

Riverview Planning Advisory Committee

March 9, 2022

Staff Report

Subject: Controlled Access Streets amending by-law 300-67-1

File Number: 22-0047

From:



Kirk Brewer
Planner

Reviewed by:



Lori Bickford
Planner

General Information

Applicant:

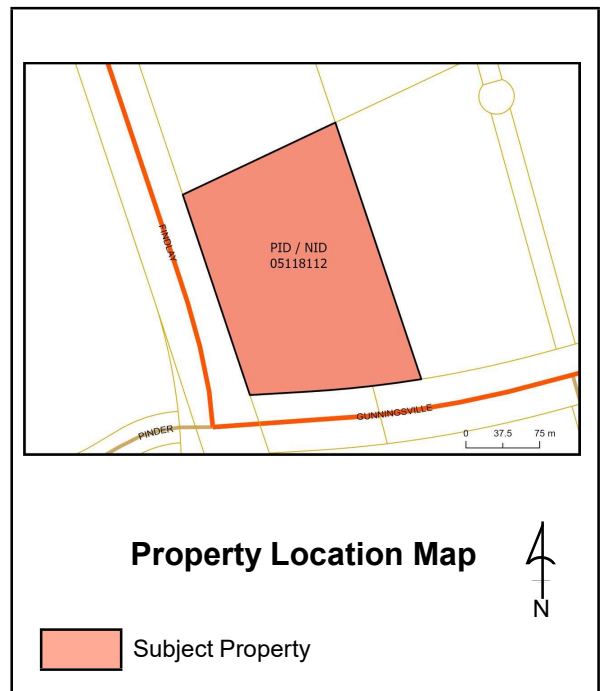
same

Landowner:

Town of Riverview Annette Crummey

Proposal:

To amend the Controlled Access Streets By-law to permit accesses with less than 200m separation distance on Findlay Blvd and Gunningsville Blvd (Kent Building Supplies)



Site Information

PID: 05118112

Lot Size: 4.2 hectares

Location:

Findlay/Gunningsville, Town of Riverview / Ville de Riverview

Current Use:

Vacant

Zoning:

N/A

Future Land Use:

N/A

Surrounding Use & Zoning:

Suburban commercial / multi-unit residential

Municipal Servicing:

NA

Access-Egress:

Gunningsville Blvd and Findlay Blvd

Policies / Politiques**Municipal Plan**

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 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.

Zoning and/or Subdivision Regulation / Réglementations de zonage et/ou de lotissement**Controlled Access Streets By-law:**

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.

Zoning By-law:**44(1) 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;

A variance to grant three entrances where a maximum of two is permitted was granted at the January 12 PAC meeting.

Internal Consultation & External Consultation / Consultations internes et externes

The by-law was discussed among Commission and Town staff as part of the conditional use and variance application by Kent Building Supplies. Engineering staff is satisfied that the proposed accesses meet the intent of the Controlled Access by-law and pose no risk to either boulevard or public safety.

Discussion

The Controlled Access Streets By-law No. 300-67 regulates accesses onto the Town's main arterial roads, being Bridgedale Blvd., Gunningsville Blvd., and Findlay Blvd. New accesses are required to be separated a minimum 200m from any other access. Staff has received an application for a new Kent Building Supplies store at the corner of Findlay Blvd. and Gunningsville to the by-law to enable the new accesses as exceptions to the 200m separation requirement.

The Controlled Access Streets By-law was originally adopted by Council in 2010, and was recently amended and re-adopted as By-law 300-67, which was registered in November 2021. Planning and Engineering staff has been in discussions with Kent Building Supplies regarding a new location at the Blvd. which proposes new accesses that do not conform to the by-law. Therefore, Council must consider amendments to the corner of Findlay Blvd. and Gunningsville Blvd., which are both controlled access

streets.

The proposal is to have a gated lumber yard entrance at 200m from the intersection of Gunningsville Blvd. and 200m+ from the Sobeys entrance to the north, which meets the by-law requirement. However, two additional accesses would require amendments to the by-law to allow a separation distance of ~141m from Gunningsville and 183m from Findlay. The purpose of the Controlled Access By-law is to ensure there is a measure of control over new accesses on major arterial roads.

The 200m separation distance follows the Transportation Association of Canada's guidelines for controlled access roads, and echoes the by-laws in effect in Moncton and Dieppe. However, amendments to the by-law may be considered on a case-by-case basis. If the site were to be developed to comply with the by-law, only one access to the entire property would be permitted, which would need to accommodate all traffic for customers as well as heavy trucks accessing the lumber yard, which is not an ideal layout for this type of development. The proposed additional entrances would separate much of the truck traffic from customer traffic flow, which is a safer alternative. This request has been reviewed by the Engineering Department, which has no concerns with the proposal given the proposed use and access locations.

The proposed development was considered as a conditional use with two variances at the January 12 PAC meeting. PAC approved the proposal with the condition that "prior to a building/development permit being issued, that Riverview Town council take the required steps to amend Controlled Access By-law 300-67 to reflect the proposed access locations" shown on the attached site plan.

Legal Authority / Autorité légale

The Planning Advisory Committee receives its authority via the Community Planning Act:

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

(a) a proposed by-law in respect of which the views have not been given previously

Recommendation / Recommandation

Staff recommends that the Riverview Planning Advisory Committee recommend that Riverview Town Council adopt amending by-law 300-67-1 in order to grant accesses to PID 05118112 with less than the required 200m separation distance on controlled access streets as proposed.



BY-LAW No. 300-67-1

**A BY LAW TO AMEND THE
TOWN OF RIVERVIEW CONTROLLED ACCESS STREETS BY-LAW**

BE IT ENACTED by the Town Council of the Town of Riverview as follows:

The Town of Riverview Controlled Access Streets By-Law, being By-Law No. 300-67, ordained and passed on November 8, 2021 and filed in the Albert County Registry Office on November 16, 2021 as number 42005760, is hereby amended as follows:

1. Section 1) of Schedule “A” is repealed and replaced as follows:
 - 1) Gunningsville Boulevard, with the exception of:
 - a) In addition to the current Dickey Boulevard intersection, one right-in and right-out access, on the south side of the boulevard, located between 180m and 190m east of the centerline of the Pine Glen Road intersection;
 - b) One two-way access on the north side of the boulevard, located between 180m and 190m east of the centerline of Findlay Boulevard;
2. Section 3) of Schedule “A” is repealed and replaced as follows:
- 3) Findlay Boulevard, with the exception of:
 - a) One two-way access on the east side of the boulevard, located between 140m and 150m north of the centerline of the Gunningsville Boulevard intersection.

ENACTED this ____ day of _____, A.D. 2022.

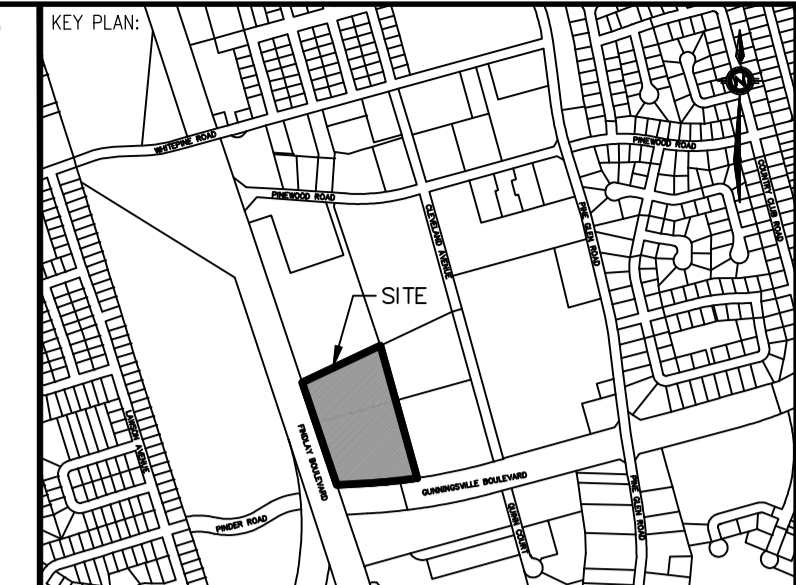
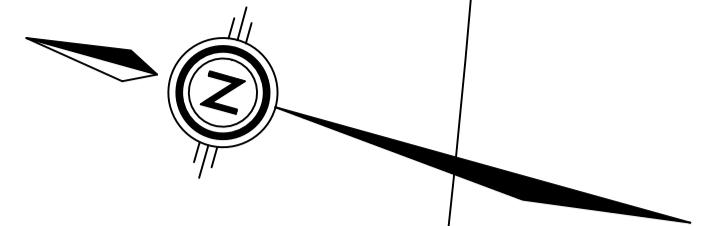
MAYOR
Andrew Leblanc

TOWN CLERK
Annette Crummey

First Reading
Second Reading
Third Reading

	AREA (m ²)	% OF TOTAL AREA
TOTAL SITE	39,983	N/A
MAIN BUILDING (INCL. GARDEN AREAS)	5,222	13.1
STORAGE BUILDING	747	1.9
PARKING LOT	8,527	21.3
LANDSCAPING	11,579	29.0
RECEIVING AREA	3,735	9.3
LUMBER YARD	10,173	25.4

NOTE:
AS PER TOWN OF RIVERVIEW ZONING BY-LAW, A MINIMUM OF 128 TREES/SHRUBS ARE REQUIRED TO BE PLANTED ON SITE BASED ON THE TOTAL LANDSCAPED AREA. FINAL LOCATIONS OF THESE TREES/SHRUBS SHALL BE DETERMINED DURING THE DESIGN PHASE.



LEGEND:	PROPOSED	EXISTING
EDGE OF PAVEMENT	---	---
LOTLINE	---	---
WATERMAIN & GATE VALVE	--- ---	--- ---
SANITARY PIPE & MANHOLE	--- ---	--- ---
STORM PIPE & MANHOLE	--- ---	--- ---
UTILITY LINES & POLE	--- ---	--- ---
STREET BOUNDARY	---	---
PROPERTY BOUNDARY	---	---
EASEMENT	---	---
CURB & DRIVEWAY CUT	---	---
CATCH BASIN	---	---
FIRE HYDRANT	---	---
STREET TREE	---	---
ROAD SIGN	---	---
SANITARY LATERAL	---	---
WATER LATERAL	---	---
STORM LATERAL	---	---
CATCH BASIN LEAD	---	---
CULVERT	---	---
HEADWALL	---	---
SIDEWALK	---	---
FENCE	---	---

PRELIMINARY

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NO.	DATE	DESCRIPTION
0	2021/12/08	ISSUED FOR PAC REVIEW

PROJECT NO: 211-12011 DATE: (YYYY/MM/DD) 2021/12/08

ORIGINAL SCALE: HORIZONTAL: 1:500 VERTICAL: N/A

DESIGNED BY: D. D'ENTREMONT DRAWN BY: D. D'ENTREMONT

CHECKED BY: M. ARSENAULT APPROVED BY: M. ARSENAULT

SCALE: 1:500 METRIC

WSP Canada Inc.
1070 St. George Boulevard, Suite 160
Moncton, New Brunswick, Canada E1E 4K7
T 506-857-1675 www.wsp.com

CLIENT: **KENT BUILDING SUPPLIES**

CLIENT REF. #:

PROJECT: **NEW BUILDING**

RIVERVIEW, NEW BRUNSWICK

TITLE: **SITE PLAN**

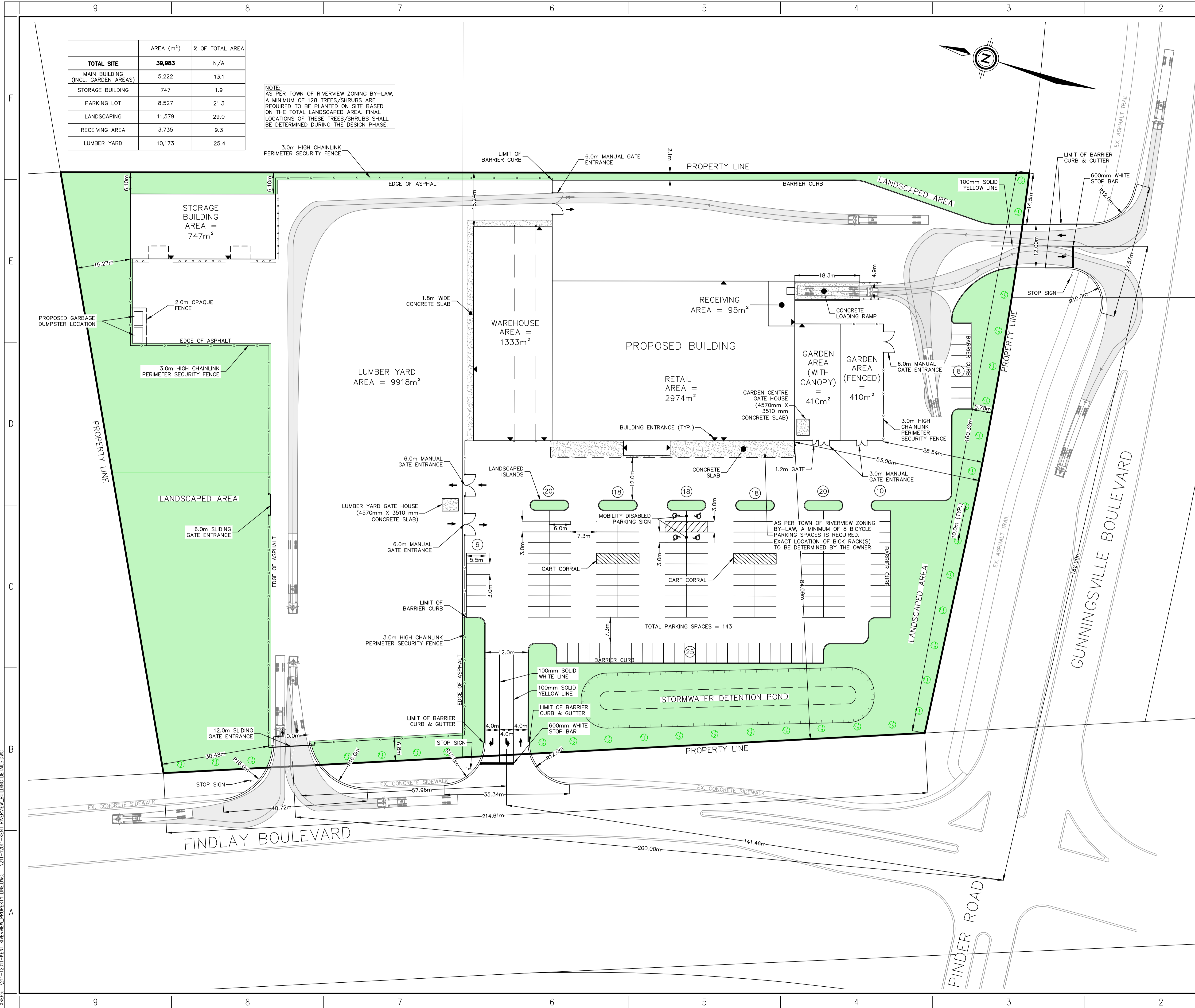
SHEET NUMBER: **1**

SHEET #: **1** OF **1**

ISSUE: **ISSUED FOR PAC REVIEW**

DATE OF: **2021/12/08**

REV #: **0**



XREFS: \\211-12011-KENT RIVERVIEW PROPERTY LINE.DWG; \\211-12011-KENT RIVERVIEW BUILDING DETAILS.DWG

WSP REF. NO.: ### K:\MONCTON\2021\211-12011 - KENT BUILDING SUPPLIES RIVERVIEW STORE.DWG\ENCL\SOURCE DRAWINGS\211-12011-KENT RIVERVIEW SITEPLAN.ATD.WG PRINTED: 4:04 PM 2021/12/08 BY: CAD0071232