

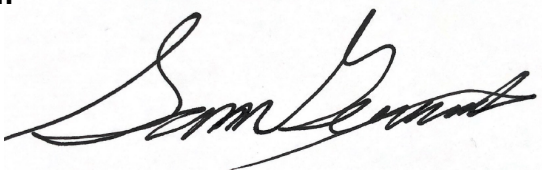
Riverview Planning Advisory Committee

Staff Report

Subject: Creation of a new temporary turnaround to allow a private driveway

File number: 25-1991

From:



Sam Gerrand

Planner / Agent d'aménagement

Reviewed by:



Lori Bickford

Planning Manager/Planner / Gestionnaire de
planification/Urbaniste

General Information

Applicant:

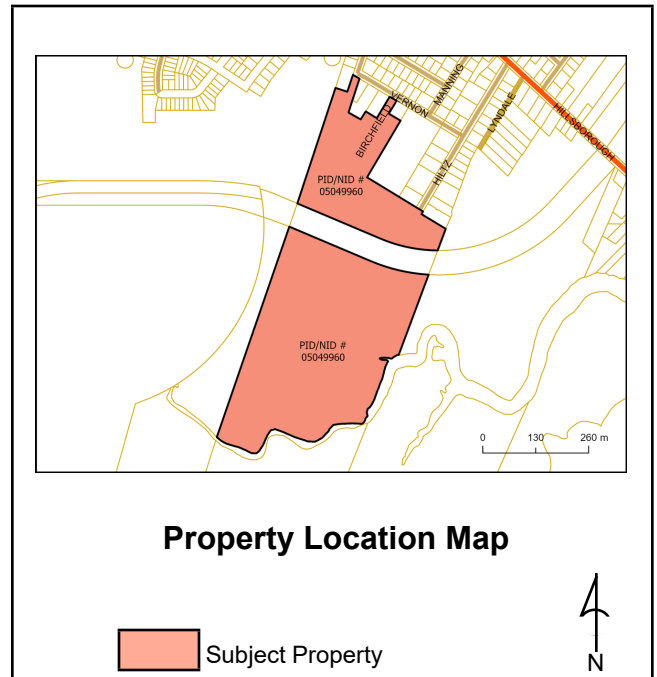
John McManaman

Landowner:

Cordova Realty

Proposal:

The applicant proposes a temporary turnaround (future street) at the end of Hiltz Avenue to allow a private driveway.



Site Information

PID: 05049960

Lot Size: 21.2 hectares

Location:

Hiltz Avenue

Current Use:

Vacant

Zoning:

Mixed Use (MU)

Future Land Use:

Commercial

Surrounding Use & Zoning:

Primarily vacant MU zoned land and existing residential lots zoned R-LR surround the property.

Municipal Servicing:

The lot has access to municipal services; however, development is proposed on private systems.

Access-Egress: Access to the property is provided by Hiltz Avenue

Municipal Plan Policies**Municipal Plan (2025)****4.6 Transportation and Connectivity**

Policy 4.6.10 Council shall endeavor to provide and maintain a system of local, collector and arterial streets to meet the transportation needs of the Town.

Zoning and/or Subdivision By-law Regulation**Zoning By-law****Definitions**

“stub street” means a street or a future street that is reserved to provide access to unserviced land

4.3.2. Driveways for Non-Residential Zones

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.

Subdivision By-law**Lots and Blocks**

3 (1) Every lot, block and other parcel of land in a subdivision shall abut,

(a) a street owned by the Crown or the Town of Riverview; or

(b) in the case of lands owned or to be acquired by the Town of Riverview, public utilities and existing conditions only, such access other than a street mentioned in subsection (a) as may be approved by the Committee as being advisable for the development of the land.

Controlled Access By-law

Prohibited Activity on Schedule “A” Streets

2(1) No person shall construct, use, open or permit the use of any access to any part of a street designated as a controlled access street in Schedule “A”.

2(2) Notwithstanding subsection 2(1), a new access shall be permitted onto a controlled access street provided it is separated by at least 200 meters centerline to centerline from another street or access.

Schedule A: Access Prohibited

Street Name

Bridgedale Boulevard

Internal Consultation & External Consultation

The application was discussed with the Development Review Committee, which is an internal committee of Town Departments including Engineering and Public Works, Fire, Parks Recreation and Community Services, CAOs office, and Economic Development.

Engineering and Public Works

Engineering noted that upgrades to Hiltz Avenue may be scheduled for 2026, which could coincide with the construction of the temporary turnaround proposed in this application.

Engineering stated that although it would not be a requirement of a typical temporary turnaround designated as a future street, to accommodate the development, the temporary turnaround should be paved,

Engineering stated that given complexities of future access onto and off of Bridgedale Blvd, including the controlled access by-law, the Town would like to maintain an opportunity to negotiate future access points onto Bridgedale Blvd once the Boulevard is constructed.

Parks Recreation and Community Services

Parks noted that the proposed driveway location is currently used informally for access to Mill Creek Park as well as for ATV trails and highlighted that the Town would not be responsible for maintaining this access, nor blocking or enforcing this access as it is located on the private property of the developer.

Discussion

The application to create a new temporary turnaround at the end of Hiltz Avenue is proposed to accommodate a new private driveway on the vacant land south of Hiltz Ave known as PID 05049960. Currently, the access onto the subject property is from Hiltz Ave which ends in a stub street. The Zoning By-law prevents a private driveway extending from a stub street without a temporary turnaround in place. As the creation of a temporary turnaround is considered a future street, its location requires assent from Council and recommendation from the Planning Advisory Committee.

The private driveway is intended to provide access to a new single unit dwelling on the southern

portion of PID 05049960.

The proposed driveway would need to cross the future Bridgedale Boulevard corridor, which is owned by the Town. The Town and the developer will need to enter into a right-of-way agreement for the driveway to cross the Boulevard, though it is noted that a Development Officer is not involved in the approval or terms of such right-of-way agreements. Once Bridgedale Boulevard is constructed, it will become a controlled access street and the location of the proposed driveway could limit new access points onto the Boulevard within 200m. If at a later time the developer wishes to extend Hiltz Avenue or another public street, this would require assent from Council and provide the Town another opportunity to agree to the location of an access point crossing Bridgedale Boulevard. It is noted that the location where the driveway crosses Bridgedale Boulevard should be reconsidered at that time, such that the approval of a driveway for a single unit dwelling does not determine the long term connectivity and development potential of the property. It would be possible for the Town to pursue a right to negotiation of the access point(s) across Bridgedale Boulevard through a right of way or subdivision agreement with the developer.

Engineering and Public Works have requested that the temporary turnaround be paved, which could also be secured through the subdivision agreement.

It should be made clear to all parties that future subdivision and subsequent development of the remainder of the lot would require a new public street and dedication of Land For Public Purpose, and assent from Council. As with other public streets in the Town, it is understood that the developer will be responsible for the cost of developing a public street.

To summarize, the Committee is only responsible to make a recommendation on the location of the temporary turnaround. By adding the temporary turn around at the location at the end of the street, it will not only provide the opportunity for a driveway to be permitted as per the Zoning requirements but also aid in a safer turn around at the end of a dead end street. Therefore staff feel the location of the future street/temporary turnaround at the end of Hiltz Avenue is considered an acceptable location.

Public Notice

No public notice is required for the application.

Legal Authority

Community Planning Act

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

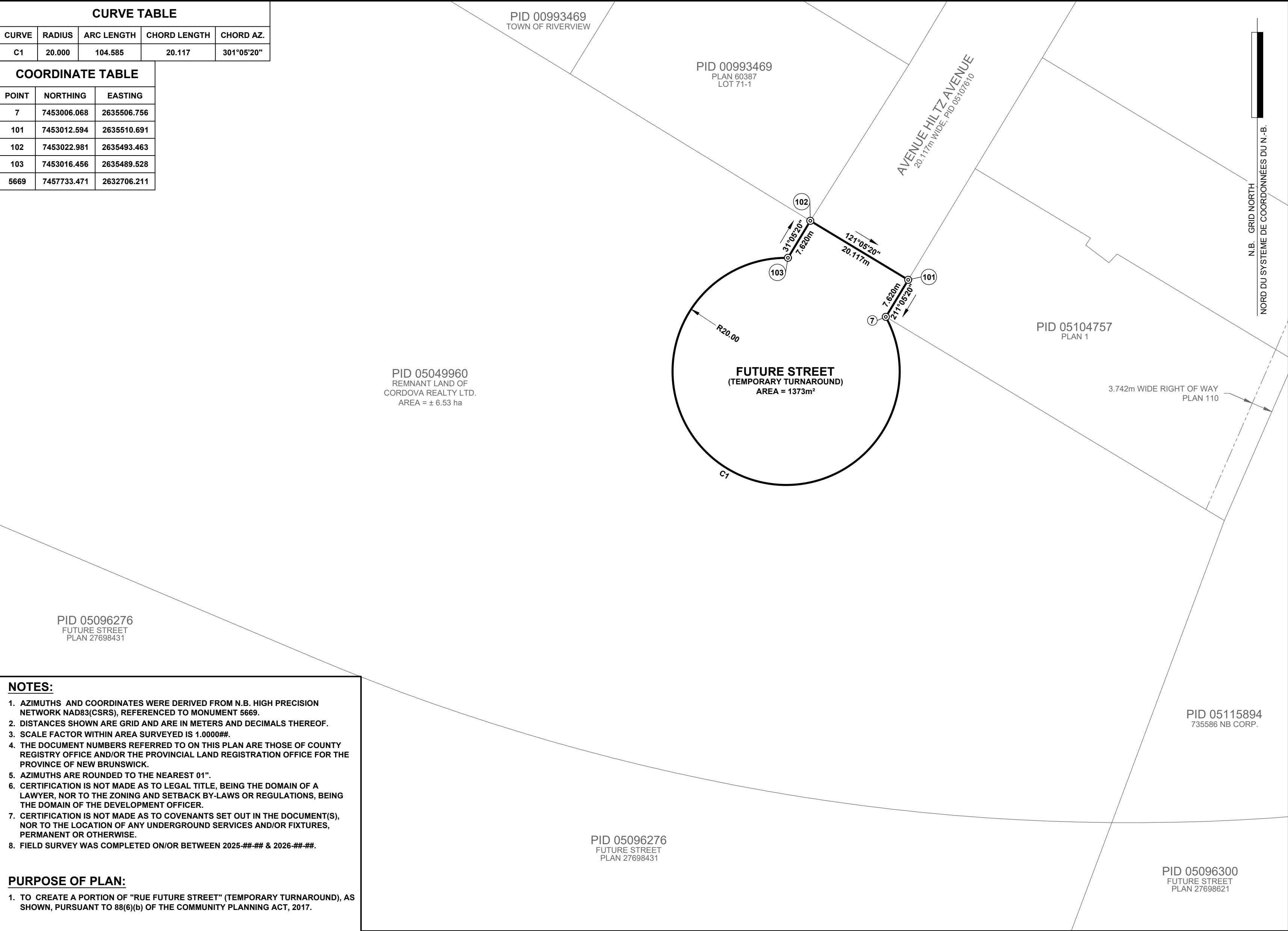
Recommendation

Staff respectfully recommend that the Riverview Planning Advisory Committee recommend the Town of Riverview Council the location of the temporary turnaround located at the end of Hiltz Avenue, subject to the following condition:

- (1) That the developer shall enter into a subdivision agreement with the Town of Riverview for the construction of the temporary turnaround.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD AZ.
C1	20.000	104.585	20.117	301°05'20"

COORDINATE TABLE		
POINT	NORTHING	EASTING
7	7453006.068	2635506.756
101	7453012.594	2635510.691
102	7453022.981	2635493.463
103	7453016.456	2635489.528
5669	7457733.471	2632706.211



NOTES:

1. AZIMUTHS AND COORDINATES WERE DERIVED FROM N.B. HIGH PRECISION NETWORK NAD83(CSRS), REFERENCED TO MONUMENT 5669.
2. DISTANCES SHOWN ARE GRID AND ARE IN METERS AND DECIMALS THEREOF.
3. SCALE FACTOR WITHIN AREA SURVEYED IS 1.0000##.
4. THE DOCUMENT NUMBERS REFERRED TO ON THIS PLAN ARE THOSE OF COUNTY REGISTRY OFFICE AND/OR THE PROVINCIAL LAND REGISTRATION OFFICE FOR THE PROVINCE OF NEW BRUNSWICK.
5. AZIMUTHS ARE ROUNDED TO THE NEAREST 01".
6. CERTIFICATION IS NOT MADE AS TO LEGAL TITLE, BEING THE DOMAIN OF A LAWYER, NOR TO THE ZONING AND SETBACK BY-LAWS OR REGULATIONS, BEING THE DOMAIN OF THE DEVELOPMENT OFFICER.
7. CERTIFICATION IS NOT MADE AS TO COVENANTS SET OUT IN THE DOCUMENT(S), NOR TO THE LOCATION OF ANY UNDERGROUND SERVICES AND/OR FIXTURES, PERMANENT OR OTHERWISE.
8. FIELD SURVEY WAS COMPLETED ON/OR BETWEEN 2025-##-## & 2026-##-##.

PURPOSE OF PLAN:

1. TO CREATE A PORTION OF "RUE FUTURE STREET" (TEMPORARY TURNAROUND), AS SHOWN, PURSUANT TO 88(6)(b) OF THE COMMUNITY PLANNING ACT, 2017.

PROPERTY INFORMATION

PID 05049960
REGISTERED OWNER: CORDOVA REALTY LTD.
DEED TRANSFER 40059298, DATE: 2020-05-11
PLAN 27698431

OWNER'S STATEMENT

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

JOHN MacMANAMAN (PRESIDENT) CORDOVA REALTY LTD.

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

JRD-##

SURVEYOR'S STATEMENT

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

MICHAEL J. GOULD N.B.L.S. #390 2026-##-##

KEY PLAN

LEGEND

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

MILL CREEK ESTATES SUBDIVISION

OWNER

CORDOVA REALTY LTD.

SOUTH OF AVENU HILTZ AVENUE
TOWN OF RIVERVIEW
PARISH OF COVERDALE
COUNTY OF ALBERT
PROVINCE OF NEW BRUNSWICK

SCALE

0 5 10 15 20 25
1:500 (A2)

CONSULTANT

JRD

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

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