

RIVERVIEW PLANNING ADVISORY COMMITTEE

STAFF REPORT

Subject : Variance Application - Accessory Building Exceeding 85sqm

File number: 26-0043

Meeting Date: Wednesday, March 11, 2026

From :



Jenna Stewart
Planner

Reviewed by :



Lori Bickford
Planning Manager/Planner

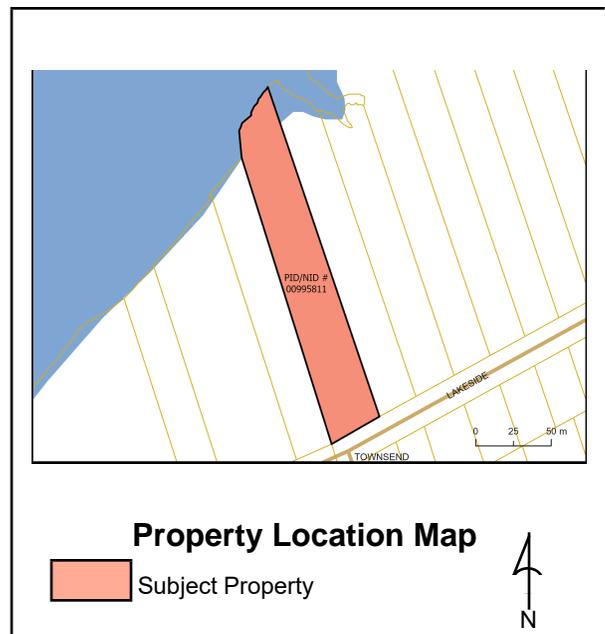
GENERAL INFORMATION

Applicant/: Arlan Weststrate

Landowner : Arlan Weststrate

Proposal:

A variance request to have an accessory building exceed 85sqm in ground floor to be 142.7sqm (1536sqft) in ground floor



SITE INFORMATION

Location: 193 Lakeside Drive, Town of Riverview

PID: 00995811

Lot Size: 7487sqm

Current Use: Residential and Open Space

Zoning: R-LR and OS

Future Land

Use: Residential/Open Space

Surrounding

Use & Zoning: Low-Rise Residential, Open Space and Conservation

Municipal

Servicing: Serviced

Access/Egress: Lakeside Drive

Municipal Plan Policies

Town of Riverview Municipal Plan

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

5.2 Principles for Residential Development

...

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:

...

(b) preservation of natural features (landform, water courses, mature woods, etc.), and heritage features that help define the character of Riverview.

...

(d) height of development;

...

(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); ...

Zoning Bylaw and or Subdivision By-law Regulation

Town of Riverview Zoning By-law

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:

...

c) exceed the least of 12 percent of the area of a lot, or:

i. 85 square metres in ground floor if the main use is a single unit dwelling;

Internal Consultation & External Consultation

The proposed variance was discussed with the Development Review Committee (CAO, Parks, Fire, Engineering and Public Works, Planning) and no concerns were raised.

Engineering did note that there is a sewer easement on the property and that a large portion of the property is zoned Open Space and Conservation (OS). The proposed accessory building location is not proposed to be over the easement nor in the OS zoned area.

Discussion

193 Lakeside Drive is a large property, at 7487sqm, which the back portion of the lot extends to the the Petitcodiac River. The lot is significantly larger than other lots within the Town of Riverview. The majority of the property is zoned Open Space and Conservation (OS), with the front portion being zoned Low Rise Residential. The surrounding uses are residential in nature with either single dwelling units, semi-detached, townhouses, or condominium corporations.

In 2023 the applicant had applied and was granted a variance for an attached accessory building 178

sqm in size. This variance was under the previous Town of Riverview Zoning By-law-- the applicant has indicated that they are no longer proceeding with the project and now wish to proceed with a detached accessory building 142.7 sqm.

This variance application is for a detached accessory building that is proposed to be 48ft x 32ft (1536sqft) or 142.7sqm. The applicant has outlined that it would only be for personal storage. They have also shown on the floor plan that there is no plumbing and it is an open space for storage.

When assessing a variance application, the Community Planning Act indicates that the criteria is: that the project is reasonable, desirable for the development of the property, and within the intent of the applicable by-laws. The applicable by-laws would be the Municipal Plan and Zoning By-law.

There are no specific Municipal Plan policies on accessory buildings that are not used as a home occupation or a garden suite, such as in this case where the use is for personal storage. There are Municipal Plan policies on development respecting its context that is applicable to the Residential Designation that were reviewed for this application on subjects such as preservation of natural features, height, massing, etc.

The Town of Riverview Zoning By-law permits a single unit dwelling to have an accessory building that is to be the lesser of either 80sqm or 12% of the area of the lot. This regulation is intended to insure that accessory buildings are proportional to the property. In context of this property, 12% of the property's size would be 898.44sqm. The proposed garage of 142.7sqm would be approximately 1.9% of the property size. The proposed accessory building is meeting all other zoning requirements such as setbacks, height, etc

The property slopes down toward the Petitcodiac River with the existing dwelling placed at a higher position than the rear yard. Additionally, the property has some grown trees, therefore, with the placement of the proposed accessory building being behind the house and at a lower elevation, staff do not believe that the structure would have a visual impact on the streetscape.

There is a sewer easement on the property in the rear, which is shown on the site plan and the proposed garage is not intended to cross or encroach on it. Additionally, the easement exists within the OS zone which the proposed accessory building is proposed to be outside of due to limitations not permitting this type of use within the OS zone. With this, that also means that future development past the garage location would be very restricted due to the zoning.

As the lot significantly larger than a standard lot, the accessory building is under 12% of the lot area, is not anticipated to have a visual impact on the streetscape, and is meeting all other zoning requirements staff is of the opinion that the request is reasonable, desirable for the development of the property, and within the intent of the by-laws.

Public Notice

Notices were sent to neighbouring properties within 60m on February 25th, 2026.

Legal Authority

Community Planning Act

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

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

53(2)(a)(iii) the height, number of storeys, ground area, floor area and bulk of buildings and structures,

Recommendation

Staff respectfully recommends that the Riverview Planning Advisory Committee APPROVE the variance request for an accessory building to be 142.7sqm (1536sqft) in ground floor, instead of the required 85sqm in ground floor on the property bearing PID#00995811 as it is reasonable, within the intent of the Municipal Plan and Zoning By-law, and the impact is anticipated to be minimal in nature due to the placement of the structure and the size of the lot subject to the following condition:

1) That the project be development in general conformity with the attached site plan.

193 Lakeside Dr (PID/NID 00995811)

Riverview

Date: 2026-02-10



PID/NID #
00995811

LAKESIDE

TOWNSEND

0 20 40 80 m



193 Promenade ...



100 m
200 ft



- Future Development
- General Commercial
- Industrial
- Institutional
- Integrated Development
- Low-Rise Residential
- Mid-Rise Residential
- Mixed Use
- Open Space
- Parks & Recreation
- Rural
- Town Centre
- Dwelling Group

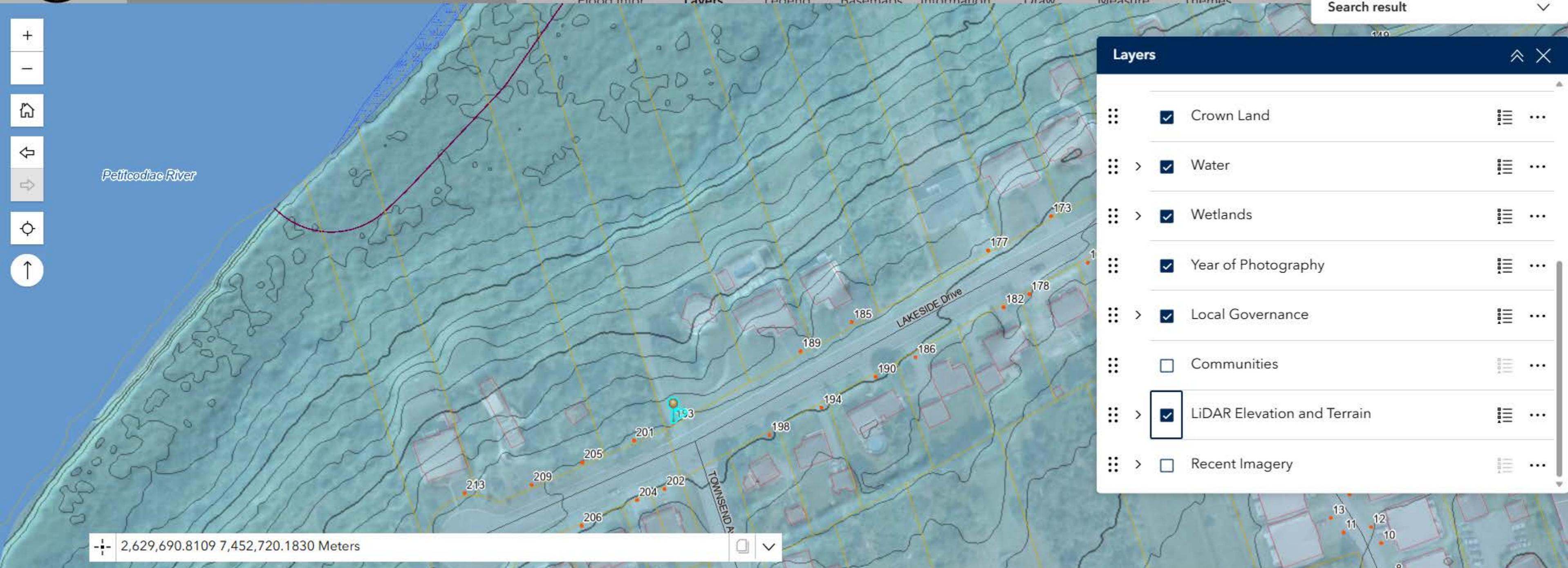
PID: 00995811

Zoom to

Property Parcel	
PID / NID	
Last Update / D	
Property Map / S	
Titles Status / S	
Gazette Status	
County / Nom du comté	Albert
Area / Superficie	7,315.41 m ²



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Layers

- Crown Land
- Water
- Wetlands
- Year of Photography
- Local Governance
- Communities
- LiDAR Elevation and Terrain
- Recent Imagery

2,629,690.8109 7,452,720.1830 Meters

50 m

