

# RIVERVIEW PLANNING ADVISORY COMMITTEE

## STAFF REPORT

**Subject :** Temporary Use Application - Kennel in Low Rise Residential Zone

**File number:** 26-0248

**Meeting Date:** Wednesday, April 8, 2026

**From :**



Jenna Stewart  
Planner

**Reviewed by :**



Lori Bickford  
Planning Manager/Planner

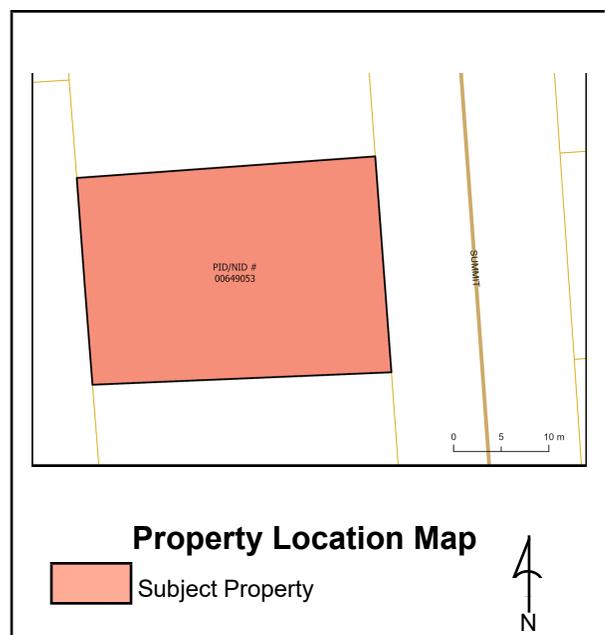
### GENERAL INFORMATION

**Applicant/:** Susan Cormier Gilberts Golden

**Landowner :** Susan Cormier Gilberts Golden

**Proposal:**

A temporary use application for a kennel in a Low Rise Residential zone for a temporary period of up to one year.



### SITE INFORMATION

**Location:** 219 Summit Drive, Town of Riverview

**PID:** 00649053

**Lot Size:** 702 sqm

**Current Use:** Residential

**Zoning:** Low Rise Residential

**Future Land Use:**

**Surrounding**

**Use & Zoning:** Low Rise Residential (single unit dwellings) Nearby vacant Mixed Use zoned lot, and nearby Parks and Recreation zone which is a church

**Municipal**

**Servicing:** Fully serviced

**Access/Egress:** Summit Drive

### **Municipal Plan Policies**

5.4 Low Rise Residential Development

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.

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.

#### 7.0 Rural Area Development

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.

#### 7.2 Rural Uses

Policy 7.2.1 It shall be the intention of Council to establish, within the Rural Designation, a Rural zone (RU) permitting land-based uses of forestry, agriculture, and related activities and limited Residential uses.

### **Zoning Bylaw and or Subdivision By-law Regulation**

#### Definitions:

“**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.

Kennel is not listed as a permitted use, secondary use, or conditional use in table 8.1 Residential Zones Use Table nor under 8.3 Low Rise Residential (R-LR).

Kennel is listed as a secondary use in the 10.1 Other Zones Use Table for the Rural (RU) zone and in section 10.3 Rural (RU).

#### 3.1.2 Accessory Building Standards: Non Residential Zones

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.

### **Internal Consultation & External Consultation**

The temporary use application was discussed with the Development Review Committee (Planning, Engineering and Public Works, CAO, Fire, and Parks). No concerns were raised.

NBSPCA was also contacted to confirm whether a temporary use would be sufficient for their licensing requirements. They indicated that it would be acceptable, and that the end date of the temporary use would be reflected with the renewal date of the license.

## **Discussion**

The applicant is requesting a temporary use of a kennel at 219 Summit Drive, a Low Rise Residential zoned property. Summit Drive is a dead-end street existing in a residential neighbourhood that is south of Old Coach Road between Riverview East School and Nav Canada. The property is surrounded by Low Rise Residential zoned properties, with a vacant Mixed Use zoned property and a church located nearby.

A temporary use authorizes, for a temporary period not exceeding one year, a development otherwise prohibited by this By-law. In this case, the temporary use application is for a kennel. Kennels are only permitted in the Rural (RU) zone as a secondary use in the Town of Riverview Zoning By-law. The Rural zone is outside of the urban growth boundary; tends to have larger lots; limits residential development; and in turn, reduces the possibility of non-compatible land uses being close to each other. The Low Rise Residential zone does not permit a kennel as use.

In the Municipal Plan policies, the secondary uses that are permitted are generally outlined showing that the Low Rise Residential zone is a zone that should allow home occupations, home daycares, bed and breakfasts, accessory dwelling units, etc.. Within this, kennel is not mentioned but the policies demonstrate that many secondary uses can exist within the Low Rise Residential Zone.

The applicants are the owners and operators of Gilbert's Golden Retrievers, where they breed Golden Retrievers for the purpose of household pets and service dogs. Some dogs live with them and other dogs live with other owners, but the puppies are raised at 219 Summit Drive. They have been operating for multiple years at this location. They also conduct activities with dogs/puppies off their property through volunteering partnerships. As per the Zoning By-law, their operation would be defined as a kennel. Plan360 has not received nor has record of any complaints about the property or of the operation as of writing this report.

References to kennels within the Zoning By-law tend to lean towards it being a separate outdoor structure, which can be seen in the accessory building section that speaks to kennels, stables, or cattery. Though the definition does not appear to require this as it simply states " a building or structure used for the enclosure...". This could be related to the secondary use addressing both commercial breeding and boarding in the Rural zone-- where boarding is more often thought of within a separate structure and not within the existing main structure. Therefore, the scale and style of operation that the applicant's are using may not be how the use was envisioned in relation to what the by-law was trying to address with the regulations.

The temporary use would enable the applicants to be able to receive their pet establishment license from the NBSPCA. The NBSPCA issues licenses for pet establishments and is required for any breeder and seller of dogs in New Brunswick. These licenses are renewed annually.

The applicants have submitted letters in support of their operation, which have been included as attachments. These letters were obtained by the applicants, and were not submitted in response to the notices that were sent to neighbouring properties within 60m as part of the temporary use process.

The applicant has expressed their intention to explore a text amendment application to permit either a kennel or alternative definition in the Low Rise Residential zone, so they can continue their operation.

Staff are supportive of this temporary use application as the NBSPCA license requires annual renewal; and it provides the property owner's with time to determine how they will proceed either ceasing operations at this location or going through a legislative process to request Council's approval of a change to the Zoning By-law to permit the use.

## **Public Notice**

Notices were sent to neighbours within 60m of the property on March 25th, 2026.

## **Legal Authority**

### ***Town of Riverview Zoning By-law***

#### 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.

### ***Community Planning Act***

Section 53(2) provides the content that may be included within a zoning by-law. Subsection (i) of this section states the zoning by-law may “empower the advisory committee or regional service commission, subject to the terms and conditions as it considers fit,

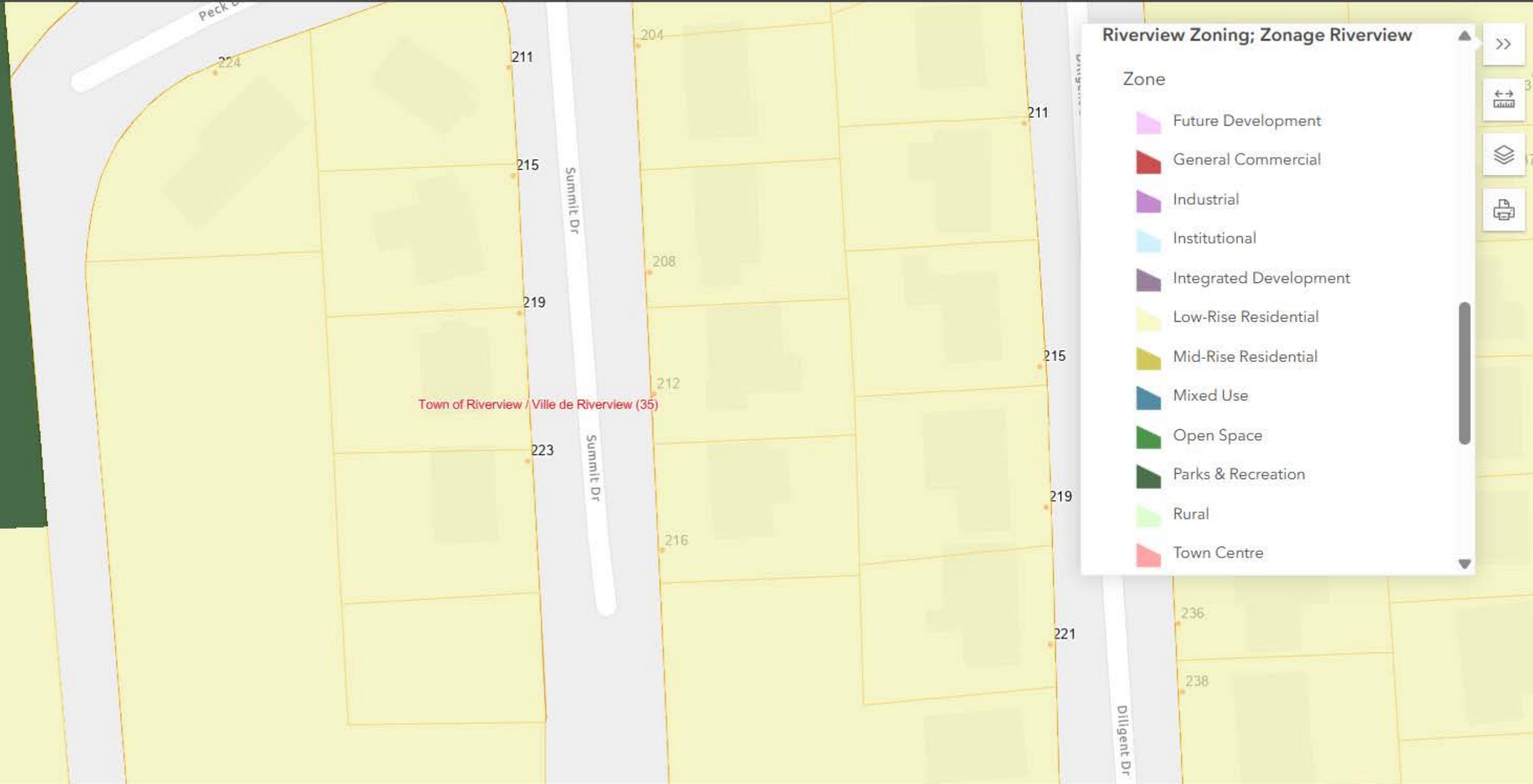
(i) to authorize for a temporary period not exceeding one year a development otherwise prohibited by the by-law...”

## **Recommendation**

Staff respectfully recommends that the Riverview Planning Advisory Committee APPROVE the temporary use of a kennel for up to one year at 219 Summit Drive, PID# 00649053, to provide the property owners time to determine whether they will move locations, cease operations, or go through the process to request an amendment to the Zoning By-law on subject to the following condition:

1) That the kennel operate in general conformity with the provided plans.

<< 00649053 x



### Riverview Zoning; Zonage Riverview

Zone

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

20 m  
50 ft

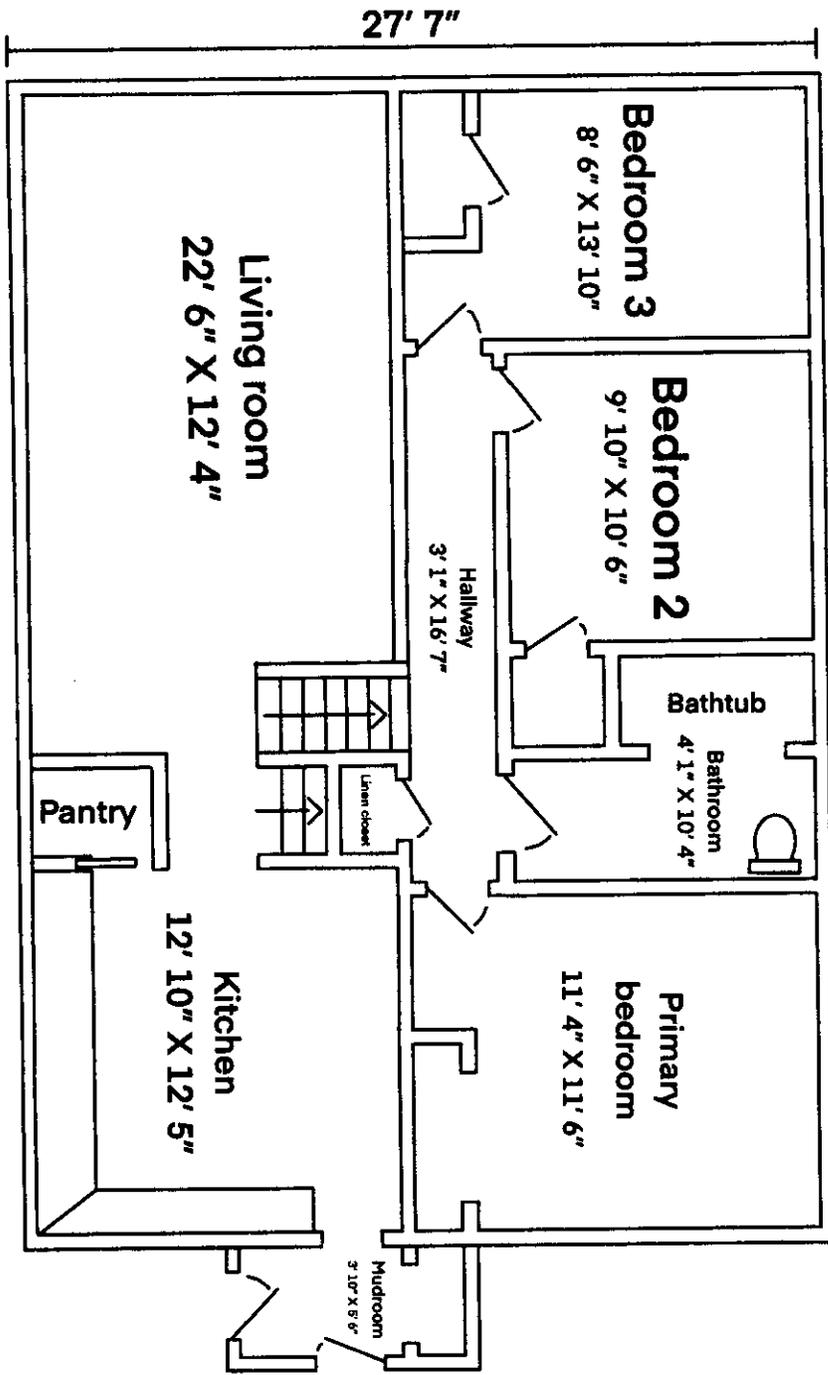


219 Summit Drive (PID/NID 00649053)

Riverview

Date: 2026-03-17



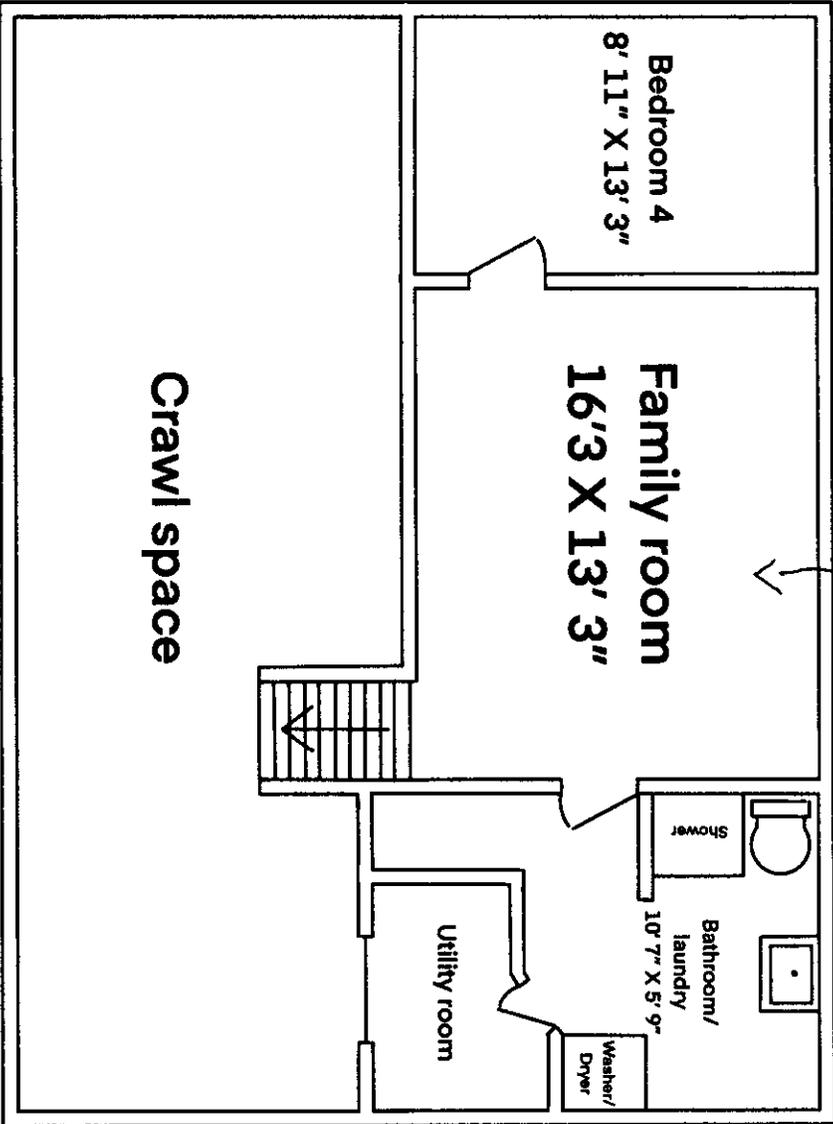


27' 7"

Whelping Room #1

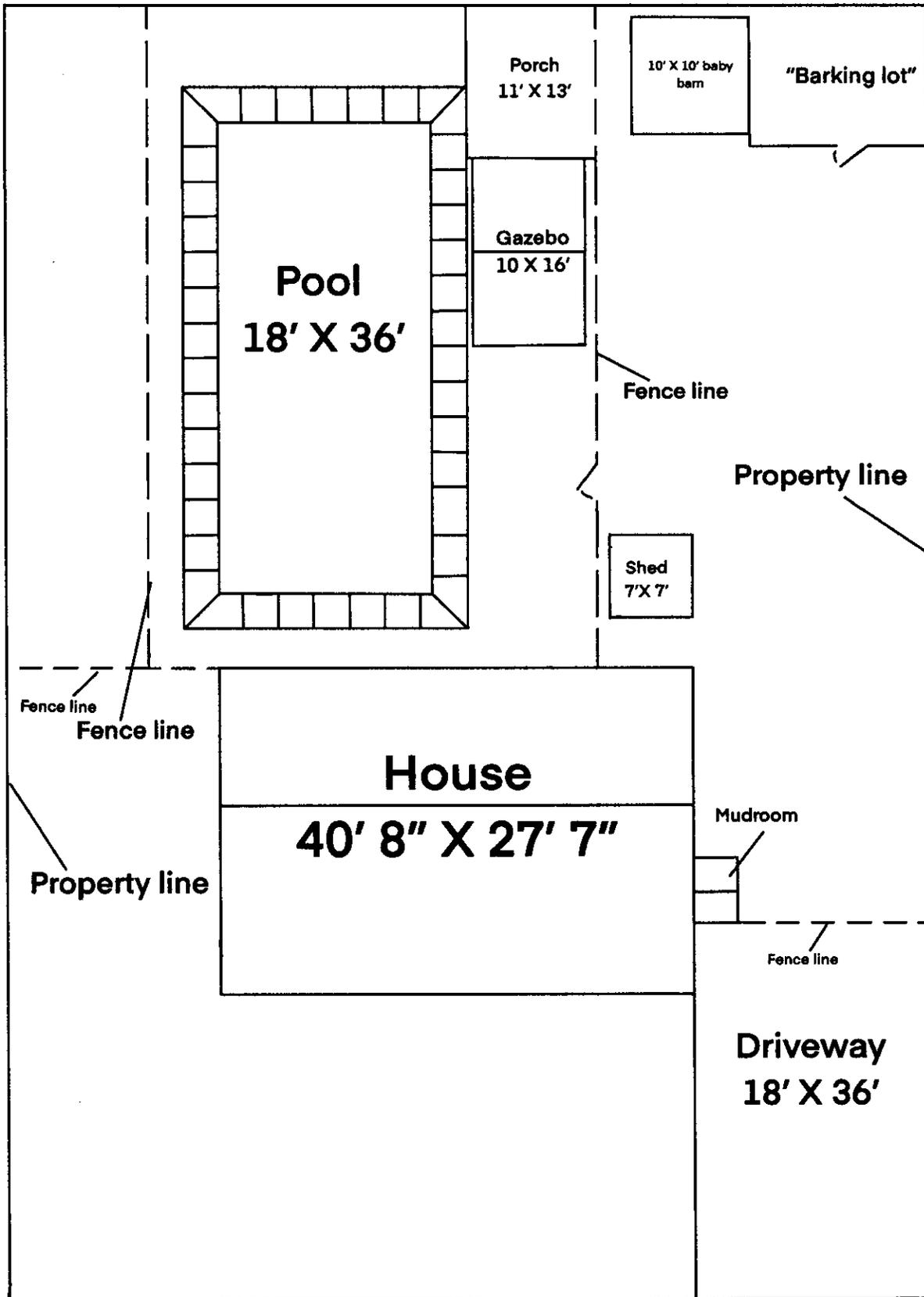
Whelping Room #2 / Puppy Playground

40' 8"



DUPPY  
playground.

# Lot size 78' X 110'



Street

**The following letters were submitted with the application by the applicant. These letters were obtained by the applicants, and were not submitted in response to the notices that were sent to neighbouring properties within 60m as part of the temporary use process.**



**Re: CTFFR: Veterans lunch**

1 message

CTFFR Atlantic [Redacted]  
To: Jeremy Thorne [Redacted]  
Cc: [Redacted]

Wed, Feb 18, 2026 at 10:06 AM

Hello Jeremy  
I am not sure if my response went to spam and wanted to circle back.

Gilbert's Golden Retrievers is owned and operated by Sue and Rob Cormier. They live at the end of Summit Drive in Riverview.

Canine Therapy for First Responders (CTFFR Atlantic) is a registered non profit organization providing our services for Facility K9's and Service Dogs to First Responders and Veterans across Atlantic Canada.

We work with approved breeders whom we have extensively vetted to ensure their breeding program, facilities, and health standards of their stock are tested for breed standards.

Gilbert's became one of our breeding partners with their first donation of K9 Cove two years ago to our organization. K9 Cove is placed with an RCMP Civilian employee who takes her Certified Service K9 everywhere due to PTSD. They work in the RCMP Fredericton Headquarters.

The Cormier's need to have approval for an SPCA licence which requires town approval. Their facilities were inspected and have been repeatedly visited by our CTFFR Master K9 Trainer and Director as well as myself on several occasions. Their dog area is well fenced, kept spotless and their dogs aren't "barkers". I believe all of their neighbours also support their venture as they are bringing much joy to people.

Gilbert's has now fully donated 3 puppies to our K9 program.

K9 Cove certified in exactly 2y time, he is an incredibly well bred dog.

K9 Lady was paired with a Saint John Police Officer. She is also an exceptional K9.

K9 George was paired to a NS Senior Care Paramedic who suffered a stroke and is now recovering with K9 George (in training) as his mobility dog. George has already attended several large events and rallies with his owner representing our organization and in turn his breeder.

As president and founder of CTFFR, and an individual who grew up in Riverview breeding Championship CKC Golden Retrievers for 38y with my own family and kennel; I give my full endorsement and support to their effort to obtain the proper licensing required. They are a conscientious and reputable breeder who takes great pride in developing their program.

Additionally, their return to give to community these wonderful candidates for our program is unmeasurable as these dogs save lives every single day for those suffering from extreme PTSD due to their service related injuries.

I am in Riverview until Saturday if you wish to speak live I would be happy to come to the Town Hall building to discuss if required.

I appreciate your assistance in this matter so that Gilbert's may obtain the proper ordnances.

Thank you  
Tracey Ryan  
Canine Therapy for First Responders Inc  
CTFFR Atlantic

Sent from my iPhone





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## Letter for Sue & Rob

1 message

Taffy Arsenault [REDACTED]

Mon, Mar 2, 2026 at 12:25 a.m.

To: [REDACTED]

To whom it may concern,

In 2003 when we moved into [223 Summit Drive](#) in Riverview, NB we met Sue and Rob Cormier along with their young family . They were my first " real " neighbours. Up to this point my neighbours were usually family or friends. The Cormier's were a young family of 3 children plus a dog or two? 🙄🙄🙄 Our back yards are separated by chain link fence . I had never lived that close to my neighbours. Concern for noise ( 3 kids & dogs ) was real, but unwarranted. Noise was/is never an issue. The dogs were/are never heard . No barking . They have had a few litters of puppies and if they hadn't told us of the puppies ( plus I follow Gilberts Golden Retrievers on Facebook 😊 ) we wouldn't even be aware . I have had the opportunity to visit with a litter and was extremely impressed with the set up , thought and care they have put into their program.

The Cormier's have been the perfect , respectful neighbours and we look forward to many more years next door to them as they responsibly breed these beautiful little companions.

Thank you for taking the time to read our letter of support for Sue and Rob Cormier's application for rezoning .

Daniel Arsenault & Stuart Lawrence  
223 Summit Drive  
Riverview, NB E1B1N4

Dhani Arsenault



Stephanie Thomson  
Grass Home Ltd.  
(506)875-4768  
[Grasshomeactivities@gmail.com](mailto:Grasshomeactivities@gmail.com)  
February 23<sup>rd</sup>, 2026

Dear Town of Riverview,

I am writing this letter in support of Rob and Sue Cormier and their business, Gilbert's Golden Retrievers. I am the Activity Director at Grass Home and a good friend of Sue and Rob. They have been visiting Grass Home with one of their dogs for a few years now and bring in puppies to share time with my residents each time they have a new litter. These visits mean so much to my residents. They bring many smiles, a lot of joy, and so much love. It is an opportunity for my residents to reminisce about earlier days when they had dogs, and it is an activity all residents can enjoy regardless of mental or physical health. Everyone benefits from puppy snuggles! Sue and Rob work hard to offer a puppy curriculum that is of the highest standards. They share their hard work in our community visiting various nursing homes and long-term care homes. They donate a puppy every year to be trained as a therapy dog. They are very community minded, and we are fortunate to benefit from their dog breeding business. If you have any questions, please reach out.

Sincerely,  
Stephanie Thomson  
Activity Director  
Grass Home

February 25, 2026

To whom it may concern,

This letter is being written in reference to my experience living next door to Sue and Rob Cormier, in regards to the ownership and property maintenance of their dogs. I own the property at 215 Summit Drive in Riverview, which is their direct neighbor. I have lived in my home and been their neighbor so long, I have watched their children grow into adults. They have owned Golden Retrievers the entire time I have known them, and I can truly say, they maintain the cleanliness of their property better than any pet owner I have ever met. I never smelled or seen messes left by their dogs on their property, because they always make sure to clean up after their dogs right away. The dogs are also very quiet, even when they are outdoors in their fenced-in area. Sue and Rob are extremely considerate neighbors, and want to always make sure that we are not disturbed in any way, which is greatly appreciated.

Thank you,

Mary MacDonald  
215 Summit Drive  
Riverview, NB, E1B 1N4  
506-386-6193



February 23, 2026

To whom it may concern,

I work as the Activity Coordinator at Royal Court in Riverview and aim to provide a variety of meaningful activities for our Residents.

For the last two years I have had the pleasure of inviting Rob and Sue's puppies in to visit the residents. The visits have been well received, and the residents truly look forward to the puppy visits. The residents love being able to hold the puppies and listen to Rob talk life at "home" with the all the puppies.

Seeing the puppies spark happy memories and provide comforting moments and connections for the Residents.

These visits have proven to be beneficial for both the residents and the puppies (and of course, the staff members who come in to see the puppies too!).

We take photos of the joyful faces of the residents and share the photos in our monthly newsletter and with Sue and Rob for their Facebook page.

We greatly appreciate the time that they spend with us and the joy that they bring to our community.

Sincerely,

**Nancy Laforest**

Activity Coordinator

**Parkland Riverview**

822 Coverdale Road, Riverview NB E1B 4V5

P: 506-387-0503

To Whom it May Concern,

I am writing to express my wholehearted support for the variance application submitted by my neighbors, Rob and Sue MacKenney, regarding Gilberts Golden Retrievers. As a direct neighbor for the past nine years, I have had ample opportunity to observe their breeding program and the impact it has on our community.

The presence of the Golden Retrievers and their puppies in our neighborhood has been a genuine pleasure. They are consistently well-behaved and remarkably quiet, posing no nuisance whatsoever. In fact, they are often quieter than many other dogs I've encountered. My family, including my wife and our two children, thoroughly enjoy any opportunities we have to interact with the dogs and puppies. Their gentle nature and the evident care they receive significantly enhance our quality of life and bring a positive presence to our street.

I understand that Gilberts Golden Retrievers are seeking a variance on a local by-law. Based on my extensive experience as their neighbor, I can confidently state that their operation is conducted with the utmost responsibility and consideration for the neighborhood.

Thank you for considering my strong endorsement. I believe granting this variance would be a positive step for a valued member of our community.

Sincerely,

Russell Tracey

506-380-2955

211 Summit Dr, Riverview NB, E1B1N4