filling, or draining and structurally altering any existing building or structure by an addition, deletion, enlargement or extension.

"established grade" means the average elevation of the finished surface of the ground where it meets the exterior of a building, or the average elevation of the finished grade of the ground immediately surrounding a structure other than a building.

"extraction use" means the excavation of rock, borrow material, soil for commercial sale or use, but does not include buildings, structures or storage areas which are used for mining activities.

F

"facade" means the exterior wall of a building that faces a public street.

"fading" means a mode of message transition on an electronic message sign accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

"farmers' market" means an establishment or premises where local products including but not limited to foods, beverages, health and wellness products, arts and crafts are sold by local vendors within buildings or from uncovered or open air areas designated for individual retailers.

"farm gate sales" means the direct sale of agricultural products grown or raised on the probetween farmers to consumer including but not limited toor raised on the farmer's own agricultural operation.

"firewood sales" means the retail or wholesale sale of firewood to consumers, businesses, or other entities, which may include the storage and incidental processing of firewood but excludes industrial lumber processing operations such as sawmills.

"flankage" means the length of the flankage lot line measured to the actual or hypothetical point of intersection of the front lot line and flankage lot line.

"flashing" means an intermittent or flashing light source where the identical electronic message sign message is constantly repeated at extremely fast intervals.

"forestry use" means the general raising and harvesting of wood and includes the raising and cutting of fuel wood, pulp, wood, lumber, Christmas trees and other products.

"frontage" means the length of the front lot line, however, for the purpose of calculating frontage on a corner lot, the distance will be measured to the actual or hypothetical point of intersection of the front lot line and flankage lot line

"full cut-off lighting fixtures" means a lighting fixture from which no light output is emitted at or above a horizontal plane drawn through the bottom of the lighting fixture.

"fully screened" means not visible from the established grade of the street or adjacent property.

"funeral home" means a building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for internment and includes a crematorium.

G

"garden suite" means a detached accessory dwelling unit placed or erected in the rear yard or side yard and behind the building line of an existing dwelling use.

"geodetic datum" means the elevation at sea level using the Canadian Geodetic Vertical Datum of 1928 (CGVD28).

"geodetic elevation" means the elevation or height of given point on land above geodetic datum

"golf course" means a public or private area operated for the purpose of playing golf and related activities including a club house that may serve food and beverages, and administration buildings. Golf course uses, may include dwelling units as a secondary use.

"government use" means a municipal, provincial or federal government use, but does not include an educational use.

"gross floor area" means the aggregate of the floor areas of a building above and below grade, measured between the exterior faces of the exterior walls of the building at each floor level but excluding car parking areas within the building.

"ground floor" means the lowest full storey that is entirely located above the established grade.

Н

"habitable space" means the space within a dwelling unit in which living functions are normally carried on.

"heavy equipment sales establishment" means land, building or structure used for the display, sale, servicing, storage, leasing or renting of truck tractors, heavy equipment, motor homes, travel trailers, and related products or accessories.

"height" means the vertical distance of a building between the established grade and the highest point of the roof surface for flat roofs, or to the deck line in the case of gambrel or mansard roof, or to the underside of the eaves of the main part of the building in the case of a gable roof.

"home occupation" means an accessory use in a portion of a dwelling unit or in an accessory building where a business is conducted by the occupant of the dwelling unit.

"hospital" means any facility or portion of a building that provides hospital care and services, including acute, rehabilitative or chronic care and may include nursing, laboratory testing, radiological and diagnostic services, prescription and administration of drugs, surgical

operations, radiotherapy, psychiatric and mental health care, physiotherapy, emergency care, and other inpatient or outpatient related medical care.

"hotel" or "motel" means a commercial building providing temporary accommodations for travellers or transients on a year round basis, and may have a public dining room and convention room.

"household pet" means a domestic animal customarily kept within a dwelling or in an outside pen or accessory building for the sole purpose of pleasure rather than utility, including but not limited to dogs, cats, rabbits, small birds, and customarily domestic pets s, but does not include cattle, sheep, horses, pigs, poultry, and animals customarily kept as farm animals.

I

"identification sign" means a sign listing only the development or building name, civic number, and contact information of its developer or agent.

"**impervious surface**" means any material or structure on or in the ground that prevents or significantly reduces the infiltration of water into the underlying soil.

"industrial use" means the use of land, buildings or structures for the manufacturing, processing, fabricating or assembly of raw materials or goods, warehousing or bulk storage of goods.

"institutional use" means the use of land, buildings or structures for religious, charitable, educational, health or welfare purposes, including but not limited to places of worship, public or private schools and preschool.

"interpretive centre" means a facility designed to provide educational and informational exhibits and / or programs related to the natural, cultural, or historical resources of an area. This may include displays, demonstrations, guided tours, and other activities that aim to enhance public understanding and appreciation of the environment or history.



"**kennel**" means a building or structure used for the enclosure of more than four dogs which are kept for the purposes of commercial breeding or for commercial boarding.

L

"landscaping" means lawn, ornamental shrubs and may include paths, patios, walkways, fountains, reflecting pools, artwork, screens, walls, fences, benches and existing natural rock or treed areas, but does not include driveways, vehicle ramps, lanes, parking areas, or space beneath, within or on top of a building.

"library" means a public institution providing access to a collection of books or other materials for educational, informational, or recreational purposes. This may include lending services, study or gathering rooms, and community programs. All provincial public libraries are governed by the *New Brunswick Public Libraries Act*, RSNB 2011, c 194.

"loading space" means an area of land which is used for the temporary parking of a commercial vehicle while merchandise or materials are being loaded or unloaded from the vehicles.

"**lot**" means one parcel of land described in a deed, transfer or subdivision plan, used or intended to be used as the site of a building or structure.

"lot, corner", see "corner lot".

"lot coverage" means that percentage of the lot area that is permitted to be covered by all buildings and structures, other than swimming pools, but does not include that portion of the lot area which is occupied by a building or portion of a building which is completely below ground level.

"**lot line**" means a common line between a lot and an abutting lot, lane, street, parcel of land or body of water.

"lot line, flankage" means the longer lot line abutting the street on a corner lot.

"**lot line, front**" 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 in the case of a through lot, or 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.

"**lot line, rear**" means the lot line or point of intersection of the side lot lines farthest from and opposite the front lot line.

"lot line, side" means a lot line other than a front lot line, flankage lot line or rear lot line.

"lot, through" means a lot bounded on two opposite sides by streets or highways.

"**lot width**" means the distance measured between the side lot lines, or a side lot line and a flankage lot line, at the required front yard.

M

"main building" means the building designed or used for the principal use on the lot.

"main wall" means the exterior front, side or rear wall of a building.

"medical clinic" means a facility or portion of a facility that provides outpatient medical services, including but not limited to preventative, diagnostic, therapeutic and rehabilitative care, and dentistry and associated work by licensed medical professionals. This excludes hospitals.

"message duration" means the period of time that sign copy is displayed on a sign face.

"message transition" means the period of time involved for each change of sign copy displayed on a sign face.

"mini home dwelling" means a detached moveable dwelling intended for permanent residential occupancy containing one or two dwelling units having a length or width of less than five metres, typically characterized by their compact design and efficient use of space and does not include:

- (a) A detached dwelling comprised of two or more sections with a width and length of five or more metres at all points; or
- (b) Major recreational equipment and vehicles, including travel trailers.

"self storage warehouse or facility" means a building containing at least three self storage units divided from the floor to the ceiling or roof, by a wall, with an independent entrance to each unit.

"mobile stand" means a vending operation on wheels which is established at a location on a temporary basis and which may change location.

"model home sales centre or office" means a development with a temporary or permanent display used to showcase the contractor's work and facilitate the sales of dwellings to prospective buyers. This may include a model home, sales office, and related promotional materials.

"motor vehicle" means a motor vehicle as defined under the Motor Vehicle Act.

"museum" means a not-for-profit permanent institution in service of society that researches, collects, conserves, interprets and exhibits tangible and intangible heritage of humanity and its environment for the purpose of education, reflection, discovery, and entertainment. This may include exhibits, educational programs, and research activities and the incidental retail sale of merchandise or memorabilia associated with the contents of the museum.

"municipality" means the Town of Riverview.

N

"nursery" means the use of land and buildings for the growing of plants for sale, and the sale of related accessory supplies.

O

"occupied floor space" means an habitable space as well as an indoor floor space devoted to commercial, institutional or industrial uses.

"office use" means a room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government, including but not limited to data processing and data storage operations.

"outdoor storage" means the storage of merchandise, goods, inventory, materials or equipment or other items outside a building on the same lot, but does not include a display court.

P

"parking aisle" means the area within a parking lot designed or intended for internal vehicular circulation providing direct access to one or more parking spaces, but shall not include a portion of a driveway aisle.

"parking block" means a segment of a parking lot containing no more than 150 parking spaces.

"parking garage" means a building or structure containing parking spaces for the parking of vehicles.

"parking lot" means an area of land for the parking of vehicles.

"parking lot" means a surface parking lot where parking spaces are rented or leased, but does not include parking lots as an accessory use.

"parking lot, off site" means a surface parking lot for the exclusive use of a main use situated on another lot, and excludes commercial parking lots.

"parking space" means an area reserved for the temporary parking or storage of motor vehicles, which does not include part of a parking aisle or driveway.

"paved" means the hardening or smoothing of a surface through the use of tar and gravel, asphaltic or Portland cement, concrete or other similar substance, including bituminous penetration, but does not include the use of clay, dirt or slag.

"personal service shop" means a building or part of a building in which persons are employed in furnishing direct services, including but not limited to barber shops, beauty parlours, pet grooming establishments, hairdressing shops, shoe repair shops, tailor shops, laundry and dry cleaning collection depots and shops.

"pet service shop" means care, other than veterinary care, provided to household pets, including but not limited to doggie daycares and pet grooming salons, but does not include a commercial kennel or overnight accommodation of animals. The use may include incidental retail sales.

"place of worship" means a location where individuals gather for religious or spiritual practices, including but not limited to buildings, structures, or spaces used for religious ceremonies and services, prayer and meditation, religious education, and associated community activities and may include a banquet hall.

"porch" means a roofed open area which may be screened or glazed to a minimum of 50 percent fenestration ratio, usually attached to or part of and with direct access to or from a building.

"public entrance" means an entrance where the public gains entrance to a building.

"public park" means an area of land specifically set aside for recreational uses by the general public.

"public utility" means any agency which owns, operates, manages or controls the provision of or supply of electricity, gas, and telecommunications; water treatment and distribution, sewage treatment, solid waste collection and process.

R

"recreational use" means the use of land, buildings or structures for the conduct of sports and other customary and usual leisure time activities, but does not include campgrounds or racetracks for motor vehicles or animals.

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"recreational vehicle" means a vehicle intended for recreational use such as, but not limited to, a boat, boat trailer, chassis mounted camper, motorized home, slide-in camper, tent trailer, or travel trailer but does not include a bus.

"recreational vehicle sale establishment" means a building and/or land used for the display, sale, leasing or renting of recreational vehicles, accessories and related products, but does not include an automobile sales establishment.

"redemption centre" means a redemption centre, as defined by the Beverage Containers Act,

"research and development" means the use of land, buildings or structures for research, invention, design, engineering, the testing of products, processes, software or a combination of them, and manufacturing or processing related to the use.

"residential care facility" means a single unit dwelling used for 24 hour non-medical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living, or for the protection of the individual, but does not include a hospital, a detention or correctional facility, a provincial jail or federal penitentiary, a temporary housing residence or a shared dormitory accommodation.

"residential use" means a use of land for the purpose of accommodating one or more dwelling.

"restaurant" means a building or part of a building where food and beverage, including the alcohol, are offered for sale or sold to the public primarily for consumption on site but does not include a drive thru.

"restaurant, drive thru" means a building or part of a building where food and beverage are offered for sale or sold to the public for consumption on or off site and includes a drive thru.

"retail store" means a building or part of a building in which goods, wares, merchandise, substances, articles or things are offered for sale directly to the public, and may include minor food processing and packaging in connection with the sale of food products, but does not include a heavy equipment sales establishment or an automobile sales establishment.

S

"sandwich sign" means a two-sided A-frame style, self-supporting portable sign which is not permanently affixed to the ground. A single panel of a sandwich sign has a maximum area of 0.75 square metres.

"screening" means the use of landscaping, fences or berms to visually or audibly separate areas or uses.

"scrolling" means a mode of message transition on an electronic message sign where the message appears to move vertically across the display surface.

"second farmstead residence" means a second single unit dwelling that is located on the same lot as the main single unit dwelling and the farm, and which is used exclusively by those directly involved with the farm operation.

- "secondary use" means a use, other than a main or accessory use, that is conducted entirely within a building containing the main use unless otherwise specified.
- "semi-trailer" means a semi-trailer as defined in the Motor Vehicle Act.
- "service shop" means a building or part of a building used for the sale and repair of household articles, including but not limited to glass replacement shops, home electronics and appliance repair shops, but does not include industrial uses, manufacturing uses or automobile repair shops.
- "service station" means the use of land, buildings or structures for the sale of fuels, lubricating oils or automobile accessories, and may include the servicing and repair of motor vehicles or a car wash.
- "sight triangle" means the triangular area formed by the street lines of a corner lot and a line drawn from a point in one street line to a point in the other street line, each point being a distance as determined in this By-law from the point of intersection of the street lines, and in the case where the street lines do not intersect, their point of intersection shall be deemed to be the intersection of the extension of the street lines.
- "**sign**" means a device, used to communicate a visual message, and for the purpose of calculating its area, shall include only that portion of the sign on which the message is contained, but in the case of a multi-sided sign, only the larger side will be used.
- "sign, billboard" means a sign with changing advertising copy used for the advertisement of goods produced or services rendered at locations other than the premises on which the sign is located
- "sign, canopy" means a sign attached to a building or structure which extends outward from the exterior wall of the building or structure, including but not limited to marquees and self-supporting service station canopies.
- "**sign copy**" means any colour, graphic, logo, symbol, word, numeral, text, image, message, picture or combination thereof displayed on a sign face.
- "sign, directional" means a sign directing vehicles or pedestrians to an access or driveway on a lot.
- "sign, directory" means a sign listing only the names or business logos of businesses located on a commercial, institutional or industrial site consisting of one or more lots.
- "sign, electronic message" means a sign that uses changing lights to form a sign message or messages in which the sequence of messages and the rate of change can be electronically programmed or modified.
- "sign, freestanding" means a sign supported independently of a building and permanently fixed to the ground.
- "sign, illuminated" means a sign illuminated by an artificial light source..
- "sign, neighbourhood identification" means a sign that identifies a residential neighbourhood or subdivision.

"sign, portable" means any sign which is specifically designed or intended to be readily moved from one location to another and which does not rely on a building or fixed concrete foundation for its structural support, and includes sandwich signs and signs commonly known as a "mobile" sign and "inflatable" device tethered to any building, structure, vehicle or other device.

"sign, projecting" means a sign which is wholly or partially dependent on a building for support and which projects more than 0.3 metres from the building, but does not include a canopy sign

"**sign, wall**" means a sign, other than a canopy sign, roof sign or projecting sign, which is parallel and attached to a wall of a building.

"storey" means that portion of a building, excluding any portion of the building located below the ground floor, which is situated between the top of a floor and the top of the next floor above it, and if there is no floor above it, the portion between the top of such floor and the ceiling above it.

"street" means the whole and entire right-of-way of every public highway, road, or road allowance.

"street line" means the boundary line of a street.

"street tree" means a tree to be planted between the lot line and the curb or the travelled portion of the street where there is no curb.

"structure" means means anything that is erected, built, or constructed of parts joined together.

"stub street" means a street or a future street that is reserved to provide access to unserviced land.

"swimming pool" means a tank or body of water which is intended to be used for swimming and which has a possible maximum depth greater than one metre, but does not include an existing natural body of water or stream.

"swimming pool enclosure" means a combination of walls and fences which encloses a swimming pool, and meets or exceeds the requirements of New Brunswick Building Code Regulation 81-126 and any applicable municipal by-laws.

Т

"telecommunication tower" means a structure that is intended to send or receive wireless signals for communications purposes, and may include an equipment shelter containing related electronic equipment.

"Town" means the Town of Riverview

"traditional materials" means building materials that are characteristic of the historical or established architectural style of the area, and may include wood, brick, stone, and stucco as well as brick or masonry veneer or adequate facsimiles.

"trailer" means a trailer as defined in the Motor Vehicle Act, and any amendments thereto.

"transportation use" means a use of land, buildings or structures to support transportation services and infrastructure, including but not limited to ports, airports, train or bus terminals,

maintenance shops, and the storage of road maintenance equipment, but does not include automobile sales establishments or service stations.

"truck tractor" means a truck tractor as defined in the Motor Vehicle Act.

U

"use" means the purpose for which land, buildings or structures, or a combination of them, are designated, arranged, erected, intended, occupied or maintained.

"use, conditional" means a use of any land, building, or structure that is permitted subject to the terms or conditions imposed by the Committee, and that may be prohibited by the Committee where compliance with a term or condition cannot reasonably be expected.

"use, main" means a permitted use in a zone that is the primary purpose of any land, building, or structure on a lot.

"use, secondary" means a permitted use in a zone that is secondary to a main use.

"utility" means a public or private system, works, plant or equipment or services that are intended for the use of the general public, including but not limited to water, wastewater, storm drainage, natural gas line, treatment facilities, lift stations, pumping stations, power lines, telephone lines and cable lines.

V

"vending facility" means a readily moveable building or structure where produce or goods are offered or kept for sale, primarily on a seasonal basis, including but not limited to ice cream or food stands, or garden centres, but does not include a mobile food stand.

"veterinary clinic" means a facility for the medical care and treatment of animals, including provision for their overnight accommodation, but does not include outdoor facilities such as kennels, pen runs and enclosures.

W

"watercourse" means watercourse as defined in the Clean Water Act.

"wholesale store" means buildings or structures in which commodities are offered for sale in bulk, primarily for resale or business use.



"yard" means an open, uncovered space on a lot appurtenant to a building, except a court bounded on two or more sides by buildings.

"yard, flankage", means the side yard of a corner lot that abuts a street.

"yard, front" means a yard extending across the full width of a lot between the front lot line and the nearest main wall of a main building or main structure on the lot.

"yard, rear" 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.

"yard, required" means a yard with the minimum front yard depth, rear yard depth or side yard width required by the provisions of this By-law.

"yard, side", means a yard extending between the front yard and the rear yard between a side lot line and the nearest main wall of a main building or main structure on the lot.

"zero net" means the peak discharge rate of stormwater runoff from a post development property is equal to or less than the peak pre-development discharge rate of stormwater runoff for the 2-year, 5-year, 10-year, 25-year, 50-year, and 100-year design storm event as outlined in the Design Criteria Manual.

SECTION 1

Administration and Interpretation

1.1 Title

This By-law may be cited as the "Zoning By-law".

1.2 Scope

- a) This By-law:
 - i. divides the municipality into zones;
 - ii. prescribes the purposes for which land, buildings and structures in any zone may be used, and standards to which land use, and the placement, erection, alteration and use of buildings and structures shall conform; and
 - iii. prohibits the use, placement, erection or alteration of land, buildings or structures other than in conformity with the purposes and standards mentioned in paragraph (ii).
- b) Under subsection 32(1) of the Act, this By-law shall be reviewed no later than ten years from its commencement or the last review.

1.3 Interpretation

- a) In this By-law, unless the context is not applicable, the provisions of the *Interpretation Act, R.S.N.B., 1973, c. I-13* shall apply.
- b) When a word is defined, other parts of speech and grammatical forms of the same word have corresponding meanings.

1.4 Zones & Zone Boundaries

- a) The town is divided into zones as listed in Table 1 and delineated on the "Town of Riverview Zoning Map" attached as Schedule A and forming part of this By-law.
- b) When a zone boundary as set out in Schedule A is depicted near a lot line, it shall be deemed to be on the lot line.
- c) In the event that a street or portion of a street is closed permanently, the property within the former street shall be zoned consistently with the land on either side of the closed street, however if the zoning on either side of the street is different, the respective zones will extend to the centre line of the former street.

1.5 Use of Tables

- a) The permitted main and secondary uses for the zones listed in Table 1, and their lot requirements are prescribed in Parts 11 to 13, and the following conditions apply to those uses:
 - i. any purpose for which land, buildings or structures may be used is identified by the letter "P";
 - ii. any purpose for which land, building or structures may be used in conjunction with a use permitted under subsection (i) is identified by the letter "S";
 - iii. any particular purpose for which land, buildings or structures may be used, and which the Committee may approve subject to terms and conditions, is identified by the letter "C"; and
 - iv. the use of land, buildings or structures for any purpose not identified by the letter "P", "S" or "C", whether they are main or secondary uses, are otherwise prohibited and identified by the symbol "-", except in the lot requirement tables, where the symbol "-" means the requirement is not applicable.
- b) If there is a conflict between the permitted main and secondary uses and their lot requirements prescribed in Section 9 and 10 and the specific requirements of a particular zone in any other Parts of this By-law, the latter shall apply.
- c) All uses not permitted in this By-law are prohibited.

1.6 Town of Riverview Zones

Table 1: Town of Riverview Zones				
Residential Zones				
Low-Rise Residential	R-LR			
Mid-Rise Residential	R-MR			
High-Rise Residential	R-HR			
Commercial Zones	Commercial Zones			
General Commercial	GC			
Mixed Use	MU			
Town Centre	TC			
Other Zones				
Rural	RU			
Dwelling Group	DG			
Parks & Recreation	PR			
Open Space	OS			
Institutional	IN			

Industrial	I
Integrated Development	IND
Future Development	FD

1.7 Powers of Council

1.7.1 Requirement for Servicing

Notwithstanding any other provision of this By-law, no building may be erected in the Town in respect of which, in the opinion of Council, satisfactory arrangements have not been made for the supply of electric power, water, sewerage, streets or other services or facilities.

1.7.2 Dilapidated, Dangerous or Unsightly Buildings or Structures

When, in the opinion of Council, a building or structure is dilapidated, dangerous, or unsightly, Council may:

- a) require the improvement, removal or demolition of the building or structure at the expense of its owner, or
- b) acquire the parcel of land on which the building or structure is located.

1.7.3 Application to Amendment By-law

- a) A person who seeks to have this By-law amended shall apply in writing to Council and include with their application the following:
 - i. when the application involves an amendment to a single zone, the application shall include:
 - a. the signature of the owner of the land to be rezoned;
 - b. a copy of the registered deed or certificate of registered ownership of the land to be rezoned;
 - c. a letter outlining the reason for the amendment, including a site plan and plans of proposed new buildings;
 - d. a completed application in the form prescribed by the development officer; and a fee of \$2,750;
- b) The Council may return all or any part of the fee required to have this By-law amended.

c) When an application for rezoning has been denied, Council shall not entertain a new application within 12 months of the denial unless it is substantially different from the previous application.

1.8 Powers of the Committee

1.8.1 Unsuitable Soil, Location or Topography

No building or structure may be erected on a site where it would otherwise be permitted under this By-law when, in the opinion of the Committee, the site is marshy, subject to flooding, excessively steep or otherwise unsuitable by virtue of its soil or topography.

1.8.2 Temporary Use Application and Fees

- a) Upon receiving an application in the form prescribed by the development officer and a fee of \$450, the Committee may, subject to such terms and conditions as it considers fit:
 - i. authorize, for a temporary period not exceeding one year, a development otherwise prohibited by this By-law;
 - ii. authorize, for an additional temporary period not exceeding one year, a development otherwise prohibited by this By-law if:
 - a. the applicant has an authorization under paragraph (i) that is to expire or has expired;
 - b. an application with respect to the land has been made to amend this Bylaw; and
 - c. the Committee has received a resolution from Council confirming that Council will consider the application referred to in subparagraph (b);
 - iii. require the termination or removal of a development authorized under paragraph (i) or (ii) at the end of the authorized period.
- d) The Committee may by resolution:
 - i. delegate its authority under paragraph 1.8.2(a) to the development officer, and
 - ii. authorize the development officer to further delegate their authority to any person.

1.8.3 Conditional Use Application

a) The Committee may, upon receipt of a complete application for a conditional use, impose such terms and conditions as it considers necessary to protect:

- i. the properties within the zone or abutting zones, or
- ii. the health, safety and welfare of the general public.
- b) The Committee may prohibit a use if compliance with the terms and conditions imposed under subsection (a) cannot reasonably be expected.

1.8.4 Other Applications and Fees

Upon receipt of an application in the form prescribed by the development officer, and a fee of \$450, the Committee may consider proposed uses of land, buildings or structures that are sufficiently similar to, or compatible with, permitted uses in this By-law, or such reasonable variances from the zoning requirements, both of which are further outlined by section 55 of the Act.

1.8.5 Zoning Letters and Fees

- a) Upon receipt of an application and a fee of \$125, the development officer may issue a letter of confirmation regarding the zone applied to a lot.
- b) Upon receipt of an application and a fee of \$125, the development officer may issue a letter regarding the compliance of the lot with the requirements of this By-law.

1.9 Development Permits

1.9.1 Requirement for Development Permit

- a) No person shall undertake a development without having obtained a development permit and no development permit shall be issued unless the proposed development conforms with this By-law.
- b) A development permit may be revoked if the development undertaken exceeds the scope of the work authorized under the development permit.
- c) No development permit shall pertain to more than one lot.

1.9.2 Fees

- a) No development permit shall be issued under this By-law unless an application has been submitted, in the form prescribed by the development officer, and the following fees have been paid:
 - i. if the development is a single unit dwelling, two unit dwelling or semi-detached dwelling, \$ 50;
 - ii. if the development consist of a manufactured dwelling, an addition or renovations to a single unit dwelling, manufactured dwelling, two unit dwelling or semi-detached

dwelling, \$35;

- iii. if the development is a secondary use, accessory building or structure, temporary building or structure permitted under section 65 or a demolition of a building or structure, \$35;
- iv. if the development is site preparation work related to an approved subdivision, \$100; or
- v. for other developments with a construction value of:
 - a) under \$500,000, \$100;
 - b) between \$500,000 and \$999,999, \$150
 - c) between \$1,000,000 and \$4,999,999, \$300; and
 - d) over \$5,000,000, \$500.
- b) Notwithstanding subsection (a), no development permit shall be required for a tent that does not exceed 18.6 square metres floor area.
- c) If a development involves an application for terms and conditions under section 1.8.3, Conditional Use Application, no development permit shall be issued unless the applicant has paid a \$450 fee, in addition to the fees prescribed in subsection (a).
- d) If a development involves an application for a non-conforming use subject to the approval of the Committee, no development permit shall be issued unless the applicant has paid a \$450 fee, in addition to the fees prescribed in subsection (a) where applicable.
- e) If a development involves an application for a new main building construction and requires street trees, no development permit shall be issued unless the applicant has paid the required street tree fees under the Street Tree By-law No. 700-80 in addition to the fees prescribed in subsection (a).
- f) Notwithstanding other provisions contained in this By-law, if the development involves an application by or on behalf of the Town, application fees shall be waived.

1.9.3 Duration and Renewal of Development Permit

- a) A development permit issued under this By-law shall remain valid for a period of one year from the date of issue or until the development has been completed, unless:
 - i. the development has not begun within six months from the date of issue or
 - ii. the development has been discontinued for a period of six consecutive months.

b) When a development permit has expired pursuant to subsection (a), it may be reinstated by the development officer under the same terms as the original permit if the scope of the work has not changed and is still permitted under this By-law.





General Provisions

2.1 Uses Permitted in All Zones

Notwithstanding anything else in this By-law:

- a) The following uses shall be permitted in all zones:
 - a) Community Garden
 - b) Land for Public Purpose
 - c) Lane, Street, or Highway
 - d) Minor Utility Service Building or Structure
 - e) Municipal Recreational Use
 - f) Pipeline
 - g) Public Display
 - h) Public Park or Playground
 - i) Public Utility
 - j) Railroad
 - k) Stormwater Management System
 - I) Telecommunication Tower
 - m) Walking Trail.

2.2 Chickens

The keeping of chickens is permitted as an accessory use to a main residential use on a lot containing a one unit dwelling in the Rural zone having a minimum lot size of 1100 m², subject to the following:

- a) The keeping of chickens shall be in accordance with the following:
 - A development permit application is submitted by the legal registered owner of property or the written permission of the owner is provided.
 - ii. An application described above includes a site plan depicting the proposed location of the coop and run, the location of potable wells and other structures on the property, and the distance to neighbouring properties.
 - iii. An applicant pays the required fee.
- b) The keeping of chickens includes compliance with the following:
 - i. No more than 8 chickens are kept at any given time;
 - ii. Rooster are prohibited;
 - iii. Chickens may not run at large and shall be contained to a coop;
 - iv. Chicken enclosures shall contain an enclosed, roofed coop connected to a run that shall be fully enclosed and shall be designed and constructed to ensure proper ventilation and provide space for the chickens;

- v. Coops and associated runs must be a minimum of 3 metres from any potable water well and 4.5 metres from adjacent property lines;
- vi. Coops and associated runs may not be located within the front yard of the property;
- vii. Coops shall be maintained so as not to cause a nuisance to neighbouring properties;
- viii. Slaughter or disposal of chickens on site is prohibited.

2.3 Clearing or cutting of trees

- a) Within the Urban Growth Boundary, a use requiring or involving the cutting or clearing of trees or the clearing of natural vegetation on one or more contiguous hectares of land is a particular purpose subject to terms and conditions unless a development permit or subdivision approval has been issued.
- b) As part of the application for terms and conditions under subsection (a), the applicant shall submit an erosion and sediment control plan, including a report and a site plan, prepared and certified by a qualified professional engineer or by other professionals qualified to do the work.

2.4 Connection to Municipal Services

- a) Where municipal central sewerage and water services are available, no development shall be permitted without connection to the Town of Riverview sanitary sewer system and water supply system.
- b) Where any lot is developed with a septic tank and disposal field, the minimum on-site requirements of this By-law shall apply for the purpose of obtaining a development permit. For the purpose of obtaining a permit for the installation of a septic tank, the regulations of the Department of Health shall prevail.

2.5 Day Care Uses

2.5.1 Home Daycare

See section 2.18.2.

2.5.2 Daycare Centres

Where permitted, a Day Care Centre shall:

a) Provide proof of compliance or ability to comply with the Province's day care regulations;

- b) Any fenced or outdoor play areas shall be located in the side or rear yard;
- c) Notwithstanding section (b) fenced or outdoor play areas may be located in the front yard subject to terms and conditions of the Planning Advisory Committee;
- d) Subject to the provisions of Section 4, one on-site parking space shall be provided for every five children; and
- e) In addition to the parking requirements as set out in Section 4, a daycare centre located where on street parking is prohibited within 20 metres of the lot shall provide two parking spaces for the first ten children and one additional parking space for every ten additional children.

2.6 Development Near a Lagoon

Notwithstanding any other provision of this By-law, no dwelling shall be located within 90 metres of a sewage lagoon or treatment plant, and no sewage lagoon or treatment plant shall be located within 90 metres of a lot line.

2.7 Display Courts

Where permitted, a display court shall:

- a) be located no closer than two metres from a street line; and
- b) the area between a display court and street line shall be landscaped in accordance with section 5.

2.8 Encroachments

Every part of a required yard shall be open and unobstructed by structures, with the exception of the following:

- a) exterior staircases providing access to the basement or a floor above the ground floor, balconies, porches, verandas and sundecks in a required front yard, required rear yard or required flankage yard, projecting to a maximum of two metres;
- b) wheelchair ramps and lifting devices;
- steps providing access at the ground floor in a required front yard, required rear yard or required flankage yard;

- d) sills, cornices, eaves, gutters, chimneys, pilasters, canopies or other architectural features, projecting to a maximum of 0.6 metres;
- e) window bays and solar collectors in a required front yard, required rear yard or required flankage yard, projecting to a maximum of 0.9 metres; and
- f) climate control equipment in a required yard projecting to a maximum of 0.9 metres.

2.9 Existing Conditions

2.9.1 Existing Undersized Lots

In any zone, if an existing lot does not conform to the minimum lot frontage or lot area requirements of the zone in which it is located, the minimum lot frontage or lot area requirement shall not prevent the use of the lot if all other applicable provisions of this By-law are satisfied.

2.9.2 Existing Building

If a building, existing before the adoption of this By-law, is either built or placed contrary to the requirements of this By-law, it may be enlarged, reconstructed, repaired or renovated if the requirements of this By-law are not further compromised.

2.10 Height Exemptions

The height restrictions of this By-law shall not apply to church spires, water tanks, elevator enclosures, silos, flagpoles, television or radio antennae, telecommunication towers, ventilators, skylights, barns, chimneys, clock towers, parapets or solar collectors attached to the main building or structure.

2.11 Height Transitions

The following outlines the height limits for buildings abutting Low Rise Residential (R-LR) Zones to ensure a sensitive and compatible transition from higher density development to R-LR Zoned areas. The intention is to create a harmonious balance between intensification and the preservation of the character of neighboring residential zones.

a) When permitted, the height of a Multiple Dwelling, commercial building, mixed use building, or industrial building shall be subject to the following conditions:

Table 2: Height Transitions			
Building Height	Setback from R-LR	Additional Requirements	
2 stories or 1 stories/ 9m or less	No additional setbacks beyond those listed in the zone	6 m landscape buffer in accordance with section 5	
13 metres / 3 storey	13 m	6 m landscape buffer in accordance with section 5	
16 metres / 4 storey	16 m	6 m landscape buffer in accordance with section 5	
19 metres / 5 storey	19 m	6 m landscape buffer in accordance with section 5	
22 metres/ 6 storey	22 m	6 m landscape buffer in accordance with section 5	
25 metres / 7 storey	25 m	6 m landscape buffer in accordance with section 5	
28 metres / 8 storey	28 m	6 m landscape buffer in accordance with section 5	

b) A building may achieve additional storey height through a step back on the R-LR facing façade. The step back depth shall be equivalent to minimum distance from the R-LR zone needed to achieve the 1 to 1 ratio presented in Table 2.

2.12 Minimum Size of Dwellings and Buildings

No dwelling unit shall have a gross floor area less than:

- a) 32 square metres, in the case of any apartment; or
- b) 45 square metres, in the case of any other dwelling unit.
- c) For the purposes of this section, gross floor area excludes garages, carports, balconies, and, except for elements located entirely within the dwelling unit, stairways.
- d) Accessory Dwellings Units, Garden Suites, and dwellings with the Dwelling Group zone are exempted from this section and therefore may be less than the gross floor area described in this section.

2.13 Number of Buildings on a Lot

- a) No more than one main building shall be placed or erected on a lot except in the Dwelling Group, and High Rise Residential Zones.
- b) No building or structure may be altered to become a second main building on a lot.

c) Notwithstanding subsection (a), except for the R-LR Zone, the Planning Advisory Committee may permit, subject to any terms and conditions, more than one main building on a lot.

2.14 Outdoor Storage Areas

- a) When a use involves outdoor storage, other than a display court, the portion of the lot used for outdoor storage shall be fully screened from the street by a wall, wooden fence or chain link fence with filler strips woven into the mesh or other screening facility of equal screening value, between 2.0 and 2.5 metres in height.
- b) Within the outdoor storage area, no materials shall be amassed higher than the height of the surrounding fence.
- c) If there is a conflict between subsection (a) and the specific screening requirements of a particular zone, the latter shall apply.

2.15 Residential Care Facility

- a) Where permitted, a Residential Care Facility is subject to the following:
 - i. The use shall be located within a Single Unit Dwelling;
 - ii. The use is limited of six beds
 - A Bed & Breakfast, Home Occupation, Home Daycare, Daycare Centre, or Accessory Dwelling Unit shall not be permitting on the same lot;

2.16 Site Preparation and Initial Stages of Development

2.16.1 Making of Land by Cutting and Filling

- a) In any zone, a development which is for the purpose of making land and involves the cutting or filling to a depth or height exceeding one metre shall require a Development Permit.
- b) Subsection (a) does not apply to the cutting or filling of land that is directly related to the construction of buildings or structures for which a development permit has been issued or is not required.

2.16.2 Minimum Geodetic Elevation

No development of occupied floor space or parking garage shall be permitted in any zone, unless the minimum geodetic elevation is at least 10.5 metres.

2.16.3 Foundation Elevations

- a) A building containing habitable space to be constructed within 30 metres of a public street shall not be permitted unless:
 - i. the foundation wall has a critical elevation of at least 0.5 metres above the point at which the centerline of the driveway would meet the crown of the street to which it gains access, and where there are two or more driveways, the higher of these points; and
 - ii. the top of the foundation wall is not higher than two metres above the point specified in paragraph (a).
- b) Notwithstanding subsection (a), the development may be permitted when an engineered solution is provided with the permit application, or it has been exempted by the Director of Engineering and Works or their designate.

2.16.4 Attached Garage Slab Elevations

- a) A building containing habitable space and having an attached garage to be constructed within 30 metres of a street shall not be permitted unless the lowest point of the edge of the garage's foundation slab is at least 0.35 metres above the point at which the centerline of the driveway would meet the crown of the street to which it gains access, and where there are two or more driveways, the higher of these points; and
- b) Notwithstanding subsection (a), the development may be permitted when an engineered solution is provided with the permit application, or it has been exempted by the Town Engineer or their designate.

2.16.5 Maximum Driveway Slope

The maximum driveway, parking aisle and parking space slope shall not exceed ten percent, unless an engineered solution is provided with the permit application.

2.16.6 Subdivision Development Site Preparation Work

No subdivision development site preparation work requiring a development permit shall be undertaken on land until a subdivision agreement, pursuant to the Subdivision By-law, has been entered into with the Town of Riverview and a development permit has been issued.

2.16.7 Lot Grading and Drainage

- a) The altering of land levels for building or other purposes, with the exception of an accessory building or structure, in so far as they may affect surface drainage shall require a lot drainage and grading plan, which shall be implemented by the developer.
- b) With the exception of single unit dwelling, two unit dwelling or semi-detached dwelling, the lot drainage and grading plan referred to in subsection (a) shall provide for adequate stormwater detention storage to achieve a zero net solution, which shall be implemented by the developer.
- c) The requirements in subsection (b) may be waived when, in the opinion of the Town Engineer, a zero net solution is impossible to achieve.

2.17 Illumination and Exterior Lighting

- a) All lighting poles shall:
 - i. have full cut-off lighting fixtures;
 - ii. be permitted in a yard, if 2.1 metres in height or less;
 - iii. be subject to subsection 2.16.1, if greater than 2.1 metres in height; and
 - iv. not exceed four metres in height.
- b) Exterior lighting fixtures provided for residential buildings of five units or more shall be full cut-off lighting fixtures, and if attached to a pole shall:
 - i. if greater than 2.1 metres in height, be subject to subsection 2.16.1 and incorporate shielding to prevent the escaping of light to adjoining properties; and
 - ii. not exceed six metres in height.
- c) Exterior lighting fixtures provided for non-residential buildings shall:
 - i. be full cut off;
 - ii. be subject to subsection (2.16.1 and
 - iii. incorporate shielding to prevent the escaping of light to adjoining properties

2.17.1 Lighting Height Formula

The maximum height of a lighting fixture shall not be more than one-third of the horizontal distance from the lighting fixture to the nearest property line of a lot containing a residential use.

2.18 Secondary Uses

2.18.1 Accessory Dwelling Units

Notwithstanding Section 2.12, Accessory Dwelling Units are subject to the following:

- a) One Accessory Dwelling Unit is permitted as a secondary use in association with a single dwelling or a semi detached dwelling and shall
 - i. Not exceed 80 m² of gross floor area
 - ii. Have one parking space in addition to the parking required for the main use of the lot in accordance with section 4
- b) A second Accessory Dwelling Unit is permitted as a secondary use in association with a single dwelling or a semi-detached dwelling and shall:
 - Not exceed 80 m² of gross floor area;
 - ii. Have one parking space in addition to the parking required for the main use of the lot in accordance with section 4;
 - iii. Any parking located in the rear yard shall be screened from abutting properties by a fence. The fence shall be:
 - a. A maximum of 2 metres in height, and
 - b. Be constructed of opaque materials;
 - iv. Be stylistically similar to and not substantially change the exterior appearance of the main dwelling unit and shall:
 - a. Have a maximum of two exterior doors on the street facing façade;
 - When the Accessory Dwelling Unit is located within the front, flankage or side yard; be cladded in the same or substantially similar material and of the same colour as the main dwelling;
 - v. In the case of a single or semi detached dwelling existing on or before the date this By-law was adopted, a second Accessory Dwelling Unit shall be permitted as a secondary use to an owner-occupied dwelling that is the main use of the subject property.
- c) No more than two Accessory Dwelling Units are permitted in association with a single or semi detached dwelling.

2.18.2 Home Daycare

Where permitted as a secondary use, a Home Daycare shall:

- a) be permitted in a single unit dwelling only;
- b) be located on a local street which permits on street parking within 20 metres of the lot;
- c) Subject to the provisions of Section 7, be permitted to erect a non-illuminated sign not exceeding 0.75 square metres; and
- d) A Home Occupation shall not be permitted on the same lot as a Home Daycare

2.18.3 Home Occupation

Home occupations are intended to be small scale businesses operating secondary to a residential use and have minimal impact on the surrounding neighborhood. The intent is that the scale of use is compatible with low rise residential uses and any additional traffic generated by the home occupation could generally be accommodated by the provision of one additional parking stall.

2.18.3.1 Home Occupation General Provisions

Where permitted, a home occupation is subject to the following:

- a) A home occupation may be permitted within a single, semi detached, manufactured, townhouse or rowhouse dwelling unit or an accessory building or a combination of both.
- b) A home occupation must be clearly secondary to the residential use.
- c) The maximum area of a home occupation located within a dwelling unit shall not exceed 25 percent of the gross floor area of the dwelling unit.
- d) Notwithstanding (c), in the Rural zone, the maximum area of a home occupation located within a dwelling unit shall not exceed 50% of the gross floor area.
- e) No additional employees beyond those reside within the main dwelling.
- f) A home occupation contained with an accessory building shall meet the requirements of section 3.
- g) The residential character of the main dwelling unit or the accessory building on a lot containing a home occupation shall be maintained.
- h) No outdoor storage is permitted.
- i) Shall only supply or sell goods or services directly related to the home occupation
- j) Parking shall be provided in accordance with section 4.
- k) The home occupation shall not produce excessive noise, fumes, dust, vibration, glare, electronic interference or odour detrimental to the general welfare of the surrounding neighbourhood.
- I) Subject to the provisions of Section 7, shall be permitted to erect a non-illuminated sign not exceeding 0.75 square metres.
- m) Not more than one Home Occupation shall be permitted on a lot.
- n) A Home Daycare shall not be permitted on the same lot as a Home Occupation.

2.18.3.2 Home Occupations Permitted by Development Permit

Where permitted, the following home occupations shall be permitted by Development Permit:

- a) Artist Studio
- b) Catering Establishment
- c) Home Daycare
- d) Instructional Service

- e) Office
- f) Personal Service Shop
- g) Pet Grooming
- h) Tailor

2.18.3.3 Home Occupations Subject to Planning Advisory Committee Approval

Where permitted, the following home occupations shall be subject to the terms and conditions of the Planning Advisory Committee:

- a) In the Rural Zone, Automobile Repair Shop
- b) Notwithstanding section 2.17.3.1 (d), Office use with 1 additional staff
- c) Any other use the Planning Advisory Committee deems appropriate and suitably nonimpactful to the character of the area

2.18.4 Garden Suite

Notwithstanding section 2.12, where permitted, a garden suite, located above a detached garage or an independent detached dwelling unit, shall:

- a) Notwithstanding the yard requirements for the zone in which it is located, not be closer than 1.5 metres from a side lot line and 2.5 metres from the rear lot line;
- b) Not exceed the height of the main building or 9 metres, whichever is less;
- c) Be located in the rear or side yard and behind the main building line;
- d) not exceed 80 square metres of gross floor area;
- e) be fully serviced by municipal water and sanitary sewer accessed from the main dwelling. No individual service laterals shall be permitted from the street to a Garden Suite; and
- f) provide one parking space in addition to the parking required for the main use in accordance with section 4.

2.18.5 Bed and Breakfast

Where permitted, a bed and breakfast shall:

- a) be conducted within a single unit dwelling;
- b) be limited to five bedrooms for the accommodation of guests; and
- c) be permitted to erect a non-illuminated sign not exceeding 0.75 square metres; and
- d) parking is provided at the side and/or rear of the lot, but not within any required yard.

2.19 Service Stations

Where permitted, a service station shall not have any portion of a pump island or canopy located within 15 metres of a lot line.

2.20 Setbacks

2.20.1 Building Within the Setback

Notwithstanding any other front yard or flankage yard requirement, a building may be placed, erected or altered within the setback:

- a) if there are buildings within 30 meters on both sides of the building encroaching into the required setback, at a distance which is the average of the distance between the street line and those buildings; or
- b) if there is only one building within 30 metres of the building encroaching into the required setback area, at a distance which is the average of the required setback and the distance between the street line and the adjacent building.

2.20.2 Setback from Watercourses

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 30 metres of a watercourse.

2.20.3 Special Setback Requirements

Notwithstanding any other provision of this By-law, no development shall be permitted and no main building or structure shall be used in the area as set out in Schedule B, unless a 20 m wide buffer area preserving the existing vegetation is maintain along the R-LR zoned lots.

2.21 Sight Triangle

On a corner lot, no building, structure, fence, wall, hedge, shrub, tree or other object, except a column of up to 0.2 metres in diameter supporting an upper storey projection, shall be erected or permitted to grow to obstruct an area between one metre and three metres above grade of the streets that abut the lot within the triangular area included within the street lines for a distance of 4.6 metres measured from their points of intersection.

2.22 Temporary Uses, Real Estate Sales Offices & Construction Trailers

2.22.1 Temporary Model Home Sales Offices

Temporary real estate sales offices may be set up in new display homes within new subdivisions but not for more than 12 months.

2.22.2 Temporary Construction Trailers

Temporary construction trailers may, in association with the undertaking of a development that has received a development permit, be placed on the same lot as the development for the purposes of, but not limited to, an office trailer, tool storage, worker rest areas, provided that the trailer be removed withing 30 days of the completion of the work.

2.22.3 Temporary Special Occasion Structures

Nothing in this By-law shall prevent a structure erected for a special occasion or holiday, such as, but not limited to, a banner, an inflated balloon, an inflated character, a pennant, a search light, a spinner, a streamer, a shipping container or a tent provided the temporary special occasion structure is removed within seven days after the event.

2.23 Vehicles Bodies including Shipping Containers

- a) A motor vehicle, trailer or semi-trailer and a vehicle drawn, propelled or driven by any kind of power, even though modifications have been made to it, shall not be used, in any zone, as a dwelling unit or commercial main building nor be used as an accessory building or structure.
- b) Notwithstanding subsection (a), mobile stands may be used in a commercial, Rural, or Parks and Recreation zone.
- c) Notwithstanding subsection (a) and section 3.1, shipping containers designed for commercial transport may be used as a main building for the purpose of a redemption centre where permitted.
- d) Notwithstanding subsection (a), a shipping container may be used as an accessory building in the following zones subject to the requirements of section 3.1, the requirements of that zone, and the requirements provided in subsection (e):
 - i. Industrial (I)
 - ii. General Commercial (GC)
 - iii. Mixed Use (MU)
 - iv. Rural (RU)

- v. Parks and Recreation (PR)
- vi. Institutional (IN)
- e) In accordance with subsection (d), a shipping container used as an accessory building is subject to the following:
 - i. In the Mixed Use, General Commercial, and Institutional zones, a shipping container used as an accessory building or structure shall:
 - a. be located in the rear yard;
 - contain no more than one shipping container used as accessory building or structure. An additional shipping container may be permitted at the discretion of the Planning Advisory Committee.
 - c. be maintained in good repair and painted in a colour scheme matching the main building; and
 - d. not be used for the storage of dangerous or hazardous materials or goods.
 - ii. When located adjacent to a residential property line, a shipping container shall be screened by a fence constructed of opaque materials and of a maximum height of 2 metres:
 - iii. Shipping containers shall not be stacked one upon another;
 - iv. In the Rural zone, a shipping container used as an accessory building or structure is subject to the following:
 - a. Where the shipping container is accessory to a residential main use, it shall be located in the rear or side yard and shall be located behind the building line;
 - b. Where the shipping container is accessory to a main use in the Rural zone, it shall not be located within the required front yard;
- f) Notwithstanding subsection (a) a shipping container may be used as a main use in the Parks and Recreation zone subject to terms and conditions of the Planning Advisory Committee.

2.24 Vehicles in Residential Zones

- a) In a residential zone, no land shall be used for the parking or storage of construction or other equipment including bulldozers, backhoes, high hoes or payloaders or similar equipment.
- b) In a residential zone, a company vehicle that does not require special license to operate, with the logo of a business displayed on the vehicle, may be parked in a driveway or parking stall associated with a residential use.

c) In a residential zone, the parking of any trailer designed to be towed by a commercial vehicle is not permitted.

2.25 Frontage Reductions on a Curve

Notwithstanding any provision of this By-law, when the front lot line of a lot is a curved line or when the side lot lines are not parallel, the frontage shall be determined by measuring the distance between the points on each side lot line which are a distance from the street line equal to the required setback.





Accessory Uses, Buildings and Structures

3.1 Accessory Building Standards

3.1.1 Accessory Building Standards: Residential zones

Accessory buildings and structures are permitted in any zone, but in a residential zone, they shall not:

- exceed six metres in height from the established grade to the top of the structure or roof
 of the building, not including ornamental features such as weather vanes or cupolas
 having a horizontal dimension not exceeding one metre;
- b) exceed 4.5 metres in height from the established grade to the deck line in the case of a building with a gambrel or mansard roof;
- c) exceed three metres in height from the established grade to the underside of the eaves in the case of a building with a gable or hip roof;
- d) be placed, erected or altered:
 - i. within the required front or required flankage yard of the main building;
 - ii. in the case of a semi-detached dwelling or two unit dwelling, within 1.5 metres of the main building; and
 - iii. within 1 metre of a side or rear lot line;
- c) exceed the least of 12 percent of the area of a lot, or:
 - 85 square metres in ground floor if the main use is a single unit dwelling;
 - ii. 56 square metres in ground floor per unit if the main use is a two unit dwelling or a semi-detached dwelling;
 - iii. 26 square metres in ground floor per unit if the main use is a multiple unit dwelling; or
 - iv. in any case, the number of accessory buildings or structures shall not exceed three on a lot:
 - v. subjection (iv) does not apply to the Dwelling Group or Rural zone.
- d) be used for:
 - i. agricultural purposes, or
 - ii. the keeping of animals other than household pets.

3.1.2 Accessory Building Standards: Non-Residential Zones

Accessory buildings and structures in non-residential zones shall not be placed, erected or altered:

- a) within the front or required flankage yard of the main building;
 - i. within 2.4 metres or one half the height of the accessory building or structure, whichever is the greater, from any lot line.
- b) A stable, kennel or cattery may be permitted as an accessory use within the Rural Zone, if the building:
 - i. does not exceed 120 square metres;
 - ii. does not exceed a height of nine metres;
 - iii. is used for the accommodation of no more than four horses, eight dogs or 16 cats;
 - iv. is located at least three metres from a property line, and 30 metres from a watercourse; and
 - v. is not located within the front yard or flankage yard.

3.1.3 Accessory Buildings: Lot coverage

For all zones other than a residential zone no more than 12 percent of the area of a lot shall be occupied by accessory buildings and structures.

3.1.4 Exceptions to side or rear setbacks for accessory buildings

- a) Notwithstanding subsection 3.1.1, an attached garage that shares a common wall that forms part of a semi-detached dwelling may be centered on the mutual side lot line; and
- b) Aquatic uses may be built to the lot line if the lot line corresponds to the high water mark.

3.1.5 Garages and Carports

When a garage or carport is attached to a dwelling, it is considered part of the main building.

3.2 Fences & Enclosures

3.2.1 Fences

- a) A fence may be placed or located in a yard if its height does not exceed:
 - i. one metre in the required front or flankage yard in any zone, except for a chain link fence located in a commercial or the Industrial zone:
 - ii. two metres in any other yard in a residential zone; and
 - iii. 2.5 metres in any other yard in another zone.
- b) No fence in a residential zone, shall be electrified, incorporate barbed wire or other sharp dangerous material in its construction.

3.3 Swimming Pools & Swimming Pool Enclosures

The following standards apply to inground and above ground swimming pools:

- a) No swimming pool shall be placed or built on a lot unless:
 - i. it is enclosed by a swimming pool enclosure; and
 - ii. it is located in a rear or side yard.
- b) The swimming pool enclosure in subsection (a)(i) shall:
 - i. completely enclose the entire swimming pool;
 - ii. be a minimum of 1.5 metres in height;
 - iii. be at least 1.2 metres from the edge of the swimming pool;
 - iv. have no opening greater than 100 millimetres;
 - v. have horizontal rails spaced no less than 1.05 metres apart; and
 - vi. in the case of a chain link fence have diamond mesh no greater than 50 millimetres.
- c) The pool shall only be accessible by:
 - i. a self-closing gate with a self-latching device located inside and at a minimum height of 1.3 metres from the bottom of the gate;
 - ii. a double gate provided one gate must be affixed to the ground or pinned so as to remain closed when not in use, while the other gate must be constructed to provide the same standards in paragraph (i);
 - iii. a service gate provided that the gate be affixed to the ground or pinned so as to remain closed when not in use or be constructed to provide the same standards

in paragraph (i);

- iv. a main building or structure enclosing the entire pool provided the main building or structure satisfies the requirements of subsection (b) and does not allow unobstructed access to the pool;
- v. an accessory building or structure enclosing the entire pool provided the accessory building or structure satisfies the requirements of subsection (b) and does not allow unobstructed access to the pool; or
- vi. any combination of the above.

3.3.1 Maintenance of the Swimming Pool Enclosure

It is the responsibility of the home owners to maintain either the temporary or the permanent swimming pool enclosure by carrying out repairs of any part or parts of the enclosure so that it can properly perform the intended function during construction or for as long as the pool is in place.

3.3.2 Other Pool Enclosure Requirements

- a) If a deck or platform is attached to the swimming pool enclosure, it shall be subject to the setbacks applicable to the main building, unless otherwise permitted under section 2.1.8
- b) Screening or privacy walls forming part of a platform or deck as described in subsection (b) shall not exceed 2.5 metres in height above the deck or platform.

3.4 Garbage Enclosures

- All outside storage of garbage shall be fully screened by an opaque fence of at least two metres in height.
- b) An outdoor garbage storage area shall not be located in the front or flankage yard, in a required yard, or within six metres of a street.



Parking, Access, Queuing and Loading

4.1 General Parking Provisions

a) No development shall be permitted unless off street parking spaces are provided and maintained in conformity with Table 3.

Table 3: Parking Requirements		
Use	Number of Parking Spaces Required	
Art gallery, Library or Museum	1 per 75 m ² of gross floor area	
Agricultural Use	nil	
Automobile Repair Shop, Automobile Sales or Service Station	2 per service bay + 1 per 75 m ² of additional floor area not used for automobile repair	
Bank or Financial Institution	1 per 75 m ² of gross floor area	
Banquet Hall, Cultural Use or Place of Worship	1 per 40 m ² of gross floor area	
Bed & Breakfast	1 per room	
Brewery, Distillery or Winery	1 per 50 m² of gross floor area	
Daycare Centre	1 per 5 children	
Daycare, Home	1	
Distribution or Transportation Use	1 for each 200 m ² of gross floor area	
Dwelling Unit including Single Unit, Two Unit, Semi Detached, Townhouse, Rowhouse,	1 per unit	
Multiple Unit	1 per unit	
Dwelling, Accessory Unit and Garden Suite	1 per unit	
Dwelling, Shared Educational Use – elementary, middle, and	.5 per room	
high school	4 per classroom 1 per classroom + 1 per 5 students based on	
Educational Use – post-secondary school	the maximum number of students attending classes at any one time	
Entertainment Use	1 for each 10 m ² of gross floor area	
Funeral Home	15 + 1 for each 20 m ² of gross floor area	
Government Use	1 per 75 m² of gross floor area	
Home Occupation	1	
Home Occupation when subject to PAC approval	1 per additional employee	

Hospital	1 per 25 m ² of gross floor area		
Hotel or Motel	1.25 per room		
Industrial Uses	1 per 100 m2 of gross floor area		
Institutional Uses unless otherwise specified	1 for each 10 m ² of gross floor area		
Medical or Veterinary Clinic	2 per examination room		
Office Use	1 for each 75 m ² of gross floor area		
Redemption Centre	3		
Residential Care Facility, Assisted Living Facility	.5 per bed		
Restaurant	1 per 4 seats		
Recreation Use	5 per 100 m2 of gross floor area		
Retail Store, Service Shop, Personal Service Shop or Pet Service Shop greater than 1000			
m ² gross floor area	1 for each 40 m ² of gross floor area		
Retail Store, Service Shop, Personal Service			
Shop or Pet Service Shop less than 1000 m ²			
gross floor area	1 for each 35 m ² of gross floor area		
A use or development not specified in this chart	3.5 per 100 m2 of gross floor area		

b) Parking spaces shall:

- i. be parallel or oriented at an angle of 90 or 45 degrees to the parking aisle, and have dimensions as specified in Table 4;
- ii. be separately and readily accessible by a driveway, a driveway aisle, or by a parking aisle to be of width specified in Table 4;

Table 4: Size of Parking Spaces and Aisles				
	Parallel	Angle (90°)	Angle (45°)	
Minimum width (m)	2.75	2.75	2.75	
Minimum length (m)	6.0	5.50	5.20	
Minimum aisle width (m)	6.00	6.00	3.50	
Minimum height clearance (m)	2.20	2.20	2.20	

- iii. be located on the lot and in the zone containing the use for which the spaces are provided;
- iv. notwithstanding (iii), parking spaces may be located on a separate lot or in a different zone than the main use at the discretion of the Planning Advisory Committee: and
- iv. not be located in the required front or required flankage yard area in a residential zone, except for single, two unit, semi-detached, townhouse and rowhouse dwellings.
- c) When a parking aisle has spaces oriented at one angle on one side of the aisle and a different angle on the other side, the aisle dimensions shall be the greater of the two requirements specified in Table 4;
- d) When a lot is subject to more than one use, the required parking will be the total of the parking required for each individual use less 20%.
- e) A change of use in any non-residential zone does not require additional parking spaces above those already provided.

4.1.1 Barrier Free Parking Spaces

In addition to off-street parking spaces, additional parking spaces must be reserved for persons with reduced mobility for all uses, in accordance with the Barrier-Free Design Building Code Regulation under the Building Code Administration Act.

- a) A minimum of 1 additional barrier free parking space shall be provided where 5 standard spaces are provided; and 1 additional space provided for every 25 parking spaces;
- b) The parking space(s) closest to a facility shall be reserved for barrier free parking spaces;
- c) Each barrier free parking space shall contain an area of not less than 24 m² measuring 4 m by 6 m;
- d) Each barrier free parking space shall be clearly identified; and
- e) Where a parking area is defined by curbing, a ramped curb shall be provided so as to allow a person with a mobility aide to easily travel through or over such curbing.

4.1.2 Access to Bridgedale and Gunningsville Boulevard

On lots fronting onto Bridgedale Boulevard or Gunningsville Boulevard, no development shall be permitted and no main building or structure may be used on a lot unless:

- a) no vehicle queuing area for a drive thru is located between the main building the street;
- b) no parking spaces shall be located between the main building and Bridgedale Boulevard or Gunningsville Boulevard.

4.2 Standards for Parking Lots

When a parking lot of more than six parking spaces is required or proposed, the following provisions shall apply:

- a) subject to section 2.15, lights used for illumination of the lot shall be arranged to divert the light away from streets, adjacent lots and main buildings;
- b) a structure, not more than 4.6 metres in height and not more than five square metres in area may be erected in the parking lot for the use of attendants;
- c) the parking shall be provided on the same lot as the main use;
- d) notwithstanding (c), a parking lot may be located on a separate lot within a radius of 150 metres from the main use subject to the discretion of the Planning Advisory Committee;
- e) no gasoline pumps or other service station equipment shall be located or maintained on the parking lot;
- f) driveways and driveway aisle to the parking lot shall:
 - i) be paved;
 - ii) be defined by a curb of asphalt or concrete;
 - iii) notwithstanding (i), permeable pavers or similar technology may be used so long as they contribute to the driveways and driveway aisles being maintained as a dust free, hard surface.
- g) the parking lot shall be delineated by one, or a combination of, a fence, curb or other feature which defines the boundary;
- h) a driveway, driveway aisle and parking aisle shall:
 - i. in the case of a one-way driveway, driveway aisle and parking aisle have a width of at least 3.5 metres;
 - ii. in the case of a two-way driveway, driveway aisle and parking aisle have a width of at least 6 metres; and

- iii. not exceed a width of 7.6 metres in a residential zone or 9 metres when a fire lane is required and 12 metres in any other zone;
- i) subject to paragraph (h), a right-of-way over a neighbouring property shall be deemed to satisfy all or part of the driveway requirement, if an agreement is in place between the respective property owners governing the use and maintenance of the right-of-way.

4.2.1 Large scale parking lot requirements

- a) An outdoor parking lot with more than 20 parking spaces shall include landscaping covering not less than ten percent of the outdoor parking area, and at least five percent shall be located in the interior of the parking area;
- b) Notwithstanding subsection (a), all parking lots with more than 150 parking spaces shall be designed in accordance with the following standards:
 - i. landscaped islands, consisting primarily of trees with a minimum branching height of two metres, flowering shrubs and perennials, designed with a minimum width of three metres, measured from inside of curbs, including 254 millimetres of topsoil, shall be provided:
 - a. at the end of all rows of parking; and
 - b. between all parking blocks;
 - ii. on-site pedestrian walkways shall be provided on the property to provide access between the primary entrance or entrances to each main building and:
 - a. all other main buildings;
 - b. public sidewalks, walkways, and trails;
 - c. parking areas that serve the building; and
 - d. where appropriate, buildings on adjacent properties;
 - iii. on-site pedestrian walkways that cross a parking lot, driveway, driveway aisle, parking aisle shall be clearly marked through the use of paint or a change in paving materials, distinguished by their color, texture or height; and
 - iv. a continuous pedestrian walkway with a minimum width of 1.5 metres shall be provided along the full length of all façades featuring a customer entrance or customer parking area.

4.3 Driveway Standards

4.3.1 Driveways for Residential Zones

- a) Properties within a residential zone having less than 30 metres of frontage shall have no more than one driveway except:
 - i. in the case of a corner lot with a combined frontage and flankage of more than 30 metres, in which case, one driveway per street frontage will be permitted;
 - ii. in the case of two unit dwellings, which may have one for each dwelling unit; or
 - iii. subject to section 9.3, in the case of a townhouse or rowhouse dwelling, which may have one driveway for each dwelling unit.
- b) Notwithstanding subsection (a), properties within a residential zone located on a corner lot may have an additional driveway along the flankage lot line.
- c) When a driveway provides access to a residential corner lot, it shall be a minimum of 11 metres from the intersection of the street lines, or the point of intersection of their extensions.
- d) Unless otherwise provided in this By-law, all driveways to a residential property shall be paved or surfaced with crushed rock or gravel.
- e) The total area of driveways, driveway aisles, parking aisles, and parking spaces shall occupy no more than 40% of the required front yard or required flankage yard in the case of a single unit dwelling and multiple unit dwelling and no more than 60% in the case of a semi-detached dwelling or two unit dwelling.
- f) Notwithstanding subsection (e), a residential driveway shall not exceed 7.6 metres within the public right-of way for a single unit, semi-detached, or two-unit dwelling.
- g) Unless otherwise permitted in this By-law, no driveway shall have access to a future street or a stub street which does not have a temporary turnaround constructed to the Town of Riverview's Subdivision Development Procedures, Standards and Guidelines.

4.3.2 Driveways for Non-Residential Zones

In all zones other than residential zones:

a) the number of two-way driveways shall be limited to one per lot unless:

- i. the lot has a frontage of more than 75 metres, in which case, two will be permitted;
- ii. in the case of a corner lot has combined frontage and flankage of more than 75 metres, in which case, two will be permitted; and
- iii. in both cases they are not less than 20 metres apart, measured between the centre line of each driveway at the street line;
- iv. two one-way driveways may be located in place of a two-way driveway permitted under subsection (a) if they are more than 20 metres apart, measured between the centre line of each driveway at the street line;
- b) all driveways to a corner lot shall be located at least 15 metres from the intersection of the street lines;
- c) no driveway shall meet the travelled portion of the street at an angle of less than 60 degrees;
- d) driveways, and driveway aisles shall be located at least three metres from the rear lot line or side lot line:
- e) every driveway, driveway aisles, parking aisles and parking spaces shall be paved and maintained with an all-weather, dust-free surfacing;
- f) Unless otherwise permitted in this By-law, no driveway shall have access to a future street or a stub street which does not have a temporary turnaround constructed to the Town of Riverview's Subdivision Development – Procedures, Standards and Guidelines document.

4.3.3 Bicycle Parking

With the exception of single unit dwellings, semi-detached dwellings, two unit dwellings, townhouse dwellings or rowhouse dwellings, a development involving the erecting, placing or relocating, of a building must include bicycle parking spaces in conformity with the following:

- a) the number of bicycle parking spaces shall be the greater of:
 - i. one for every 20 vehicular parking spaces required by this By-law;
 - ii. one for every 20 vehicular parking spaces on the lot; or
 - iii. four

- b) bicycle racks shall be securely anchored to the ground or a building.
- c) outdoor bicycle parking areas shall:
 - i. be no less than three metres deep;
 - ii. be clearly marked and delineated on the pavement or ground surface;
 - iii. not encroach on, or be encroached on by, vehicular circulation lanes, service lanes or loading bays; and
 - iv. shall be cleared of snow.

4.3.4 Loading Space Requirements

- a) Land, buildings or structures used for retail stores, restaurants, redemption centres, wholesale stores and industrial uses involving the use of commercial vehicles for the receipt or distribution of material or merchandise shall include off street loading spaces in accordance with the following requirements:
 - i. at least one space if the gross floor area is less than 500 square metres;
 - ii. at least two spaces if the gross floor area is 500 square metres or more, but less than 2,323 square metres; and
 - iii. an additional space for each 2,323 square metres, or fraction of it, of gross floor area in excess of the first 2,323 square metres.
- b) A loading space required under subsection (a) shall:
 - i. have a minimum length of nine metres, a minimum width of three metres, and a minimum overhead clearance of 4.5 metres;
 - ii. provide unobstructed access; and
 - iii. be surfaced with a durable and dustproof material.

4.3.5 Drive Thrus

When permitted, a drive thru shall incorporate the following design standards:

- a) in the case of drive thru restaurants and automated car washes:
 - i. 11 inbound queuing spaces for vehicles approaching the drive up service area; and

- ii. two outbound spaces on the exit side of each service position located so as not to interfere with service to the next vehicle;
- b) in the case of drive thru automobile repair shops, banks and retail stores:
 - i. five inbound queuing spaces for vehicles approaching the drive up service area; and
 - ii. two outbound spaces on the exit side of each service position located so as not to interfere with service to the next vehicle;
- c) in the case of a car wash with individual self-served washing bays:
 - i. one inbound queuing spaces for each washing bays;
 - ii. two inbound queuing spaces for vehicles entering the property; and
 - iii. one outbound spaces on the exit side of each washing bays.
- d) queuing spaces shall be a minimum of 6.5 metres long and three metres wide;
- e) queuing lanes shall be located at the side or rear of buildings;
- f) when the entrance to the main building requires crossing of the queuing lane by pedestrians, a pedestrian crossing that is distinguished from the queuing lane by either a change in paving materials, colour, texture or height must be provided;
- g) notwithstanding paragraph (e), a queuing lane may be located in the front yard or flankage yard if it is in compliance with section 4.2.1;
- h) queuing lanes shall be defined by raised curbs and a 1.2 metre wide landscaped island where adjacent to parking, spaces and parking aisles and a three metre wide landscaped island where adjacent to driveways;
- i) queuing lanes, order boards, or order speakers shall be set back a minimum of 20 metres from an adjacent R-LR Zone or Mixed Use Zone, unless the drive thru does not include an order board or order speaker, in which case they shall be set back a minimum of 4.5 metres;
- j) the minimum requirements in subsection (i) may be reduced if, upon completion of a noise study by an appropriately certified consultant, mitigation measures proposed in the study will achieve at least the same noise levels that would be expected by compliance with subsection (i).

4.3.6 Recreational Vehicle Parking

A recreational vehicle may be parked in a driveway located within a front or flankage yard, provided it is wholly within the lot, between May 1st and October 31st.





Street Trees and Landscaping

5.1 Residential Landscaping Requirements

5.1.1 Landscaping Required in Residential Developments

Except in a Rural Zone, a lot used for residential purposes in any zone shall:

- a) Landscape the front yard and side yards;
- b) Subject to section 2.20, landscape any yard that abuts a street;
- c) landscape the rear yard within four metres of the main building thereon;
- d) provide or retain street trees pursuant to the Street Tree By-law No. 700-80;
- e) include, after compaction, at least 152.4 millimetres of topsoil and seeding or sodding.
- f) The landscaping required in this By-law shall be completed no later than September 30th of the year following issuance of the development permit for the main building.

5.1.2 Landscaping Required for Multiple Unit Dwellings

- a) Screening shall be provided and maintained on a lot containing a multiple unit dwelling and consist of existing vegetation or structures or a combination of both, sufficient to screen the lot from adjacent properties;
- b) When vegetation or structures do not exist on a site proposed for development of a multiple unit dwelling, sufficient screening of the proposed development composed of the following shall be provided:
 - i. if the multiple unit dwelling lot abuts a R-LR Zone, a six metre wide landscaping buffer, consisting of:
 - a. trees with a minimum diameter of 50 millimetre and a minimum branching height of two metres at the time of planting and placed every five metres across the width of the landscaping area; and
 - b. a two metre high decorative solid fence secured with 15.24 centimetre x 15.24 centimetre posts, no more than 2.4 metres apart, along or parallel to the common property line.
 - ii. if the lot does not abut a R-LR Zone, a 3 metre wide landscaping buffer consisting of:
 - a. trees with a minimum diameter of 50 millimetre and a minimum branching height of two metres at the time of planting and placed every five metres across the width of the landscaping area; or
 - b. a two metre high decorative solid fence secured with 15.24 centimetre x 15.24 centimetre posts, no more than 2.4 metres apart, along or parallel

to the common property line.

c) The screening required in subsection (a) and (b) shall not be used for parking, garbage enclosures or storage or public utility structures.

5.1.3 Driveways

Notwithstanding sections 5.1.1 and 5.1.2, a yard may be used for the purposes of driveway access to the lot, if it does not exceed the standards specified in Section 4.3.1.

5.2 Landscaping Requirements for Non-Residential Uses

5.2.1 Commercial, Parks and Recreation, and Industrial Zones

- a) In a Commercial, Parks and Recreation or Industrial zone, that portion of a lot not occupied by buildings, structures, driveways or parking lots shall be landscaped and shall:
 - i. include trees, hedges, or flowering shrubs planted at a minimum rate of one for each 93 square metres of landscaped area;
 - ii. include after compaction, at least 152.4 millimetres of topsoil and seeding or sodding; and
 - iii. provide or retain street trees pursuant to the Street Tree By-law No. 700-8.

5.2.2 Screening from Residential Zones or Uses

When a Commercial, Parks and Recreation or Industrial zone abuts a residential zone or use, the lot shall not be developed unless a minimum three metre wide landscaped buffer, including screening of a minimum height of two metres consisting of a hedge or opaque fence, or a combination, is provided and maintained along the common property line.

5.2.3 Precedence of Zone Specific Landscaping Standards

If there is a conflict between the general landscaping provision in this section and the specific landscaping requirements of a particular zone, the latter shall apply.

5.2.4 Landscaping to be Completed within One Year

The landscaping required in this By-law shall be completed no later than September 30th of the year following issuance of the development permit for the main building.

5.3 Parking Lot Screening Requirements

Notwithstanding section 5.1 and 5.2, a parking lot of more than 8 spaces shall be subject to the following:

- a) Except when street trees are planted pursuant to the Street Tree By-law No. 700-80, a parking lot for more than eight parking spaces shall be screened from a public, future or private street by a two metre wide planting strip of at least 1 metre in height at planting, consisting of deciduous or coniferous trees or hedges, or any combination thereof, to be perpetually maintained, along the street line, but no plantings shall be placed to conflict with sight triangle requirements.
- b) Except when a parking lot abuts another parking lot on an adjacent property, a parking lot for more than eight parking spaces shall be screened from abutting residential zones or uses through the use of:
 - i. a two metre wide planting strip between 1.5 metres and two metres in height, consisting of coniferous or deciduous trees and hedges or any combination thereof, to be perpetually maintained, along the lot line, , and no plantings shall be placed in conflict with sight triangle requirements; or
 - ii. a wall, wooden fence or chain link fence with filler strips woven into the mesh, between 1.5 metres and two metres in height, if it is not located in conflict with sight triangle requirements.

SECTION 6

Design Standards



6.1 Design Standards for the Mixed Use Zone

- a) Commercial or mixed use buildings of more than 1 storey shall have a minimum ground floor storey height of 4.5m in the Mixed Use zone.
- b) Commercial or mixed use buildings of a single storey and proposed to have a flat roof shall have a minimum height of 9m and comply with the following:
 - i. The building's street-facing façade(s) shall be designed to visually articulate horizontal levels, creating a two storey appearance.
 - ii. Above the ground floor, the façade shall incorporate functional or decorative windows.
- c) Commercial or mixed use buildings of a single storey and proposed to have a pitched roof shall have a minimum height of 6.75 metres measured from average grade to the peak of the roof.
- d) When fronting on to the following streets, integrate 40 percent glazing into the ground floor of street facing façades, and 25 percent glazing on the street facing facades of any floors above the ground floor:
 - i. Coverdale Road
 - ii. Hillsborough Road
 - iii. Pine Glen Road
 - iv. Cleveland Ave
 - v. Gunningsville Boulevard
 - vi. Bridgedale Boulevard
- e) At least one public entrance shall face a public street.
- f) Notwithstanding (e), an entrance may be located on the side of a building when the ground floor of the front facing façade includes 40 percent glazing.
- g) A walkway shall be provided between a sidewalk and the public entrance

6.1.1 Vehicle Access in Mixed Use Zone

- a) no vehicle queuing area for a drive thru is located between the main building and the street:
- b) only a single row of parking spaces is located between the main building and the street.

6.2 Design Standards for the Town Centre Zone

- a) No building shall be constructed to be or appear to be less than 3 storeys
- b) A minimum ground floor height of 4.5 metres is required.
- c) Buildings are required to be setback from the Low Rise Residential (R-LR) zone in accordance with section 2.11.
- d) Buildings within the Town Centre zone shall have a prominent entrance oriented towards the street.
- e) Notwithstanding (d), a main entrance may be located on the side of a building when the ground floor of the front facing façade includes more than 60 percent glazing.
- f) Ground floor facades facing a street shall be comprised of a minimum of 50 percent glazing.
- g) Visual articulation shall be incorporated along building frontages that exceed 20 metres in length.
- h) New and reconstructed buildings shall incorporate a minimum of 20 percent traditional materials along street facing façades.
- i) Residential uses on the ground floor shall not be located on or have direct access from the street facing façade.
- j) Parking structures including accesses to underground parking are not permitted to be integrated on the ground floor street facing façade.
- k) Parking shall be directed to the rear of the building away from the street scape for all new development proposed within the Town Centre zone.

6.3 Design Standards for Townhouse and Rowhouse Dwellings, Two Unit and Semi-Detached Dwellings

6.3.1 Townhouse and Rowhouse Dwellings

When permitted, townhouse dwellings or rowhouse dwellings shall:

- a) 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, subject to section 5.1, between the parking lot and property line and have no more than two entrances;
- b) be designed so that each unit, includes design elements that denote individual units along the continuous façade of the town or rowhouse dwelling;
- c) Not have a continuous, flat or uninterrupted street facing façade greater than 7.6 metres

6.3.2 Two Unit and Semi-Detached Dwellings

Except in the case of a two-unit dwelling containing one unit wholly above the other, no two unit dwelling or semi-detached dwelling shall be developed except when the units are joined by a common wall both above and below grade and the common wall constitutes at least 60% of the vertical and horizontal axis between the two units.

6.4 Design Standards for Multiple Unit Dwellings

6.4.1 Site Design Requirements for Multiple Unit Dwellings

A lot containing a Multiple Unit Dwelling shall conform with the following:

- a) no more than 35% of the lot area is devoted to parking spaces and parking aisles
- b) only a single row of parking (parking bay) is permitted in the front yard and shall:
 - i. have a 2.0 metre wide landscaped strip between the property line and the edge of the parking bay;
 - ii. have 2.0 metre wide landscaped stripe between the edge of the parking bay and the building face;
 - iii. If the parking bay contains more than 5 spaces, landscaped islands shall be provided, at minimum, every fifth stall.
- Notwithstanding subsection (a) a multiple unit building design with garage access on the front façade is not required to have landscaping between the parking lot and the building face;
- d) Ground floor parking garages in a multiple unit dwelling shall not occupy any of the total length of the total street façade;
- e) service areas, including but not limited to garbage enclosures or storage, and public utility structures are screened from the street and abutting properties by a two metre tall opaque fence.

6.4.2 Building Design Requirements for Multiple Unit Dwellings

A lot containing a Multiple Unit Dwelling shall conform with the following:

- a) the design of lower floors of multiple unit dwellings shall include a minimum of 30% glazing on the ground floor street facing facade, and include a prominent entrance oriented towards the street and other features so that they are in scale with the pedestrian environment;
- b) for buildings on corners, windows or doors must address both street frontages and shall be designed to the same quality on each frontage;
- c) buildings must be designed to include visual articulation every 9 metres.

6.5 Additional Design Considerations

The following sections apply to all zones:

6.5.1 Public Entrances on a Corner

Notwithstanding any other section of this By-law, in the case of a corner lot, a public entrance oriented to face the corner of two street lines, shall be deemed to be located on both facades



SECTION 7

Signs

7.1 Signs Permitted in Any Zone

The following signs, are permitted in any zone:

- a) without the requirement of a development permit, if:
 - i. in the case of a real estate sale sign, it does not exceed one square metre in area in a residential zone or three square metres in area any other zone;
 - ii. it is erected by, or under the direction of, a government body;
 - iii. it is a memorial; or
 - iv. it announces a candidate for public office.
- b) with the requirement of a development permit, if in the case of:
 - i. a directional sign provided:
 - a. there shall be a maximum of one for each entrance, exit, and drive thru lane;
 - b. the sign shall not exceed 0.5 metres in area;
 - c. the sign shall not exceed 1.5 metres in height; and
 - d. the sign shall have a minimum setback of two metres from a front or flankage lot line.
 - ii. a sign incidental to a construction project provided it does not exceed nine square metres in area and is removed upon completion of the construction;
 - iii. a sign identifying a charitable, religious or fraternal organization provided it does not exceed 0.6 square metres in area in a residential zone or three square metres in area any other zone; or
 - iv. a sign regulating the use of a property provided it does not exceed 0.5 square metres in area.

7.2 Conditions and Standards of Signs

No sign shall be erected unless in compliance with the following:

- a) it shall not create a hazard to public safety or health;
- f) it shall not obstruct the vision of drivers, or detract from the visibility or effectiveness of a traffic sign or control device on streets;

- g) it shall not obstruct ingress to or egress from a fire escape or other required exit;
- h) it shall not include electronic rapidly moving copy;
- i) it does not incorporate a searchlight, strobe lights, flashing lights, or emit sounds or be interactive in any way;
- j) unless it is a portable sign, it shall be permanently affixed to the ground or a building; and
- k) Notwithstanding Section 7.1, the consent of the property owner is attained prior to installing any sign.

7.2.1 Non-Conforming Signs

- a) If a sign, existing before the adoption of this By-law, is either built or placed contrary to the requirements of the By-law, it may be repaired or renovated and the sign copy may be replaced if the requirements of this By-law or standards that do not conform to this By-law are not further compromised.
- b) Notwithstanding section 7.2(d), the requirements of Sections 7.2 and 7.3.8 shall apply to the installation or replacement of an electronic static copy on an existing sign.

7.2.2 Development Permit Exemption for Portable and Sandwich Signs

- a) A portable sign licensed under the Portable Sign By-law is exempt from the requirement of a development permit but must adhere to all other requirements of this By-law and the Portable Sign By-law.
- b) A sandwich sign is exempt from the requirement of a development permit but must adhere to all other requirements of this By-law and the Portable Sign By-law.

7.2.3 Sign Setback and Location

Subject to Section 2.20 except in the Mixed Use and Town Centre Zone, no sign shall be placed, erected or altered within the minimum required setback as set out in Schedule D.

7.2.4 Signs in Proximity to Traffic Control Devices

Notwithstanding subsection 7.2.3, no signs having electronic static copy shall be located within the restriction area of an illuminated traffic control device or illuminated crosswalk, as determined in Schedule E.

7.2.5 Third Party Signs

A sign that advertises goods, products or services not located or provided on the same lot as the sign shall not be permitted.

7.3 Types of Signs

7.3.1 Freestanding Signs

- a) Except in a residential zone, a freestanding sign is permitted subject to the following:
 - i. it shall not exceed 10 square metres in area;
 - ii. it shall not exceed 15 metres in height;
 - iii. notwithstanding subsection (ii) in the case of a lot containing three or more businesses, it shall not exceed 20 square metres in area; and
 - iv. no more than one freestanding sign shall be permitted for every 100 metres of lot frontage.
- b) Notwithstanding subsection (a), a freestanding sign may be permitted in a residential zone for a place of worship, in conformity with the following:
 - i. there shall be no more than one sign per lot;
 - ii. it shall not be back lit or include an electronic static copy;
 - iii. it shall not exceed 4.5 square metres in area; and
 - iv. it shall not exceed three metres in height;
- c) In a residential zone, a freestanding sign used to identify a multiple unit dwelling or a home occupation, home daycare or daycare centre may be permitted in conformity with the following:
 - i. there shall be no more than one sign per lot;
 - ii. it shall not be back lit or include an electronic static copy;
 - iii. it shall not exceed 1.5 square metres in area for a multiple unit dwelling;
 - iv. it shall not exceed 2.5 square metres in area for a daycare centre; and
 - v. it shall not exceed two metres in height;

- d) In a residential zone, a neighbourhood identification sign in a residential zone may be permitted in conformity with the following:
 - be limited to one for each entrance into the neighbourhood or subdivision;
 - ii. be limited to identifying the name of the neighbourhood or subdivision where it is situated;
 - iii. not exceed three square metres in area;
 - iv. not exceed two metres in height; and
 - ٧. not be back lit or include electronic static copy;
- e) In a Rural zone, a freestanding sign may be permitted to identify a farm in conformity with the following:
 - there shall be no more than one sign per lot;
 - it shall not exceed three square metres in area; ii.
 - iii. it shall not exceed two metres in height; and
 - iv. it shall not be back lit or include an electronic static copy;
- f) In the FD Zone fronting on Bridgedale Boulevard or Gunningsville Boulevard, a freestanding sign may be permitted in conformity with the following:
 - i. There shall be no more than one per lot;
 - ii. It shall not be back lit or include electronic static copy;
 - It shall not exceed 2.5 square metres in area; and iii.
 - It shall not exceed two metres in height. iv.

7.3.2 **Projecting Signs**

Except in a residential zone, a projecting sign may be permitted in conformity with the following:

- a) it shall not exceed one square metre in area;
- b) it shall not project more than 1.5 metres from the building wall;
- c) it shall not be erected less than three metres above the established grade;
- d) there shall be a maximum of one for every six metres of lot frontage;

- e) it shall not project more than 0.3 metres above the roof of a building; and
- f) it shall not be permitted to swing freely on its supports.

7.3.3 Wall Signs

- a) A wall sign is permitted in all zones except residential zones in conformity with the following:
 - i. it does not extend beyond the wall on which it is placed; and
 - ii. it shall not cover more than one square metre per linear metre of the wall on which the sign is affixed.
- b) Notwithstanding any other provision in this By-law, wall signs may be permitted as identification signs for a multiple unit dwelling or a daycare centre in conformity with the following:
 - i. they shall be placed on no more than two sides of a building and be below the level of the second floor windows:
 - ii. they shall not be back lit or include electronic static copy; and
 - iii. they shall not exceed 1.5 square metres in area for a multiple unit dwelling and 2.5 square metre for a daycare centre.

7.3.4 Canopy Signs

A canopy sign is permitted in all zones, except residential zones, and shall not exceed two square metres in area for each metre of the exterior length of the canopy.

7.3.5 Direction Signs

A direction sign may be permitted in Commercial zones and the Industrial, Institutional, Parks and Recreation, and Open Space & Conservation zones, subject to the following:

- a) notwithstanding subsection 7.3.1 (a) it shall not exceed 20 square metres in area;
- b) notwithstanding subsection 7.3.1(b), it shall not exceed 15 metres in height; and
- c) not more than one be permitted per entrance to the site.

7.3.6 Portable Signs

A portable sign may be permitted in a Commercial zone and the Industrial, Institutional, Parks & Recreation, and Open Space & Conservation zone subject to the Portable Sign By-law.

7.3.7 Sandwich Signs

A sandwich sign may be permitted in all zones, except residential zones, subject to the following:

- a) not more than one is displayed for each business located thereon;
- b) each of the two panels of a sandwich sign must have equal dimensions and areas; and
- c) it does not obstruct pedestrian or vehicular access to the premises.

7.3.8 Electronic Message Signs

- a) A sign with an electronic static copy may be used as part of a freestanding sign, wall sign, projecting sign, canopy sign, or direction sign in the Mixed Use, Town Centre Zone, and Industrial zone subject to the following:
 - i. the sign shall not be within 30m of any residential zone;
 - ii. the message duration shall not be less than 20 seconds;
 - iii. the message transition shall be instantaneous;
 - iv. message transition shall not involve any visible effects including but not limited to scrolling, fading, dissolving, intermittent or flashing light, or the illusion of such effects:
 - v. The maximum brightness of the electronic message board sign shall be 5,000 nits during daytime and 500 nits during nighttime;
 - vi. the sign shall use automatic dimming technology which automatically adjusts the sign copy's brightness in direct correlation with ambient light conditions; and
 - vii. the sign shall be turned off in the case of a malfunction.
- b) The portion of the sign devoted to an electronic static copy shall not exceed 50 percent of the maximum allowable area; and

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c) The application for a development permit shall include an acknowledgement by the owner of the sign that the sign is capable of meeting the conditions of this section.

7.3.8.1 Electronic message sign limitations

Electronic static copy shall not be illuminated between the hours of 11:00 p.m. and 7:00 a.m., unless the business is open or in operation during those hours.



SECTION 8

Residential Zones

8.1 Residential Zones Use Table

Table 5: Residential Zones Use Table

P = Permitted Use: Permitted As-of-Right
C = Conditional Use: Permitted with Additional Conditions
S = Secondary Use: Permitted as Secondary to a Permitted Use

	5.15	D 1/1D	D 11D
Use	R-LR	R-MR	R-HR
Accessory Dwelling Unit, Subject to Section 2.18	S	S	-
Assisted Living Facility	-	Р	Р
Bed and Breakfast Subject to Section 2.18	S	-	-
Day care centre, subject to Section 2.5	С	Р	Р
Educational Use	С	С	-
Emergency Services Facility	С	С	-
Funeral Home	-	С	-
Garden Suite subject to Section 2.18	S	S	-
Home Daycare subject to Section 2.18	S	S	-
Home Occupation subject to Section 2.18	S	S	-
Manufactured Dwelling	Р	-	-
Medical Clinic	-	-	Р
Model Home Sale Centre	-	-	S
Multiple Unit Dwelling subject to Section 6.4	-	Р	Р
Office Use	-	С	Р
Personal Service Shop	-	-	Р
Place of Worship	С	С	-
Residential Care Facility, subject to section 2.15	Р	Р	-
Restaurant	-	-	Р
Retail Store	-	С	Р
Semi-Detached and Two Unit Dwelling	Р	С	-
Single Unit Dwelling	Р	С	-

Townhouse / Rowhouse dwelling unit subject to section	Р	Р	-
6.3			



8.2 Residential Zones Lot Requirements

No development shall be permitted on a lot in a commercial zone unless the requirements within Table 6 are complied with.

Table 6: Residential Zone Lot Requirements							
LOT REQUIREMENTS	R-LR	R-MR	R-HR				
Minimum Lot Area							
Lot Area for Single Unit Dwelling	350 m ²	350 m ²	-				
Lot Area for Two Unit Dwelling	630 m ²	630 m ²	-				
Lot Area for Semi-Detached Dwelling	315 m ²	315 m ²	-				
Lot Area for Multiple Unit Dwelling	-	630 m ² plus 50 m ² for each additional unit	690 m2				
Lot Area for Townhouse / Rowhouse Dwelling Unit	180 m ²	180 m ²	-				
Lot Area for Commercial Uses	-	540 m2	540 m2				
Minimum Lot Frontage							
Lot Frontage for Single Unit	15 m	15 m	-				
Lot Frontage for Two Unit Dwelling	21 m	21 m	-				
Lot Frontage for Semi-Detached Dwelling	10.5 m	10.5 m	-				
Lot Frontage for Multiple Unit Dwelling	-	25 m	22 m				
Lot Frontage for Townhouse / Rowhouse Dwelling Unit	6 m	6 m	-				
Lot Frontage for non-residential uses	15 m	18m	-				
Required Front or Required Flankage Ya	rd						
Minimum Front or Flankage yard	6 m	4.5 m	4.5 m				
Required Side Yard							
Side Yard for Single Unit Dwelling	3 m & 1.2 m	3 m & 1.2 m	-				
Side Yard for Two Unit Dwelling	3 m	3 m	-				
Side Yard for Semi-Detached Dwelling	3 m (0 m on common wall side	3 m (0 m on common wall side	-				
Side Yard for Townhouse / Rowhouse Dwelling Units	3 m (0 m on common wall side)	3 m (0 m on common wall side)	-				
Side Yard for Multiple Unit Dwelling	-	6m	6m				
Side Yard for Commercial Uses	-	6m	6m				
Required rear yard	6 m	6 m	6m				
Maximum Lot Coverage	50%	50%	50%				
Maximum Height	11 m Subject to section 2.11	22 m Subject to section 2.11	Subject to section 2.11				

8.3 Low Rise Residential (R-LR)

The Low Rise Residential (R-LR) Zone is intended to accommodate a mix of low-density housing types designed to align with the general character of the surrounding neighbourhood. Compatible and complimentary institutional and commercial uses may be permitted conditionally to support community needs while maintaining the residential character of the area.

8.3.1 Permitted Uses

8.3.1.1 Main Uses

Any land, building or structure may be used for the purposes of and for no other purpose, than:

- a) Manufactured dwelling
- b) Residential Care Facility, subject to section 2.15
- c) Semi-detached or Two-Unit dwelling
- a) Single unit dwelling
- b) Townhouse or Rowhouse dwelling, maximum of 4 units, subject to section 6.3
- c) Two unit dwelling, subject to section 6.4

8.3.1.2 Secondary Uses

One or more of the following uses are permitted in association with uses permitted in section 8.3.1.1:

- a) Accessory Dwelling Unit, subject section 2.18
- b) Bed and Breakfast, subject to section 2.18
- c) Garden Suite, subject to section 2.18
- d) Home Daycare, subject to section 2.18
- e) Home Occupation, subject to section 2.18

8.3.2 Conditional Uses

- a) Daycare Centre, subject to section 2.5
- b) Educational Use
- c) Emergency Services Facility
- d) Place of Worship

8.4 Mid-Rise Residential (R-MR)

The Mid-Rise Residential (R-MR) Zone is intended to accommodate a range of increasingly dense housing types alongside complementary community and low intensity commercial uses. The R-MR zone is designed to primarily accommodate townhouses, rowhouses, and apartment buildings with lower-density housing types like single and two unit dwellings considered when contextually appropriate.

8.4.1 Permitted Uses

8.4.1.1 Main Uses

Any land, building or structure may be used for the purposes of and for no other purpose, than:

- a) Assisted Living Facility
- b) Day Care Centre, subject to section 2.5
- c) Multiple unit dwelling subject to section 6.4
- d) Residential Care Facility, subject to section 2.15
- e) Townhouse / Rowhouse dwelling unit subject to section 6.3

8.4.1.2 Secondary Uses

One or more of the following uses are permitted in association with uses permitted in section 8.4.1.1:

- a) Accessory Dwelling Unit, secondary to Single and Two Unit Dwellings, subject to section 2.18
- b) Garden Suite, secondary to Single and Two Unit Dwellings, subject to section 2.18
- c) Home Daycare subject to section 2.18
- d) Home Occupation subject to section 2.18

8.4.2 Conditional Uses

- a) Educational Use
- b) Emergency Services Facility
- c) Funeral Home
- d) Place of Worship
- e) Retail Store or Office use on the ground floor in conjunction with a multiple unit dwelling subject to section 6.4
- f) Semi-Detached or Two Unit Dwelling

g) Single dwelling



8.5 High Rise Residential Zone (R-HR)

The High Rise Residential Zone (R-HR) is intended to accommodate high-rise apartment buildings with height in excess of 26 metres. The R-HR is designed for residential projects that exceed the standards prescribed in other zones and are intended to be reviewed by Council through a rezoning process.

8.6 Permitted Uses

8.6.1 Main Uses

Any land, building, or structure may be used for the purposes of one or more of the following uses:

- a) Assisted Living Facility
- b) Daycare Centre
- c) Medical Clinic
- d) Multiple Unit Dwelling, subject to section 6.4
- e) Office Use
- f) Personal Service Shop
- g) Restaurant
- h) Retail Store

8.6.2 Secondary Uses

One or more of the following uses are permitted in association with uses permitted in section 8.6.1:

a) Model home sales centre or office



Commercial Zones

9.1 Commercial Zones Use Table

Table 7: Commercial Zones Use Table

P = Permitted Use: Permitted As-of-Right
C = Conditional Use: Permitted with Additional Conditions
S = Secondary Use: Permitted as Secondary to a Permitted Use

Use	GC	MU	TC
Accessory Dwelling			
Unit, subject to Section	S	S	S
2.18			
Art Gallery, Library or	Р	Р	Р
Museum		D	D
Assisted Living Facility	=	Р	Р
Automobile Repair	С	С	С
Shop or Automobile Sales Establishment	C	C	C
Bank or Financial			
Institution	Р	Р	Р
Bed and Breakfast			
subject to section 2.18		S	
Brewery, Distillery or			_
Winery	Р	Р	Р
Car Wash	С	С	С
Commencial Has			
Commercial Use	Р	Р	Р
Communication Use	Р	Р	Р
Cultural Use	Р	Р	Р
Daycare Centre,	P	Р	Р
subject to section 2.5		I .	I
Display Court	S	S	S
Drive-thru, subject to 4.3.5	С	С	-
Dwelling Unit, above	· · · · · · · · · · · · · · · · · · ·		
ground floor	S	Р	Р
Educational Use	С	С	С
Entertainment Use	Р	Р	Р
Emergency Services		0	0
Facility	-	С	С
Farmer's Market	Р	Р	Р
Funeral Home	Р	Р	Р
Garden Suite subject	_	S	-
to section 2.18			
Government Use	Р	Р	Р
<u>l</u>	I.	I.	1

Home Daycare subject to section 2.18	-	S	S
Home Occupation subject to section 2.18	-	S	S
Hospital	Р	Р	Р
Medical Clinic	Р	Р	Р
Motel, Hotel, Bed and Breakfast	Р	Р	Р
Multiple Unit Dwelling, subject to section 6.4	-	Р	Р
Nursery	Р	Р	Р
Office Use	Р	Р	Р
Outdoor storage subject to section 2.14	S	S	-
Parking garage or Off- Site Parking Lot	С	С	С
Personal Service Shop	Р	Р	Р
Pet Service Shop	Р	Р	Р
Place of Worship	С	С	С
Recreational Use	Р	Р	Р
Recreational Vehicle Sale Establishment	С	С	С
Redemption Centre	Р	С	-
Research and Development	Р	Р	С
Residential Care Facility	-	Р	Р
Restaurant	Р	Р	Р
Restaurant, including a Drive-Thru	С	С	-
Retail Store	Р	Р	Р
Self Storage	С	С	-
Semi-detached dwelling	-	Р	-
Service Shop	Р	Р	Р
Service Station subject to section 2.19	С	С	-
Shared Dwelling	-	Р	Р
Single Dwelling, existing	Р	Р	-

Townhouse / Rowhouse subject to section 6.3	-	Р	-
Two Unit Dwelling	-	Р	-
Veterinary Clinic	Р	Р	Р
Wholesale Store	Р	Р	-



9.2 Commercial Zones Lot Requirements

No development shall be permitted on a lot in a commercial zone unless the requirements within Table 8 are complied with.

Table 8: Commercial Zone Lot Requirements						
LOT REQUIREMENTS / NORMES	GC	MU	тс			
Minimum lot area	1300 m²	600 m ²	-			
Minimum lot frontage	30 m	20 m	10 m			
Required front yard or required flankage yard	4.5 m	4.5 m	nil			
Maximum front yard	-	-	5m			
Required front yard or required flankage yard for a lot fronting on Bridgedale Boulvard or Gunningsville Boulevard		3 m and 5 m maximum	-			
Required rear yard	6 m	6 m	nil			
Required rear yard abutting the R-LR Zone		Subject 2.11 Height Transition	1			
Required side yard	1.5 m	1.5 m	nil			
Required side yard abutting the R-LR zone		Subject 2.11 Height Transition	1			
Maximum Lot Coverage	50%	50%	-			
Minimum Lot Coverage	-	-	50%			
Maximum Height	Maximum 16 m 22 m (6 storeys)		28 m (8 storeys)			
Maximum Ground Floor Areafor each commercial unit	-	-	929 m²			

9.3 General Commercial (GC)

The General Commercial (GC) zone accommodates low intensity commercial uses that typically serve the surrounding neighbourhood. These areas are characterized by small clusters of primarily commercial development or individual parcels of commercial development that exists outside of the Town Centre or the Findlay Business Park.

9.3.1 Permitted Uses

9.3.1.1 Main Uses

Any land, building, or structure may be used for the purposes of one or more of the following uses:

- a) Art Gallery, Library or Museum
- b) Bank or Financial Institution
- c) Brewery, Distillery or Winery
- d) Commercial Use
- e) Communication Use
- f) Cultural use
- g) Daycare centre
- h) Entertainment Use
- i) Farmer's market
- i) Funeral home
- k) Government use
- I) Hospital
- m) Medical Clinic
- n) Motel, hotel, bed and breakfast
- o) Nursery
- p) Office use
- q) Personal service shop
- r) Pet service shop
- s) Recreational use
- t) Redemption centre
- u) Research and Development
- v) Restaurant
- w) Retail store
- x) Service Shop
- y) Single Dwelling, Existing
- z) Veterinary clinic
- aa) Wholesale store

9.3.1.2 Secondary Uses

One or more of the following uses are permitted in association with uses permitted in section 9.3.1.1:

- a) Accessory Dwelling Unit, subject to section 2.18
- b) Display Court
- c) Dwelling unit, above ground floor
- d) Outdoor storage subject to section 2.14

9.3.2 Conditional Uses

- a) Automobile repair shop or automobile sales establishment
- b) Car wash
- c) Drive-thru
- d) Educational use
- e) Parking garage or off-site parking lot
- f) Place of Worship
- g) Recreational vehicle sale establishment
- h) Restaurant, including a drive-thru
- i) Self Storage
- j) Service station subject to section 2.19

9.4 Mixed Use (MU)

The Mixed Use (MU) zone is intended to accommodate a broad mixture of residential and commercial uses along key transportation corridors. These areas are suited to larger scale commercial uses and high-density residential development and may also accommodate the mixture of uses within a single structure.

9.4.1 Permitted Uses

9.4.1.1 Main Uses

Any land, building, or structure may be used for the purposes of one or more of the following uses:

- a) Art gallery, library or museum
- b) Assisted Living Facility
- c) Bank or financial institution
- d) Brewery, distillery or winery
- e) Commercial use
- f) Communication use
- g) Cultural use
- h) Daycare centre
- i) Dwelling unit, above the ground floor
- j) Entertainment use
- k) Farmer's market
- I) Funeral home
- m) Government use
- n) Hospital
- o) Medical Clinic
- p) Motel, hotel, bed and breakfast
- q) Multiple unit dwelling subject to section 6.4
- r) Nursery
- s) Office use
- t) Personal service shop
- u) Pet service shop
- v) Recreational use
- w) Research and development
- x) Residential Care Facility
- y) Restaurant
- z) Retail store
- aa) Semi-detached dwelling
- bb) Service shop

- cc) Shared Dwelling
- dd) Single Unit Dwelling, existing
- ee) Townhouse / rowhouse dwelling unit subject to section 6.3
- ff) Two Unit Dwelling
- gg) Veterinary clinic
- hh) Wholesale store

9.4.1.2 Secondary Uses

One or more of the following uses are permitted in association with uses permitted in section 9.4.1.1:

- a) Accessory dwelling unit, subject to section 2.18
- b) Bed and breakfast subject to section 2.18
- c) Display court
- d) Garden Suite subject to section 2.18
- e) Home Daycare subject to section 2.18
- f) Home occupation subject to section 2.18
- g) Outdoor storage subject to section 2.18

9.4.2 Conditional Uses

- a) Automobile repair shop or automobile sales establishment
- b) Car wash
- c) Drive-thru
- d) Educational use
- e) Emergency Services Facility
- f) Parking garage or off-site parking lot
- g) Place of worship
- h) Recreational vehicle sale establishment
- i) Redemption Centre
- j) Restaurant, including a drive-thru
- k) Self Storage
- I) Service station subject to section 2.18

9.5 Town Centre (TC)

The Town Centre (TC) zone is applied to a specific area within the Town Centre that is positioned for increased growth including the accommodation of increased height. The TC zone is applied to the area from Chocolate River Station to the former Kent site, now a vacant building and parking lot at 515 Coverdale Road. This zone allows for higher height and density than the Mixed Use Zone that is applied on either side of the Town Centre.

9.5.1 Permitted Uses

9.5.1.1 Main Uses

Any land, building, or structure may be used for the purposes of one or more of the following uses providing no drive thru is included:

- a) Art gallery, library or museum
- b) Assisted Living Facility
- c) Bank or financial institution
- d) Brewery, distillery or winery
- e) Commercial use
- f) Communication use
- g) Cultural use
- h) Daycare centre
- i) Dwelling unit, above the ground floor
- j) Entertainment use
- k) Farmer's market
- I) Funeral home
- m) Government use
- n) Hospital
- o) Medical Clinic
- p) Motel, hotel, bed and breakfast
- q) Multiple unit dwelling subject to section 6.4
- r) Nursery
- s) Office use
- t) Personal service shop
- u) Pet service shop
- v) Recreational use
- w) Residential Care Facility, subject to section 2.5
- x) Restaurant
- v) Retail store
- z) Service shop
- aa) Shared dwelling

- bb) Single unit dwelling, existing
- cc) Veterinary clinic

9.5.1.2 Secondary Uses

One or more of the following uses are permitted in association with uses permitted in section 9.5.1.1:

- a) Accessory dwelling unit, subject to section 2.18
- b) Display court
- c) Home Daycare subject to section 2.18
- d) Home occupation subject to section 2.18

9.5.2 Conditional Uses

- a) Automobile repair shop or automobile sales establishment
- b) Car wash
- c) Educational use
- d) Emergency Services Facility
- e) Parking garage or off-site parking lot
- f) Place of worship
- g) Recreational vehicle sale establishment
- h) Research and development

SECTION 10

Other Zones

10.1 Other Zones Use Table

Table 9: Other Zones Use Table

P = Permitted Use: Permitted As-of-Right C = Conditional Use: Permitted with Additional Conditions S = Secondary Use: Permitted as Secondary to a Permitted Use

Use	RU	DG	PR	OS	IN	ı	FD
Accessory dwelling unit,	S	S	_	-	_	_	S
subject to section 2.18 Agricultural use	P						
Air Traffic Control Center	Р	-	-	-	-	-	-
	-	-	-	-	Р	-	-
Art gallery, library or museum	-	-	Р	-	Р	-	-
Assisted Living Facility	-	-	Р	<u>-</u>	-	-	-
Automobile Repair Shop or Automobile Sales Establishment	-	,	1	-	1	Р	1
Banquet Hall	-	-	S	-	С	-	-
Bed and breakfast subject to section 2.18	S	S	ì	-	-	-	-
Campground	С	-	-	-	-	-	-
Car wash	-	-	-	-	-	С	-
Cemetery	Р	-	Р	-	Р	-	-
Cultural use		-	Р	-	-	-	-
Daycare Centre	Р	С	S/C	-	Р	-	-
Distribution use	-	-	-	-	-	Р	-
Educational use	С	-	С	-	Р	С	-
Emergency Services Facility	С	-	-	-	С	С	-
Extraction use	С	-	-	-	-	-	-
Farm Gate Sales	S	-	-	-	-	-	-
Farmers' market	Р	-	Р	-	Р	-	-
Firewood sales	Р	-	-	-	-	-	-
Forestry use	Р	-	-	-	-	-	-
Funeral home	-	-	-	-	Р	-	-
Garden Suite subject to section 2.18	S	S	-	-	-	-	S

Golf course	-	-	Р	-	Р	-	-
Governmental use	-	-	-	-	Р	-	-
Heavy equipment sales establishment	-	-	-	-	-	Р	-
Home Daycare subject to section 2.18	S	S	-	-	-	-	S
Home Occupation subject to section 2.18	S	S	-	-	-	-	S
Hospital	-	-	-	-	Р	-	-
Industrial use	-	-	-	-	-	Р	-
Interpretive centre	-	-	Р	Р	Р	-	-
Manufactured dwelling	Р	Р	-	-	-	-	-
Keeping of Chickens, subject to section 2.2	S						
Kennel	S	-	-	_	-	-	-
Medical Clinic	С	С	-	-	Р	-	-
Mini Home Dwelling	С	P	-	-	-	-	-
Model Home Sales Centre or Office	-	Р	-	-	-	-	-
Office use	S	Р	S	-	Р	Р	-
Personal Service Shop	С	-	-	-	-	-	-
Pet Service Shop	С	-	-	-	-	-	-
Place of Worship	С	С	-	-	С	-	-
Recreational use	-	-	Р	-	Р	-	-
Recreational vehicle sales and service establishments	-	-	-	-	-	Р	-
Redemption centre	-	-	-	-	-	Р	-
Residential care facility subject to section 2.15	Р	-	-	-	-	-	-
Retail Store	-	Р	S/C	-	-	С	-
Second Farmstead Residence	S	-	-	-	-	-	-
Self Storage	С	-	-	-	Р	Р	-
Semi-Detached Dwelling	Р	-	-	-	-	-	-
Single unit dwelling	Р	-	-	-	-	Р	-
Shared Dwelling	С	-	-	-	-	-	-
Stable	Р	-	-	-	-	-	-
1							

Transportation use	С	-	-	-	-	Р	-
Two Unit Dwelling	Р	-	-	-	-	-	-
Veterinary clinic	С	-	-	-	Р	Р	-
Wholesale store	-	-	-	-	-	Р	-



10.2 Other Zones Lot Requirements

No development shall be permitted on a lot in a zone in this section unless the requirements within Table 10 are complied with.

Table 10: Other Zones Lot Requirements								
LOT REQUIREMENTS	RU	GD	PR	os	IN	1		
Minimum lot Area	2 Hectares	450 m ²	810 m ²	-	810 m2	540 m ²		
Minimum lot frontage	150 m	15 m	27 m	-	27 m	18 m		
Required front or required flankage yard	7.5 m	4.5 m	6 m	-	6 m	7.5 m		
Required rear yard	6 m	4.5 m	6 m	-	6 m	6 m		
Required side yard	6 m	2.5 m	The greater of 3 m or ½ the height of the main building to a maximum of 6 m		The greater of 3 m or ½ the height of the main building to a maximum of 6 m	The greater of 3 m or ½ the height of the main building to a maximum of 6 m		
Maximum Height	9m	9m	19m	-	11m	11m		
Maximum lot coverage	50%	-	50 %	-	50 %	50 %		

10.2.1 Lot Requirements for Existing Uses in the FD zone

Secondary uses permitted in section 10.10.1 of the FD zone are subject to the lot requirements of the R-LR zone.

10.3 Rural (RU)

The Rural (RU) Zone is intended to preserve the municipality's agricultural, natural, and low-density rural character while allowing for a range of compatible uses. This zone supports farming, resource-based activities, and rural residential living, including manufactured dwellings.

10.3.1 Permitted Uses

10.3.1.1 Main Uses

Any land, building or structure may be used for the purposes of and for no other purpose, than:

- a) Agricultural use
- b) Cemetery
- c) Day Care Centre
- d) Farmers Market
- e) Firewood Sales
- f) Forestry use
- g) Manufactured dwelling
- h) Residential care facility, subject to section 2.15
- i) Semi Detached Dwelling
- j) Single unit dwelling
- k) Stable
- I) Two Unit Dwelling

10.3.1.2 Secondary Uses

One or more of the following uses are permitted in association with uses permitted in section 10.3.1.1:

- a) Accessory dwelling unit, subject to section 2.18
- b) Bed and breakfast subject to section 2.18
- c) Farm Gate Sales
- d) Garden Suite subject to section 2.18
- e) Home Daycare subject to section 2.18
- f) Home Occupation subject to section 2.18
- g) Keeping of Chickens, subject to section 2.2
- h) Kennel
- i) Office Use
- i) Second Farmstead Residence

10.3.2 Conditional Uses

- a) Campground
- b) Education Use
- c) Emergency Services Facility
- d) Extraction use
- e) Medical Clinic
- f) Mini Home dwelling
- g) Pet Service Shop
- h) Personal Service Shop
- i) Place of Worship
- j) Self Storage
- k) Shared Dwelling
- I) Transportation Use
- m) Veterinary clinic



10.4 Dwelling Group

The Dwelling Group (DG) zone is intended to accommodate mini-home parks and may also consider other grouped dwelling formats such as tiny home communities. The DG zone accommodates other uses that are small in scale and are intended to provide amenity or services to the surrounding community.

10.4.1 Permitted Uses

10.4.1.1 Main Uses

Any land, building, or structure may be used for the purposes of one or more of the following uses:

- a) Manufactured dwelling
- b) Mini-home dwelling
- c) Model home sales centre or office
- d) Office use
- e) Retail Store

10.4.1.2 Secondary Uses

One or more of the following uses are permitted in association with uses permitted in section 10.4.1.1:

a) Home Occupation, subject to section 2.18

10.4.2 Conditional Uses

- a) Day Care Centre, subject to section 2.5
- b) Medical Clinic
- c) Place of Worship

10.5 Parks and Recreation (PR)

The Parks and Recreation (PR) Zone is intended to protect and enhance publicly accessible parks, natural areas, and recreational facilities for community use. This zone supports a range of outdoor and indoor recreational activities to support a high quality of life.

10.5.1 Permitted Uses

10.5.1.1 Main Uses

Any land, building, or structure may be used for the purposes of one or more of the following uses:

- a) Art gallery, library or museum
- b) Assisted Living Facility
- c) Cemetery
- d) Cultural use
- e) Farmers market
- f) Golf course
- g) Recreation Use
- h) Interpretive centres

10.5.1.2 Secondary Uses

One or more of the following uses are permitted in association with uses permitted in section 10.5.1.1:

- a) Office Use
- b) Banquet Hall
- c) Day Care Centre, subject to section 2.5
- d) Retail Store

10.5.2 Conditional Uses

- a) Educational use
- b) Day Care Centre
- c) Retail Store

10.6 Open Space & Conservation (OS)

The Open Space & Conservation (OS) zone is intended to protect and preserve natural areas, parks, and recreational spaces for public use and environmental conservation. This zone supports passive and active recreation, ecological protection, and compatible community uses, but prevents development of large structures.

10.6.1 Permitted Uses

10.6.1.1 Main Uses

Any land, building, or structure may be used for the purposes of one or more of the following uses:

a) Interpretive centres



10.7 Institutional (IN)

The Institutional (IN) Zone is intended to accommodate a range of public and institutional uses that serve the community, such as schools, places of worship, healthcare facilities, and government buildings.

10.7.1 Permitted Uses

10.7.1.1 Main Uses

Any land, building, or structure may be used for the purposes of one or more of the following uses:

- a) Air Traffic Control Center
- b) Art gallery, library or museum
- c) Daycare Centre
- d) Educational Use
- e) Farmers' market
- f) Funeral home
- g) Governmental use
- h) Hospital, medical clinic
- i) Interpretive centres
- j) Medical Clinic
- k) Office use
- I) Recreational use

10.7.1.2 Conditional Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following subject to such terms and conditions as may be imposed by the Planning Advisory Committee:

- a) Banquet Hall
- b) Emergency Service Facility
- c) Place of Worship

10.8 Industrial (I)

The Industrial Zone (I) is intended to accommodate a range of manufacturing, warehousing, and distribution uses that support the local and regional economy. Regulations ensure efficient land use while minimizing potential impacts on surrounding areas.

10.8.1 Permitted Uses

10.8.1.1 Main Uses

Any land, building, or structure may be used for the purposes of one or more of the following uses:

- a) Automobile Repair Shop or Automobile Sales Establishment
- b) Distribution use
- c) Heavy equipment sales establishment
- d) Industrial use
- e) Office use
- f) Recreational vehicle sales and service establishments
- g) Redemption centres
- h) Self Storage
- i) Single unit dwelling, existing
- j) Transportation use
- k) Veterinarian clinic
- I) Wholesale store

10.8.1.2 Secondary Uses

One or more of the following uses are permitted in association with uses permitted in section 10.5.1.1:

a) Accessory Dwelling Unit, subject to section 2.18

10.8.2 Conditional Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following subject to such terms and conditions as may be imposed by the Planning Advisory Committee:

a) Car wash

- b) Educational use
- c) Emergency Services Facility
- d) Retail Store



10.9 Integrated Development Zone (ID)

The Integrated Development (ID) Zone allows for comprehensive site planning through a Council-approved development agreement under Section 59 of the Community Planning Act. This approach ensures that standards and requirements are tailored to the specific proposal through a negotiated agreement.

10.9.1 Permitted Uses

- a) No development shall be undertaken, nor shall any land, building or structure be used on a lot within an integrated development zone unless Council has approved the development of a specific proposal under section 59 of the Act.
- b) Standards or requirements for development in an integrated development zone shall be established by agreement entered into pursuant to section 59 of the Act.



10.10 Future Development Zone (FD)

The Future Development (FD) zone is applied to land that requires additional planning considerations. Lands within the FD zone are anticipated to have a more comprehensive development framework applied including a variety of land use types and intensities. Lands within this zone are intended to be planned through a secondary planning process or through incrementally phased development that is facilitated through amendments to the Municipal Plan and this By-law.

10.10.1 Permitted Uses

10.10.1.1 Main Uses

Any land, building or structure may be used for the purposes of and for no other purpose, than:

a) Any Existing Use

10.10.1.2 Secondary Uses

- a) Accessory Dwelling Unit, subject to section 2.18
- b) Garden Suite, subject to section 2.18
- c) Home Day Care, subject to section 2.18
- d) Home occupation subject to section 2.18

SECTION 11

Repeal, Saving and Transitional Provisions

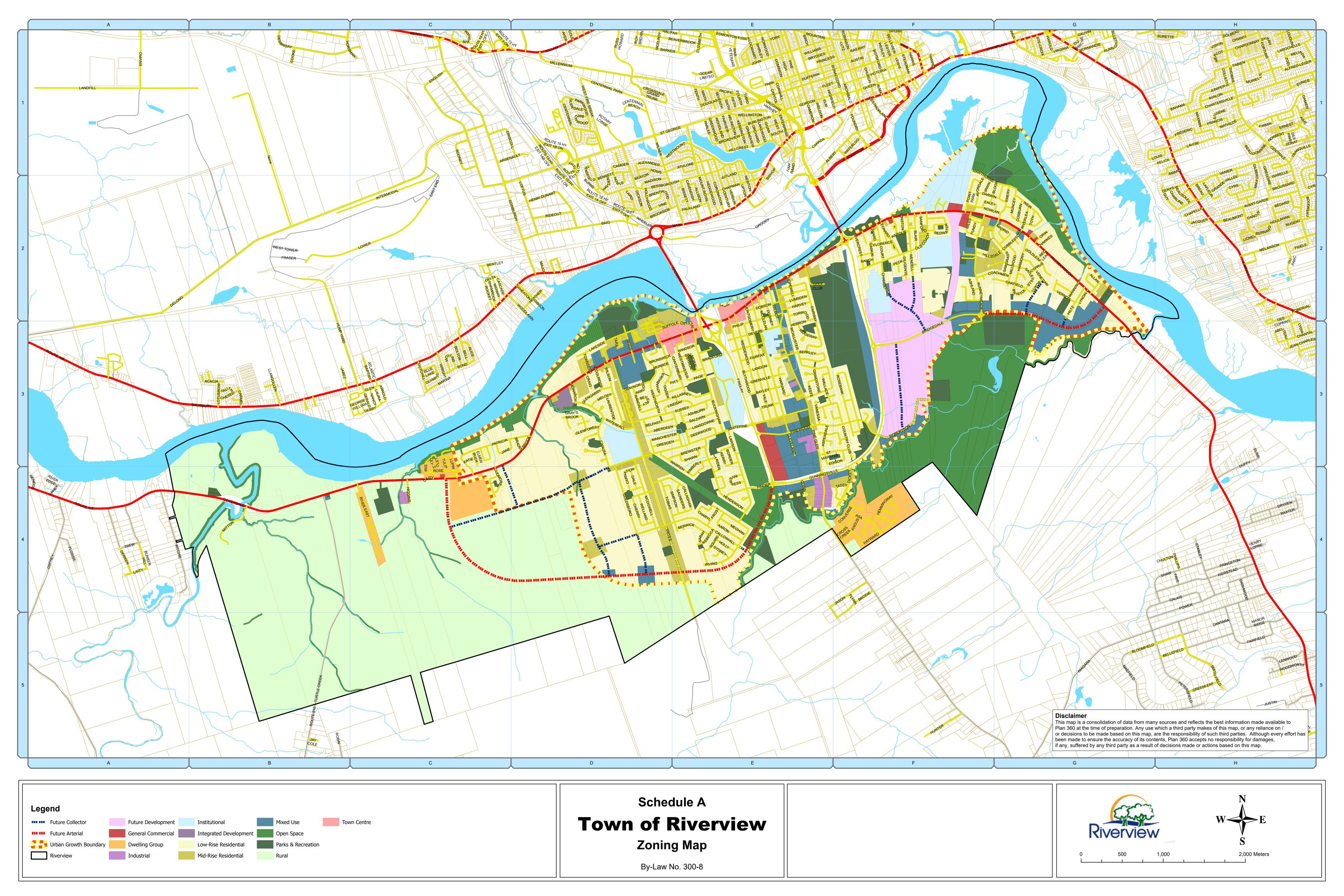
By-Law to Adopt A Zoning By-law By-law No. 300-x

11.1	Title		
This By-law may be citied as the Town of Riverview Zoning By-law			
11.2 I	Repeal		
By-law No . 300-6, entitled "Town of Riverview Zoning By-law", enacted on the X day of Month, year, is repealed together with all amendments and development agreements, except those forming Schedule C of this By-law.			
11.3 I	Enactment		
The docu	ment entitled "Town of Riverview Zoning By-law No. X" and schedule attached hereto, d.		
ORDAINE	ED AND PASSED:		
First Rea	ding:		
Second F	Reading:		
Third Rea	ading:		
Mayor An	ndrew Leblanc		
Town Cle	erk Karyann Ostroski		

SCHEDULE A

A. Zoning Map

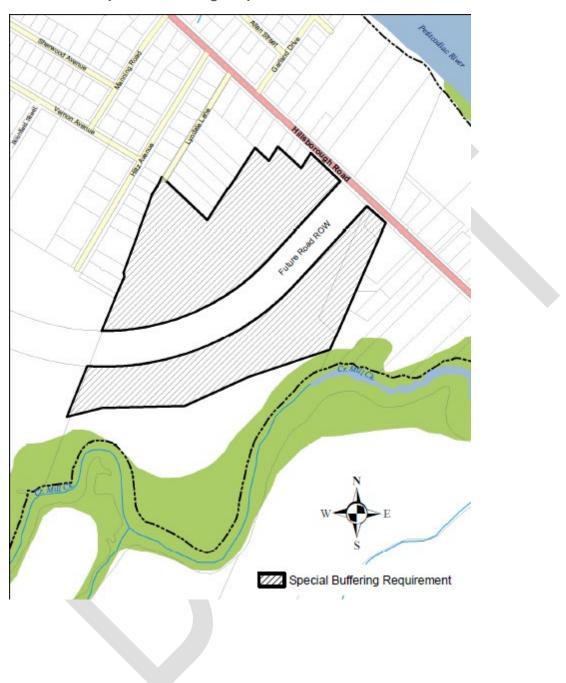




SCHEDULE B

B. Special Buffering Requirement

Schedule B: Special Buffering Requirement



SCHEDULE C

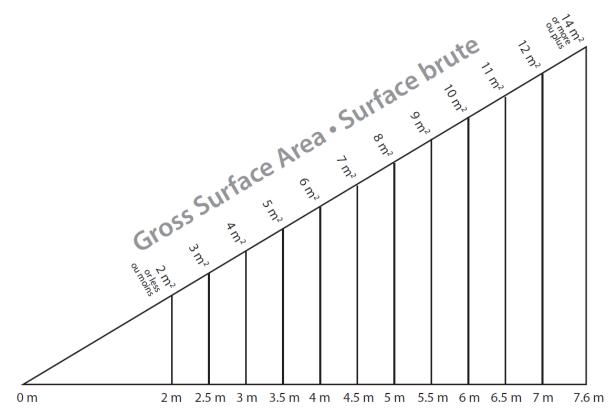
C. Conditional rezoning agreements carried over

Amending By-law Number	Location	Registration Date	By-law Registration Number	Agreement Registration Number	General Description of Amendment
300-5-1	330 Whitepine Road PID: 05047758	June 1, 2007	23917082	23988935	To allow for a funeral home subject to terms and conditions.
300-5-9	822 Coverdale Road PID:05093521	June 25 2008	25744633	25830291	ID zone agreement to allow for a retirement campus
300-5-11	Corner of Pine Glen Road and Harvey Road PID: 05095682	October 2, 2009	27840348	27840348	To allow for a physiotherapy clinic and dwelling unit subject to terms and conditions
300-5-24	405 Pine Glen Road PID:00653741	October 11, 2012	32045719	32046527	To allow for a heavy equipment repair shop subject to terms and conditions
300-7-1	A portion of Rosebank Crescent (Parent PID 05103080)	April 17, 2019	38954740	n/a	To allow two unit dwellings subject to terms and conditions
300-7-9	700 Pinewood (PID 05058060)	December 12, 2022	43466037	n/a	To allow a multiple unit dwelling subject to conditions
300-7-10	Buckingham Avenue (PID 00993915)	July 19, 2023	44066950	n/a	To allow multiple unit dwellings subject to conditions
300-7-13	Corner of Pine Glen Road and Whitepine Road (PID 05005665)	June 19, 2024	45047835	n/a	To allow multiple unit dwellings subject to conditions
300-7-14	Hillsborough Road (PID 05122759 and 00642736)	November 12, 2024	45524130	n/a	To allow a drive thru restaurant, service station, and commercial development

Amending By-law Number	Location	Registration Date	By-law Registration Number	Agreement Registration Number	General Description of Amendment
					subject to conditions
300-7-15	Cleveland Ave (PID 05121330)	August 2, 2024	45204410	n/a	To allow multiple unit dwellings subject to conditions
300-7-17	Coverdale Road (PID 00645754)	March 3, 2025	45846541	n/a	To allow a manufactured dwelling park subject to terms and conditions

SCHEDULE D



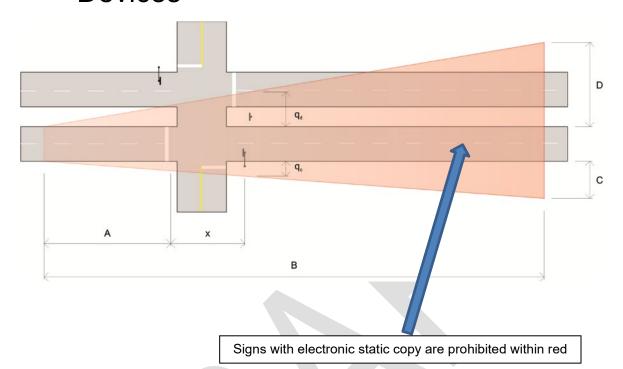


Minimum Setback Required • Marge de retrait minimale obligatoire

SCHEDULE D



E. Signs in Proximity to Traffic Control Devices







RIVERVIEW

Round 2 Engagement – What We Heard

June 2025







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Introduction

The Town of Riverview (Riverview) has grown significantly in recent years. Between 2011 to 2022, Riverview's population increased by approximately 8.5% with about 2,000 new residents added to the community and totalling 20,749. Since 2020, Riverview has also experienced an increase in demand for housing, community services, and facilities. As a result of these growth pressures and provincial legislative requirements, Riverview is undergoing a review and update to its Municipal Plan and Zoning By-law documents.

Throughout the past year, the Town of Riverview has been working on a review and update of the Municipal Plan and Zoning By-law. This has included an initial round of community engagement in June 2024, which collected feedback from residents to determine what types of policy should be incorporated into the Town's development framework and developing a draft Municipal Plan and Zoning By-law to reflect the community's vision and needs. In June 2025, the Town of Riverview conducted a second round of community engagement, which focused on gathering feedback on the following "Big Moves", which have been proposed in the draft Municipal Plan and Zoning By-law:

- **Big Move #1:** A new approach to **building heights**, which aims to address housing needs while maintaining the character of Riverview by requiring larger setbacks for taller buildings.
- **Big Move #2:** Permitting **4 Units as-of-right**, which aims to address housing needs by providing opportunities for gentle density in existing and future neighbourhoods through permitting accessory dwelling units, garden suites, and townhouses.
- **Big Move #3:** Supporting the development of a distinct and vibrant **Town Centre**, which will allow for taller and visually appealing buildings, support a central mixed-use area, and support local businesses.
- Big Move #4: Introducing a Secondary Planning Area, which will require a detailed planning
 approach to support significant development of the area, while seamlessly integrating into the
 character of the Town and accounting for environmental features and infrastructure
 opportunities.

A detailed explanation of these Big Moves can be found in the open house poster boards attached under **Appendix A**.

The purpose of this report is to capture the feedback and priorities expressed by community members during second round of community engagement for the Municipal Plan and Zoning By-law review and update process. Activities that took place during the second round of engagement included:

- Between June 10-22, 2025: online quick polls and feedback forms were used to capture feedback on each of the proposed Big Moves; and
- June 12, 2025: two community open house events at Council Chambers at Riverview Town Hall.





Community Open Houses

Two (2) community open house events took place Thursday, June 12, 2025 at the Riverview Town Hall. Approximately 100 comments were received from approximately 75 participants across the two (2) open houses.

Dates and locations of open houses are outlined below:

Open House #1

June 12, 2025

1-3 pm

30 Honour House Court

Open House #2

June 12, 2025

6-8 pm

30 Honour House Court



The Community Open Houses featured informational and interactive poster boards, which attendees were invited to leave sticky notes on to share their thoughts about the proposed changes to the Municipal Plan and Zoning By-law. The interactive poster boards asked attendees their thoughts on the proposed Big Moves (see Appendix A), as well as any other concerns or feedback that they may have had. A townhall-style question and answer event was held during each open house allowing residents to seek clarity on the proposed changes presented at the Community Open House. The following sections provide an overview of key themes arose during these open houses, categorized by the proposed Big Moves.

Big Move #1: A New Approach to Building Heights

General Reception

- There was appreciation for Riverview's proposed approach to building heights, which two (2) participants voting for the "I like it" option on the poster board.
- Other attendees believed there was room for improvement, with two (2) attendees voting for the "I think we can do better" option.
- The townhall question and answer periods included limited conversation about height, with no specific criticism about the approach received.

Setbacks and Character

 One (1) attendee was initially concerned about apartments near low-rise residential areas, but became supportive of the idea of larger setbacks for taller buildings after talking with the facilitators.

- Some questions arose from attendees regarding what type of character is being protected in Riverview.
- A suggestion was made to limit setbacks from arterial streets to keep density along these corridors.

Green Space:

• One (1) comment on the poster board noted that green space should be prioritized between R1 and other zones to allow for wildlife corridors and active transportation.

Big Move #2: 4 Units As-of-Right

General Reception

- General support for the "4 units as-of-right" concept was noted, with one (1) individual, unable to attend the full presentation, voicing strong support for this change. One (1) individual asked several questions about the approach, voicing general concerns about several aspects of the approach (owner-occupied condition, size of garden suites, parking, etc).
- Comments suggested that despite site planning challenges, builders are creative and many lots in Riverview could accommodate four units.
- Five (5) Open House attendees placed dots which voted in favour of increasing housing options through gentle density and three (3) voted in favour of designing gentle density to integrate into our neighbourhoods.
- One (1) dot was placed under the "I don't like it" option for both increasing housing options through gentle density and designing gentle density to integrate into our neighbourhoods.
- Two (2) dots were placed under the "I'm generally okay with this but have questions" option for increasing housing options through gentle density.

Impact on Neighbors:

- Concerns were raised about the traffic and congestion that 4 units as-of-right could create.
- Attendees expressed concerns that they will not be able to have a say on unwanted density on neighboring properties.
- One (1) attendee noted the concern that 4 units as-of-right could lead to the creation of rooming houses.
- One (1) comment noted concern about the "social consequences" of increased housing.

Design Guidelines and Integration into Neighborhoods:

- One (1) attendee suggested that setback requirements should be reduced so garden suites can be built closer to property lines.
- One (1) attendee expressed that the R-1 zone to be reserved for the existing R1 neighborhoods, and that and a new zone should be created for the 4-units as-of-right in future neighborhoods.
- One (1) question was asked regarding how close an apartment could be to a person's home.

Parking

- An attendee noted that the parking stipulation makes 4 units as-of-right more practical.
- Some comments noted that underground parking could be an option.
- One (1) attendee expressed that street parking should be more accepted in Riverview.

Increased Taxes

- Some attendees noted that 4 units as-of-right dwellings should pay increased taxes, with one noting that they should specifically pay more taxes if none of the units are owner-occupied.
- One (1) comment noted that these units should pay more in taxes to account for water and wastewater services, but that there could be other property tax incentives for these dwellings.

Enforcement and Legal Recourse

- One (1) attendee noted that there should be legal recourse if a resident wants to build a
 development that their neighbours disagree with.
- One (1) attendee asked how owner occupancy would be enforced for accessory dwelling units/garden suites.

Logistics and Limitations

- It was noted that 4 units as-of-right will have minimal impact, due to economic factors.
- One (1) attendee asked about what would happen to the residents of accessory dwelling units/garden suites if the owner of the property was to move (i.e. if they would get evicted).

Big Move #3: Town Centre

• General Reception:

 There was general support for "a more urban feeling Town Centre in Riverview" and positive sentiment towards the proposed idea.

Services and Amenities

Some attendees called for more services and amenities in the Town Centre area.

• Design Guidelines:

- Attendees expressed hesitation toward 8+ story buildings in some areas within the Town Centre, such as Chocolate River Station. It was noted that the old Kent location was an exception to this hesitation.
- One (1) attendee noted that "design standards are a must" for the Town Centre area.
- One (1) attendee noted that design guidelines should encourage businesses to be "trailfacing" rather than facing parking lots or streets.

Parking and Transportation:

- o Attendees noted a desire to minimize or limit parking in the Town Centre.
- Some questions arose regarding transportation in the Town Centre, and how people would be transported in and out.

Big Move #4: Introducing a Secondary Planning Area

General Reception

- Attendees had mixed feelings about the introduction of a Secondary Planning Area, with two (2)
 noting that they were in favour of this area having its own planning process, and two (2) noting
 that they were opposed to it.
- One (1) of the opposing comments noted that all neighbourhoods should have the same stipulations.

Land Use Designations and Types of Development

- Attendees asked questions regarding the mapping of the future Bridgedale Boulevard connection, and expressed understanding and support once its mixed-use designation were clarified.
- One (1) attendee noted that the Secondary Planning Area needs services and amenities, not just housing.
- One (1) comment was left which noted they did not want more multi-family housing in this area, noting that they did not want it to be like Gunningsville Boulevard.

Environmental Features

- One (1) attendee noted that environmental features should be considered for their importance to the ecosystem.
- A comment was left which asked how trees that provide carbon sequestration would be replaced.

General Comments

In addition to questions about the Big Moves, Open house attendees were asked questions that were more general in nature, and were provided the opportunity to express anything that they thought had been missed in the proposed changes to the Municipal Plan and Zoning By-law. This section provides a summary of more general feedback from the Open Houses.

Vision Statement

Attendees were presented with the following vision statement for development in Riverview, and asked if it reflected how they see Riverview in ten (10) years:

"Riverview is a dynamic community where people thrive, businesses prosper, and the natural environment is balanced with growth, providing a high quality of life for all."

- Nine (9) attendees noted that this vision statement aligned with how they see Riverview in ten (10) years
- One (1) attendee noted that this vision statement did not align with how they see Riverview in ten (10) years.

Priorities in Riverview

Open House attendees were given a list of pre-determined priorities for the Town of Riverview and were asked to indicate their number one priority. The table below summarizes the results from this activity.

Priority	Number of Votes
A distinct and vibrant Town Centre which promotes diverse employment opportunities and economic development	6
Diverse and affordable housing options	4
Robust public infrastructure and services	4
Sustained and transparent community engagement practices	3
Enhancing resilience to flooding and preserving green spaces	2

Sensitively incorporating density	1
Enhanced public transit and active transportation options	1
A more streamlined approval process for developers	1

Other Concerns and Feedback

Overall Planning Approach & Vision:

- Attendees expressed a sentiment that New Brunswick's planning processes could be more advanced, advocating for more localized and detailed neighborhood or secondary plans.
- One (1) attendee expressed concerns about Riverview becoming too much like a city and losing its suburban character.

• Housing Developments:

- Attendees raised concerns regarding the long-term affordability of housing and the broader social implications of large-scale housing developments.
- One (1) attendee specifically expressed a desire for more senior-focused housing options, such as bungalows or non-nursing home/apartment developments, to cater to the needs of the aging population.
- One (1) attendee raised a concern about the impact of infill development on existing home and property owners.

Environmental Stewardship & Climate Change:

- Attendees emphasized the critical importance of environmental planning, including resilience to climate change and flooding, and alignment with existing sustainability plans.
- Specific concerns were voiced about tree loss due to development and the need for robust strategies for tree replacement and carbon sequestration, along with overall wildlife and green space protection.
- A specific concern was raised by one (1) attendee about the area east of the causeway being in a flood plain.
- Some attendees asked questions about the impact of development on carbon emissions and carbon pricing.

Infrastructure & Services:

- Attendees highlighted the importance of robust public infrastructure and services.
- Support was noted for increased active transportation and pedestrian connectivity, particularly for children, with one attendee specifically supporting more active transportation and pedestrian connectivity.
- o Some attendees noted the need for a potential expansion to the serviceable boundary.

Administrative Processes & Permitting:

- Attendees expressed significant frustration with the existing building permit application process, particularly for residential uses in commercial areas within the Town Centre, advocating for a more streamlined approval process for developers.
- Some attendees noted that the Town should be more supportive of rural subdivision.

Backyard Hens:

One (1) request was made to allow backyard laying hens in residential zones.







Online Engagement

Online engagement was conducted via quick polls and feedback forms developed for each Big Move, which were hosted on the project's website: Riverview Plan Review. The project website was established as part of the first round of engagement in 2024m, and administered using Social Pinpoint, an online engagement platform used by organizations, government bodies, and private sector firms for engagement and research. The project website had a separate page for each Big Move, which included information about the proposed changes to the Municipal Plan and Zoning By-law, 1-2 quick poll questions which evaluated how respondents felt about the proposed change, and a 1-2 feedback forms that allowed respondents to leave comments about the proposed change. Comments left by respondents were posted publicly on the website, and other website visitors had the opportunity to upvote and downvote each comment.

Between May 25-June 22, 2025, the project website was visited by 866 people and received approximately 220 contributions (i.e. quick poll responses and responses to feedback forms, including upvotes and downvotes) by 55 unique contributors.

The project website was advertised using Riverview's website and social media accounts.

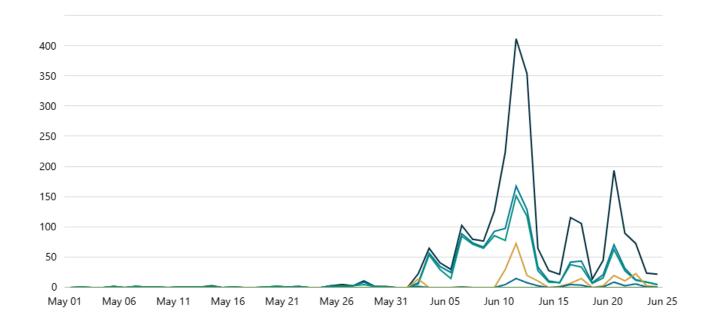


Figure 1: Website Engagement from May-June 2025

The following sections provide an overview of the feedback received through online engagement, categorized by Big Move. Additional data from online engagement can be found in **Appendix B**.

Big Move #1: A New Approach to Building Heights

Quick Poll

- 48% (11 votes) of respondents indicated that they were in favour of Riverview's proposed new approach to building heights.
- 30% (7 votes) of respondents indicated that they "somewhat agreed" with Riverview's proposed new approach to building heights.
- 22% (5 votes) of respondents indicated that they "think we can do better" in response to Riverview's proposed new approach to building heights.

Feedback Form

Suitability and Character:

- Some respondents expressed reservations about taller buildings fitting Riverview's suburban character, with some believing only very limited areas are suitable for structures above two stories.
- Concerns were also raised about high buildings blocking sunlight and negatively affecting plant growth.

Height Limits and Setbacks:

- Respondents suggested various caps on building heights, including a four-story and a six-story maximum.
- Some respondents noted that the setback distances were insufficient, and will lead to issues like blocked views and shaded properties.

Location and Restrictions:

- Respondents emphasized the need for careful placement of taller buildings. One (1)
 respondent noted that they would accept taller buildings if they were limited to very strict
 areas.
- Similarly, another respondent agreed that tall buildings are acceptable, but not in public gathering spaces or along the Riverwalk, advocating for thoughtful spatial planning.

Green Space and Buffers:

- Respondents expressed the importance of environmental considerations, such as protecting green space and adding buffers.
- One (1) respondent emphasized the need for trees and green space requirements to be planned around multi-story buildings.
- Another respondent questioned whether the Town would approve buffer zones of trees and plants.
- One (1) respondent suggested that specific areas, such as along Findlay, would be better suited for trees and landscaping to create a welcoming entrance to the town.

Density:

One (1) respondent highlighted the importance of creating more density in Riverview.

Quick Poll

- Increasing housing options through gentle density (i.e. permitting accessory dwelling units and garden suites single family or semi-detached dwellings):
 - 66% (19 votes) of respondents indicated that they "think we can do better" in response to Riverview's proposed approach to increasing housing options through gentle density.
 - 28% (8 votes) of respondents indicated that they were in favour of Riverview's proposed approach to increasing housing options through gentle density.
 - 7% (2 votes) of respondents "somewhat agreed" with Riverview's proposed new approach to increasing housing options through gentle density.
- Designing gentle density to integrate into our neighbourhoods.
 - 89% (16 votes) of respondents indicated that they "think we can do better" in response
 to Riverview's proposed approach to integrating gentle density into existing
 neighbourhoods.
 - 11% (2 votes) of respondents indicated that they were in favour of Riverview's proposed approach to integrating gentle density into existing neighbourhoods.
 - 0% (0 votes) of respondents "somewhat agreed" with Riverview's proposed new approach to integrating gentle density into existing neighbourhoods.

Feedback Forms

• Neighborhood Character Concerns:

- Some respondents expressed opposition to 4 units as-of-right, particularly in existing single-family neighborhoods. They worried it would fundamentally alter the established character and feel of their communities, leading to negative changes.
- One (1) respondent voiced the concern that this change could lead to businesses buying properties for rental conversion, potentially harming home ownership.

Infrastructure Strain and Resource Concerns:

- A major theme among respondents was the concern over increased traffic and parking challenges that more units would bring to local streets.
- Respondents also questioned the capacity of existing infrastructure, including power supply, and sought assurance that water, wastewater, and stormwater services would be equitably billed to these multi-unit properties.

• Implementation Questions:

 Many questions arose regarding the practicalities and implications of the change, such as the enforceability of owner-occupancy clauses. Respondents highlighted that these units could convert to rentals over time.

• Support for Housing Diversity:

- While concerns about density were prevalent, some respondents saw value in specific aspects of the proposal.
- The townhouse option was generally viewed as a positive step towards housing affordability and diversity, providing potential starter homes.
- o There was a strong desire for more ownership opportunities rather than just rentals.
- Some respondents advocated for limiting multi-unit developments strictly to new subdivisions, preserving existing single-family areas.

Big Move #3: Town Centre

Quick Poll

- 48% (10 votes) of respondents indicated that they were in favour of Riverview's proposed new approach to the Town Centre.
- 43% (9 votes) of respondents indicated that they "think we can do better" in response to Riverview's proposed new approach to the Town Centre.
- 10% (2 votes) of respondents indicated that they "somewhat agreed" with Riverview's proposed new approach to the Town Centre.

Feedback Form

Building Height and Density:

- Some respondents opposed tall buildings, believing they would fundamentally alter the town's existing charm and feel, emphasizing that Riverview is a "town," not a "city".
- Many respondents indicated that 4 or 5 storeys would be an acceptable height, particularly if thoughtfully located downtown.
- There was a sentiment among respondents to maintain the current look and functionality of the Town Centre, suggesting new, larger developments be built in separate, spacious, and well-planned areas.
- Some concerns were raised that increased density could lead to issues like rodent and insect infestations and create safety problems.
- Some comments supported more density on Coverdale Road, indicating a nuanced view on increased development in specific areas.

• Infrastructure and Traffic Management:

- A major theme among respondents was the concern over increased traffic and the necessity for more traffic lights or additional roads, particularly around areas like Pinewood/Pineglen and Findlay.
- Respondents questioned whether the existing infrastructure could support increased development, especially considering the proximity of proposed projects to residential areas
- There were specific suggestions for improving the highway interchange, including eliminating ramps and installing roundabouts or signals where they intersect Coverdale Road, and enhancing bikeway crossings.

Vibrancy and Walkability:

- Respondents expressed a strong desire for a defined "core" or "center" for the town, rather than an extended "strip," to encourage walking and reduce reliance on cars.
- There was support for creating a retail walking area and a boardwalk along the river with shops focusing on tourism.
- Suggestions included developing a civic park by acquiring specific lots in the downtown

Preferred Developments and Design Guidelines:

- Respondents indicated a preference for ground-floor commercial with residential or office spaces above.
- Suggestions for parking included not requiring parking but allowing short-term on-street options or requiring parking to be hidden and accessed from side streets.

Backyard Hens:

 One (1) respondent advocated for allowing backyard laying hens in all residential zones, not just rural ones, to promote diversity.

Big Move #4: Introducing a Secondary Planning Area

Quick Poll

- 53% (10 votes) of respondents indicated that they were in favour of Riverview's proposed new approach to the Secondary Planning Area.
- 42% (8 votes) of respondents indicated that they "think we can do better" in response to Riverview's proposed new approach to the Secondary Planning Area.
- 5% (1 vote) of respondents indicated that they "somewhat agreed" with Riverview's proposed new approach to the Secondary Planning Area.

Feedback Form

Transparency and Planning Concerns:

- Respondents expressed a desire for more information and complete transparency regarding the Secondary Plan.
- Respondents expressed the importance of environmental considerations, including compliance with climate mandates and protection for wildlife and carbon-absorbing trees.
- One respondent noted concerns about tighter controls on individual movement and increased surveillance.
- The desire for careful and thoughtful planning was consistently emphasized by respondents to ensure any changes genuinely improve livability.

• Infrastructure and Transportation:

- Some respondents noted that Riverview lacks the necessary infrastructure for proposed changes (e.g., ongoing sewer issues on Yale Avenue).
- The importance of efficient transportation was highlighted, with concerns being raised about long commute times.
- Concerns were raised about increased traffic congestion and the lack of clarity on where this additional traffic would be accommodated.
- Respondents questioned the logic of building new businesses in areas that might not be the busiest or best-built roads, advocating for retail to be located strategically.

• Development Preferences:

- There's a preference for lower building heights, particularly in areas adjacent to individual housing, to avoid blocking views, creating shade, or encroaching on privacy.
- Respondents emphasized the need for affordable housing options, specifically advocating for more houses rather than apartments, to support home ownership.
- Support was expressed for a sustainability plan that includes smarter, cost-effective infrastructure and incentives for green buildings.



Conclusion and Next Steps

The second round of community engagement for Riverview's Municipal Plan and Zoning By-law review provided valuable insights into residents' perspectives on the proposed changes to the Municipal Plan and Zoning By-law, with a focus on the designated Big Moves. The community open house sessions indicated that while there is general support for the proposed changes to address housing needs and promote a vibrant town center, several key reservations and suggestions for incorporation into the Municipal Plan and Zoning By-law were also identified. While online feedback indicated a higher degree of opposition to some concepts, the in-person engagement provided a valuable opportunity for direct dialogue and a deeper understanding of community perspectives, given that attendees actively engaged in discussions. Notably, the approximately 75 individuals who attended the open house sessions outnumbered the roughly 55 who engaged online, highlighting that in-person interactions were a more vital source of comprehensive community feedback.

Overall, participants in the open houses demonstrated a willingness to embrace new approaches to building heights and gentle density, recognizing Riverview's growth and housing demands. However, this support is often conditional on careful planning that preserves Riverview's unique character and addresses potential impacts on existing neighborhoods. Specific feedback highlighted the need for thoughtful design guidelines, adequate infrastructure (including traffic management and parking solutions), and transparent implementation processes. The vision for a vibrant, walkable Town Centre received positive reception, with calls for more services and amenities, and a preference for moderate building heights that complement the current scale of Riverview. Environmental considerations, long-term affordability, and improved administrative processes were also recurring themes.

The insights gathered from these open house sessions will be crucial in refining the updated Municipal Plan and Zoning By-law, ensuring it reflects the aspirations and concerns of the Riverview community. The feedback collected during this engagement phase directly informed the final draft of Municipal Plan and Zoning By-law. The timeline for further review and public participation is as follows:

- The draft Municipal Plan and Zoning By-law, along with this report, will be presented to Council and the public.
- A 30-day public comment period will commence.
- Official public feedback on the Municipal Plan draft will be due after the 30-day public comment period.
- The next draft of the updated Municipal Plan and Zoning By-law will be posted for public review.
- The updated draft will be presented to Council during a public hearing.

If approved by Council, the updated Municipal Plan and Zoning By-law are expected to come into effect during the winter of 2025 and undergo review every five years, starting summer of 2030.

APPENDIX A

Community Open House Poster Boards



WELCOME TO THE

RIVERVIEW OPEN HOUSE

For the Municipal Plan and Zoning By-law Update

Hello Riverview! We have drafted the updated Municipal Plan and Zoning By-law, and we want your input.

This is your chance to shape the future of Riverview. Learn about the proposed changes and engage.

June 12, 2025

1-3 p.m. & 6-8 p.m.Riverview Town Hall
30 Honour House
Court

HOW TO ENGAGE:

- REVIEW the information boards
- DISCUSS with the project team
- SHARE your thoughts and opinions
- STAY INVOLVED as the project progresses



WHAT IS THE MUNICIPAL PLAN AND ZONING BY-LAW UPDATE?

The Municipal Plan is a document that provides the long-term vision for development in Riverview through clear and actionable policy direction. The Zoning By-law implements the Municipal Plan and prescribes detailed standards for the development of land.

Why are we updating the Municipal Plan and Zoning By-law?

The Community Planning Act requires municipalities to update their Municipal Plan every 10 years. The timing is right – Riverview is growing, and things are changing!

The Municipal Plan and Zoning By-law update will:

- · Help us facilitate balanced growth
- Prepare for the future
- Incorporate the Town's strategic goals

 Foster a complete community with diverse housing options, jobs, and high quality of life

Our goals are to create a development framework that:

- Reflects the community's needs
- 2 Encourages orderly development
- 3 Facilitates a clear and efficient development process







What We've Heard

Your insights and experiences have been invaluable throughout this process. Whether you're a longtime resident or new to town, your feedback is critical. Riverview community members have expressed interest in:

Place a dot next to your number one Priority for Riverview!

Diverse and affordable housing options

Sensitively incorporating density

Robust public infrastructure and services

Enhanced public transit and active transportation options

Enhancing resilience to flooding and preserving green spaces

A distinct and vibrant town centre which promotes diverse employment opportunities and economic development

A more streamlined approval process for developers

Sustained and transparent community engagment practices

This feedback shaped the updates to the Municipal Plan and Zoning By-law. We want to know if we got it right. Tell us what you think!

Is there anything we missed?

Place a sticky note here



THE RIVERVIEW MUNICIPAL PLAN AND ZONING BY-LAW

The Municipal Plan includes policy direction on the following topics:

- · Land Use and Development
- · Municipal Services and Infrastructure
- · Economic Development and Growth
- · Environmental Protection and Management
- Parks and Recreation
- Urban Design



The Municipal Plan also provides a vision that will guide development and land use decisions for the next 10 years. The updated vision is:

"Riverview is a dynamic community where people thrive, businesses prosper, and the natural environment is balanced with growth, providing a high quality of life for all."

Does the vision for development reflect how YOU see Riverview in ten years?

Yes

No

Place a sticky note here and tell us why!



ZONES

The Municipal Plan provides the framework for development and is facilitated by the Zoning By-law. The Zoning By-law divides the Town into zones and provides development standards for each of those zones.

The Zoning By-law applies the following zones throughout the community:

Residential Zone

Low-Rise Residential

- Permits single, semi-detached, and townhouse dwellings with Accessory Dwelling Units and Garden Suites
- Intended to accommodate a mix of low-density housing types designed to align with the general character of the surrounding neighbourhood
- · Generally 2 storeys in height

Mid-Rise Residential

- Permits multi-unit, apartment buildings with a maximum of 6 storeys and townhouses
- Intended to accommodate a range of increasingly dense housing types alongside complementary community and low intensity commercial uses
- Located along collector or arterial streets

High-Rise Residential

- Requires a rezoning
- Intended to accommodate high-rise apartment buildings in excess of 8 storeys
- Requires Council decision and includes public participation

Group Dwelling

- Accommodates mini home parks and tiny home communities
- Currently applied to existing mini home parks
- New mini home parks or tiny home communities will require a rezoning
- Located outside of the Town's Urban Growth Boundary

Commercial Zones

Mixed-Use

- Accommodates a broad mixture of residential and commercial uses along key transportation corridors
- Suitable for larger scale commercial uses and high-density residential development and may also accommodate the mixture of uses within a single structure
- Maximum height is 8 storeys

Town Centre Overlay

- Is applied to a specific area within the Town Centre that is positioned for increased growth including the accommodation of increased height and design standards
- Maximum height is 10 storeys

General Commercial

 Accommodates low intensity commercial uses that typically serve the surrounding neighbourhood. characterized by small clusters of primarily commercial development or individual parcels of commercial development that exist outside of the Town Centre or the Findlay Business Park



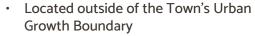








Rural





 Intended to preserve the municipality's agricultural, natural, and low-density rural character while allowing for a range of compatible uses. Also supports farming, resource-based activities, and rural residential living



Parks & Recreation

Applied to municipal parks and recreation facilities



Open Space & Conservation

 Applied to environmentally sensitive areas and limits development in these areas



Institutional

Accommodates a range of public uses that serve the community such as schools, government buildings, and healthcare facilities

Industrial

 Accommodates a range of manufacturing, warehousing, and distribution uses that support the local and regional economy



Future Development

 Applied to land that requires additional planning considerations. Lands within this zone are intended to be planned through a secondary planning process or through incrementally phased development that is facilitated through amendments to the Municipal Plan and this By-law



Integrated Development

 Applies to areas where a comprehensive site planning process was approved by Council through a development agreement under the Community Planning Act







WHAT IS A BIG MOVE?

As we discuss updates to Riverview's Municipal Plan and Zoning By-law, we're talking about "Big Moves."

These are significant proposed changes to policies that are envisioned to have a positive impact on the community.

Big Moves address important issues like:

- The types and availability of housing
- Supporting the development of a Town Centre
- Preserving the character of our community

Your feedback on these "Big Moves" is important! Your input will help guide big development decisions that will shape Riverview's future.

Our proposed Big Moves include:

- A New Approach to Building Height
- Defining a Town Centre
- 4 Dwelling Units
 Per Lot As-of-Right
- Identifying a Secondary Planning Area

Check out the remaining poster boards to learn more about each Big Move!



BIG MOVE #1: BUILDING HEIGHTS



We're looking at new regulations for building heights in Riverview.

This will help new development to be compatible with the established character of the community while facilitating more housing options.

The proposed types of Building Heights include:

Low-Rise:

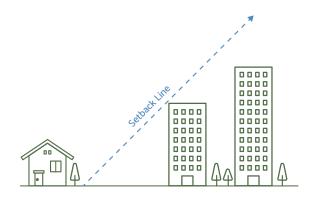
- Up to 9 meters (about 3 stories)
- The most prominent housing type, found in most existing neighbourhoods in Riverview

Mixed-Use & Town Centre:

- For areas with a mix of residential and commercial land uses
- Found on arterial and collector streets throughout the Town, for example, Findlay Boulevard
- Up to 22 meters (about 8 storeys), and 26 meters (about 10 storeys) in the Town Centre

Mid-Rise:

- Along busier streets like Pine Glen Road and Whitepine Road
- Up to 22 meters (about 8 stories)
- Found on arterial and collector streets



Balancing the character of Riverview with increasing housing needs and development pressure is a top priority. Setting back taller buildings from lower density areas through "height transitions" will allow for predictability in the development process while maintaining the look and feel of established subdivisions. The taller the building, the bigger the setback.

Building Height	Setback Distance
3 storey and under	13 m
4 storey	16 m
5 storey	19 m
6 storey	22 m
7 storey	25 m
8 storey	28 m



TELL US WHAT YOU THINK ABOUT OUR PROPOSED APPROACH TO BUILDING HEIGHT!



I like it.

I somewhat agree

I think we can do better

Tell us more! (Place your suggestions here using a sticky note!)



BIG MOVE #2: 4 UNITS AS-OF-RIGHT



To support **soft density**, increase housing affordability and accessibility, and to align with the Town's commitment through the Housing Accelerator Fund agreement, up to 4 dwelling units will be permitted on lots in all residential areas.

Soft density
describes the
integration of smallscale residential uses into
existing neighbourhoods
in a way that has minimal
visual and operational
impact.

The goals of this approach are to:

- Increase flexibility in established residential subdivisions for home owners to incorporate income suites on their property
- 2 Limit visual / character impacts in established residential subdivisions
- **3** Enable more housing units

This "Big Move" is proposed to look like:

- Accessory dwelling unit: Adding a small apartment of 80 square metres (approximately 860 square feet) to an existing single or semi-detached house by adding:
 - A basement apartment
 - A small apartment attached to the side or rear wall
 - An apartment in the attic
- Garden Suite unit: Building a small, detached dwelling unit no greater than 80 square metres (approximately 860 square feet) in the side or backyard and may include.
 - An apartment over a detached garage
 - · A small detached dwelling unit
- **Townhouses** with a maximum of 4 units in a row





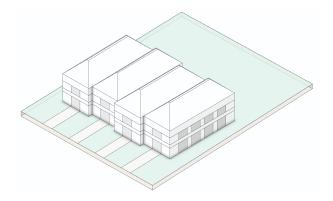




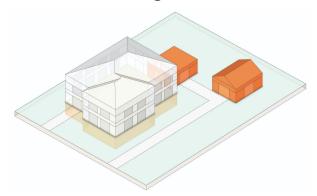
All **Accessory Dwelling Units** and **Garden Suites** are proposed to be subject to standards that will support sensitive integration into existing neighbourhoods:

- All Accessory Dwelling Units and Garden Suites are required to be 80 square metres or less
- Any lot proposing to have an Accessory Dwelling Unit or Garden Suite must have the owner of the lot living in one of the dwelling units on the site
- One on-site parking space per dwelling unit is required to be accommodated on the lot
- Accessory Dwelling Units and Garden Suites are required to match the design and materials of the existing main dwelling (same colours, materials, and design aesthetics)

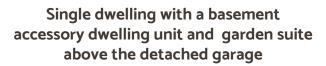
4 unit townhouse dwelling

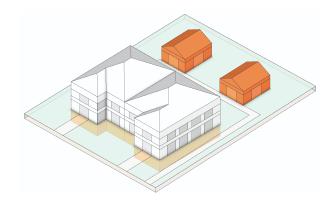


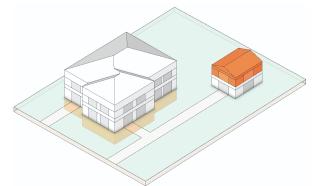
Single dwelling with an attached accessory dwelling unit, a basement accessory dwelling unit, and a garden suite



Semi-detached dwelling with two basement accessory dwelling units and two detached accessory dwelling units









TELL US WHAT YOU THINK ABOUT 4 UNITS AS-OF-RIGHT



Increasing housing options through gentle density

The proposed approach focuses on adding Accessory Dwelling Units (like basement suites, in-law suites, attic apartments, etc.) and Garden Suites (apartments over a detached garage or a backyard suite) to single family or semi-detached dwellings.

	like	it.	
--	------	-----	--

I'm generally ok with this but have questions

I don't like it

Tell us why (Add a sticky note in the box below)

Designing gentle density to integrate into our neighbourhoods

The proposed approach aims to introduce options to create additional housing units in existing residential areas. The approach is designed to limit impacts on the surrounding neighbourhood by requiring the additional dwelling units to have the same look and feel as the main dwelling unit, to accommodate parking on the site, and to be owner-occupied.

I like it.

I'm generally ok with this but have questions

I don't like it

Tell us why (Add a sticky note in the box below)



BIG MOVE #3: TOWN CENTRE



We want to make our Town Centre even better!

The Town Centre is the heart of the community.

We're looking to support the development of distinct and vibrant Town Centre through:

- Increasing building heights in the designated Town Centre area to support the development of a distinct and central mixed-use area
- Encouraging building design that supports a vibrant and visually appealing Town Centre through increased ground floor heights and building material standards that create architecturally interesting development patterns
- Encouraging mom and pop shops over big box stores by limiting ground floor area and permitted residential units on upper floors



This will continue the commercial momentum in the area and support a lively and exciting heart of Riverview!

The approach to the Town Centre includes increased height and design standards. Do you think the area described in the map reflects Riverview's Town Centre? Is there anything else we should consider?

Place a sticky note here



BIG MOVE #4: SECONDARY PLANNING AREA



We've identified an area that is well positioned for significant development and provides an opportunity for a detailed planning approach.

We are proposing this area have its own special plan with detailed policies and regulations that support its development. The plan would be developed in the near future and would be created as a Secondary Municipal Plan under the Community Planning Act.

The Secondary Plan will provide guidelines for:

- A well connected transportation network
- The delineation and consideration of environmental features of significant environmental features as well as trailways, parks, and green spaces
- Criteria for the locating and design of different types of development

The goal of the future Secondary Plan is to support the development of a well-planned neighbourhood that seamlessly integrates into the character of the Town while accounting for the unique environmental features and infrastructure opportunities of the area.

Proposed Riverview Secondary
Planning Area



Do you agree that this area should be subject to its own planning process? What are your thoughts about developing in this area?

Place a sticky note here



DO THE "BIG MOVES" MEET RIVERVIEW'S NEEDS?

Please Place your sticky note here!

What do you think about the "Big Moves"? Will they help balance growth with community character and quality of life?

Are we missing anything?





NEXT STEPS

- Compile and process feedback from today's public meeting and online engagement.
- Finalize the Municipal Plan and Zoning By-law by incorporating the final round of community feedback into the documents.
- Present the final documents to Council for approval or rejection of the updated Municipal Plan and Zoning By-law Plan.



Thank you for participating in the second Open House for the Riverview Municipal Plan and Zoning By-law Update!



- Your feedback is fundamental to this process.
- We will use your comments to help create the final updated Municipal Plan and Zoning By-law.
- Stay involved: www.riverviewplanreview.com

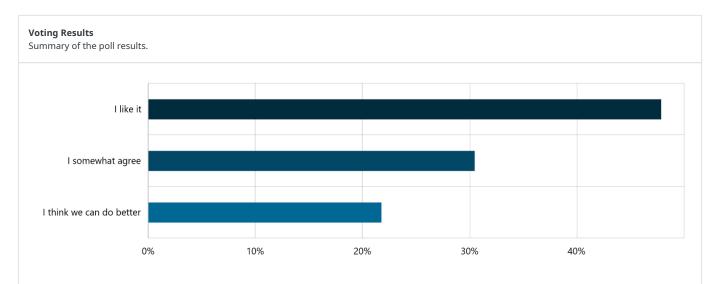
APPENDIX B

Online Engagement Graphs

Report Type: Quick Poll Results Summary Date Range: 01-05-2025 - 27-06-2025 Exported: 27-06-2025 08:20:42

Closed

What do you think about our proposed approach to building height? <u>Town of Riverview</u> **23** Contributors **23** Contributions



Option	Percent	Count
I like it	47.83%	11
I somewhat agree	30.43%	7
I think we can do better	21.74%	5

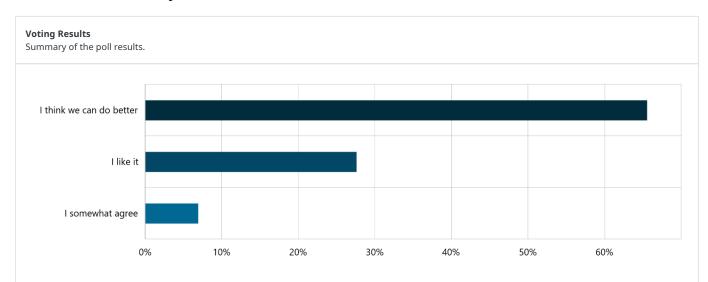
Report Type: Quick Poll Results Summary Date Range: 01-05-2025 - 27-06-2025 Exported: 27-06-2025 08:18:20

Closed

Increasing housing options through gentle density.

Town of Riverview

25 Contributors **29** Contributions



Option	Percent	Count
I think we can do better	65.52%	19
I like it	27.59%	8
I somewhat agree	6.9%	2

Report Type: Quick Poll Results Summary Date Range: 01-05-2025 - 27-06-2025 Exported: 27-06-2025 08:21:04

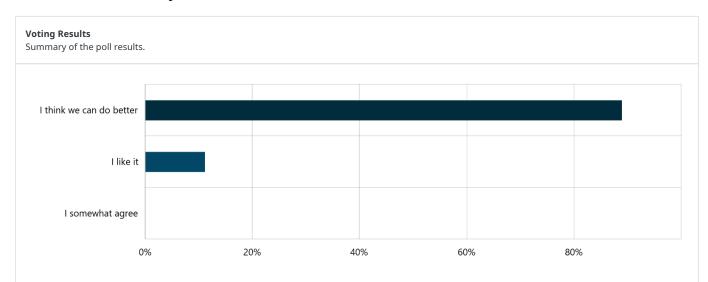
Closed

Designing gentle density to integrate into our neighbourhoods.

Town of Riverview

14 Contributors

18 Contributions

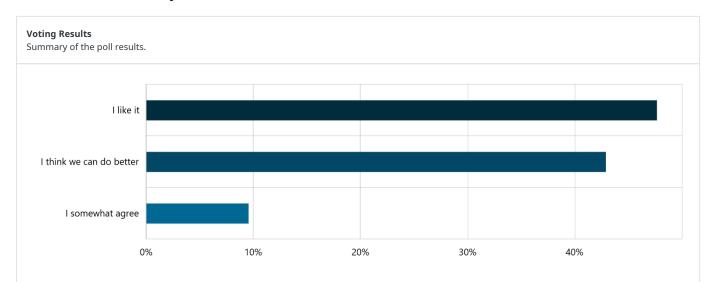


Option	Percent	Count
I think we can do better	88.89%	16
I like it	11.11%	2
I somewhat agree	0%	0

Report Type: Quick Poll Results Summary Date Range: 01-05-2025 - 27-06-2025 Exported: 27-06-2025 08:19:50

Closed

What do you think about our proposed approach to the Town Centre? Town of Riverview **21** Contributors **21** Contributions



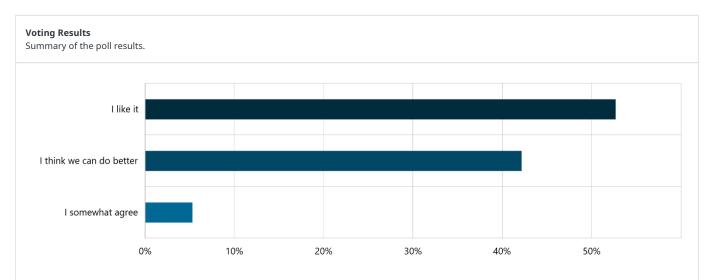
Option	Percent	Count
I like it	47.62%	10
I think we can do better	42.86%	9
I somewhat agree	9.52%	2

Report Type: Quick Poll Results Summary Date Range: 01-05-2025 - 27-06-2025 Exported: 27-06-2025 08:19:12

Closed

What do you think about our proposed approach to the Secondary Planning Area? <u>Town of Riverview</u> **19** Contributors

19 Contributions



Option	Percent	Count
I like it	52.63%	10
I think we can do better	42.11%	8
I somewhat agree	5.26%	1



