



Rezoning – Hillsborough Road
Municipal Plan (Future Land Use Map) Amendment 300-33-6
Zoning By-law Amendment 300-7-14

Presented to the
Riverview Committee of the Whole

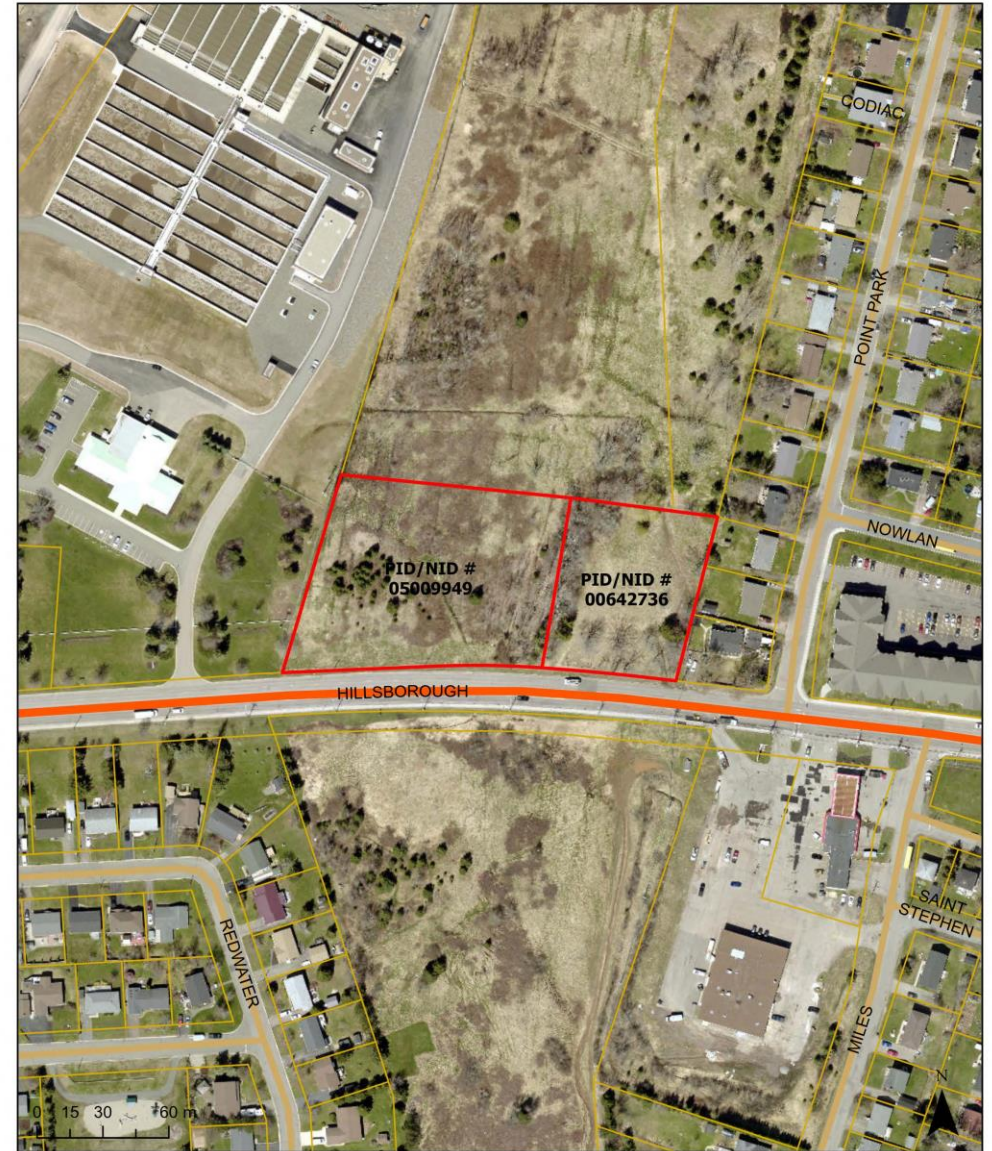
By Kirk Brewer
February 26, 2024

The proposal is to redesignate and rezone PIDs 05009949 and 00642736 for the purpose of a restaurant with drive-thru, service station, and future commercial development

Hillsborough Road (PID/NID 00642736 & 05009949)

Riverview

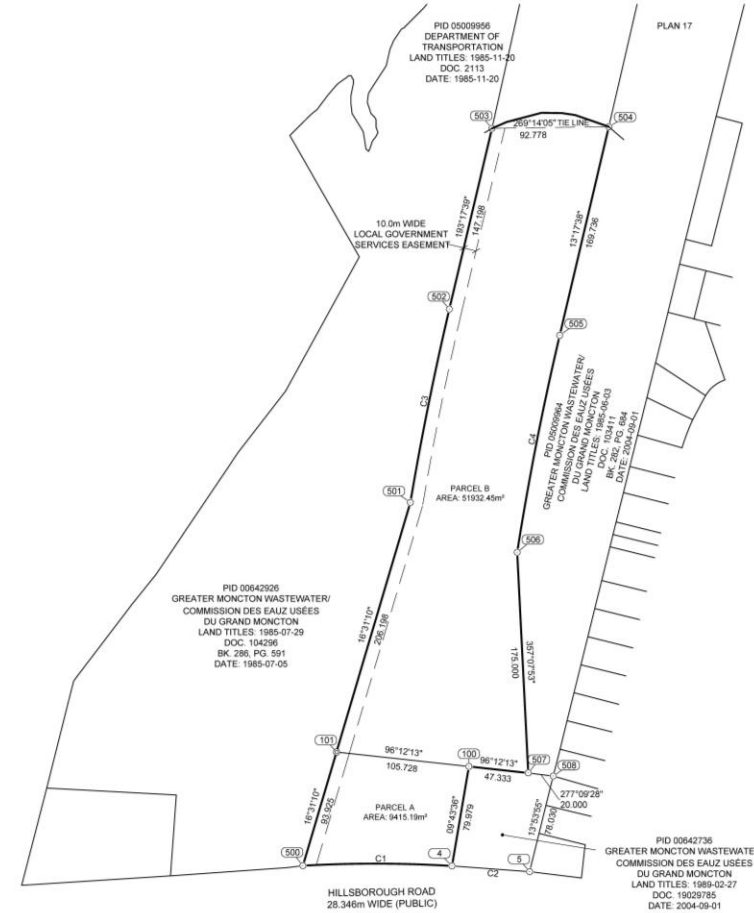
Date: 2/14/2024





PLANNING APPROVAL

REGISTRATION



N.B. GRID NAD83 (CSRS)

POINT	NORTHING	EASTING	DESCRIPTION
100	7454397.050	2634177.350	CALC
101	7454408.476	2634072.241	SMPL
300	7453290.494	2634102.893	RAD
301	7469228.531	2635288.310	RAD
302	7454213.465	2636471.660	RAD
303	7454213.459	2636471.658	RAD
500	7454318.427	2634045.534	CALC
501	7454606.162	2634130.871	CALC
502	7454759.236	2634161.760	CALC
503	7454802.489	2634195.958	CALC
504	7454803.728	2634288.378	CALC
505	7454736.540	2634249.348	CALC
506	7454566.716	2634215.648	CALC
507	7454391.855	2634224.406	CALC
508	7454389.443	2634244.250	CALC

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD AZIMUTH	RADIUS POINT
C1	1029.53	118.37	118.30	270°06'00"	300
C2	14952.65	61.83	61.83	94°11'40"	301
C3	2373.50	156.19	156.16	191°24'31"	302
C4	2283.50	175.14	175.10	191°05'48"	303

LOCAL GOVERNMENT SERVICES EASEMENT STATEMENT
 PURSUANT TO SECTION 4 OF "DESIGNATED EASEMENT REGULATION" 2021-83, OF THE COMMUNITY PLANNING ACT, 2017, THE LOCAL GOVERNMENT SERVICES EASEMENT ON THIS PLAN VEST IN THE TOWN OF RIVERVIEW WITH THE FILING OF THIS PLAN.

PURCHASER'S AGREEMENT:

I (WE), THE UNDERSIGNED UNDERSTAND THAT ANY FUTURE CONVEYANCE OF ANY PORTION OF THE CONSOLIDATED LOT CREATED BY THIS PLAN INCLUDING PARCEL "A" SHALL CONSTITUTE A NEW SUBDIVISION AND SHALL REQUIRE FURTHER DEVELOPMENT OFFICER APPROVAL.

OWNER'S STATEMENT:

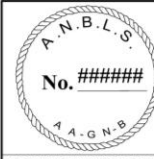
I (WE), THE UNDERSIGNED, DO HEREBY CERTIFY THAT I (WE) AM (ARE) THE REGISTERED OWNER(S) OF THE PROPERTY(IES) BEING SUBDIVIDED HEREON AND DO HEREBY GRANT APPROVAL TO THIS PLAN, AS OUR INTERESTS APPEAR.

SURVEYOR'S STATEMENT

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAN IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEFS.

JARET T. GUIMOND
 387

SURVEYED BY JARET T. GUIMOND, N.B.L.S. #387



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GREATER MONCTON WASTE WATER

TOWN OF RIVERVIEW



Amendment
to Future
Roads Map
required

Hillsborough Road

Point Park Dr

PRI

355

OS

R2

R3

PRI

40m

- Purpose of zone is to cater to retail and service outlets, including auto-dependant uses including drive thrus and service stations subject to terms and conditions
- When considering rezoning to Suburban Commercial, Council should consider:
 - Vehicle accesses
 - Parking lot configuration
 - Landscaping
 - Relationship to nearby housing
 - Traffic impact
 - Adequacy of municipal services

Drive thru

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

(a) in the case of drive thru restaurants and automated car washes:

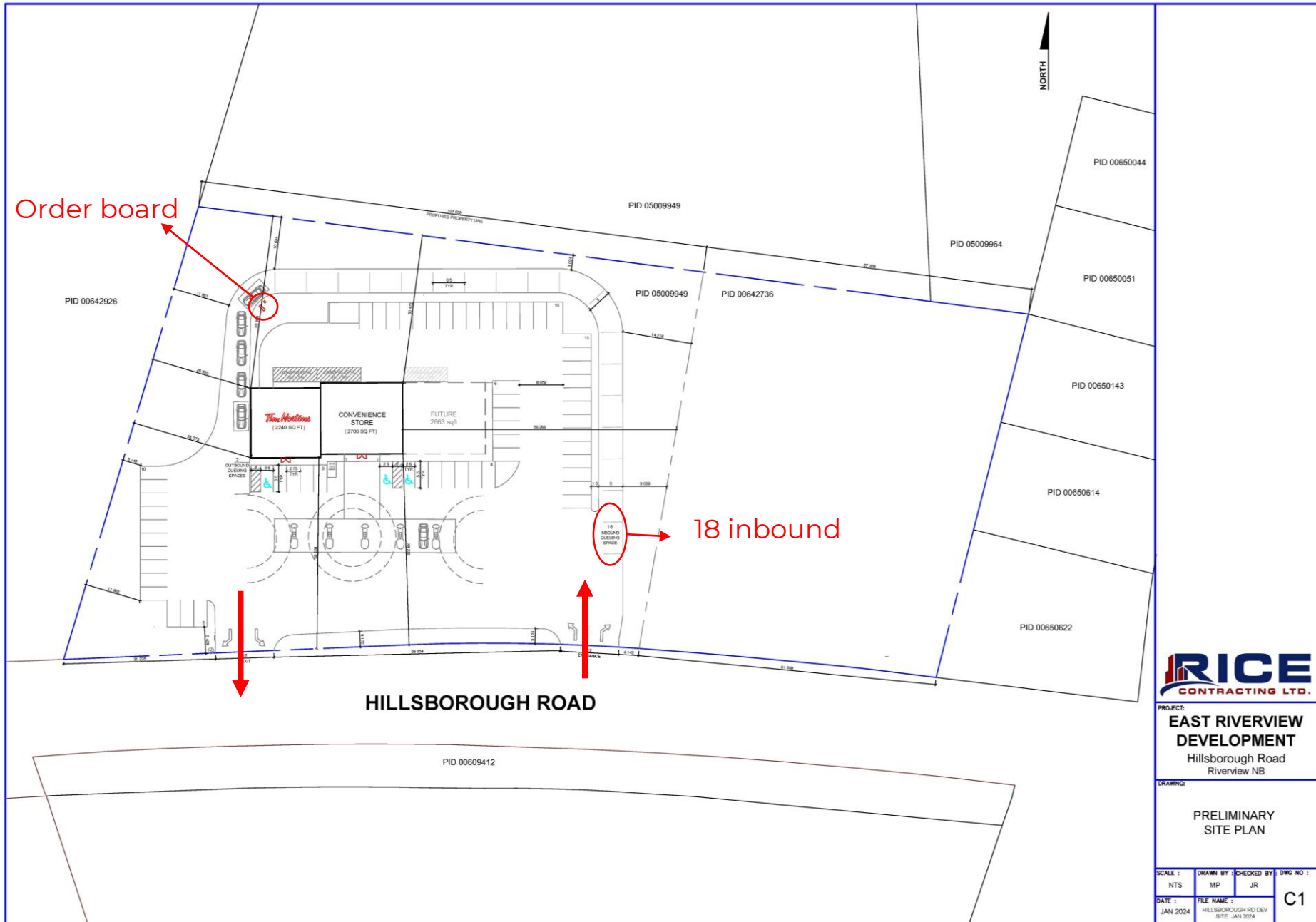
(i) 11 inbound queuing spaces for vehicles approaching the drive up service area; and

(ii) two outbound spaces on the exit side of each service position located so as not to interfere with service to the next vehicle;

- Queuing lanes must be at side/rear of property, meet certain dimensions, and not have order boards or speakers within 20m of a residential property

Service stations

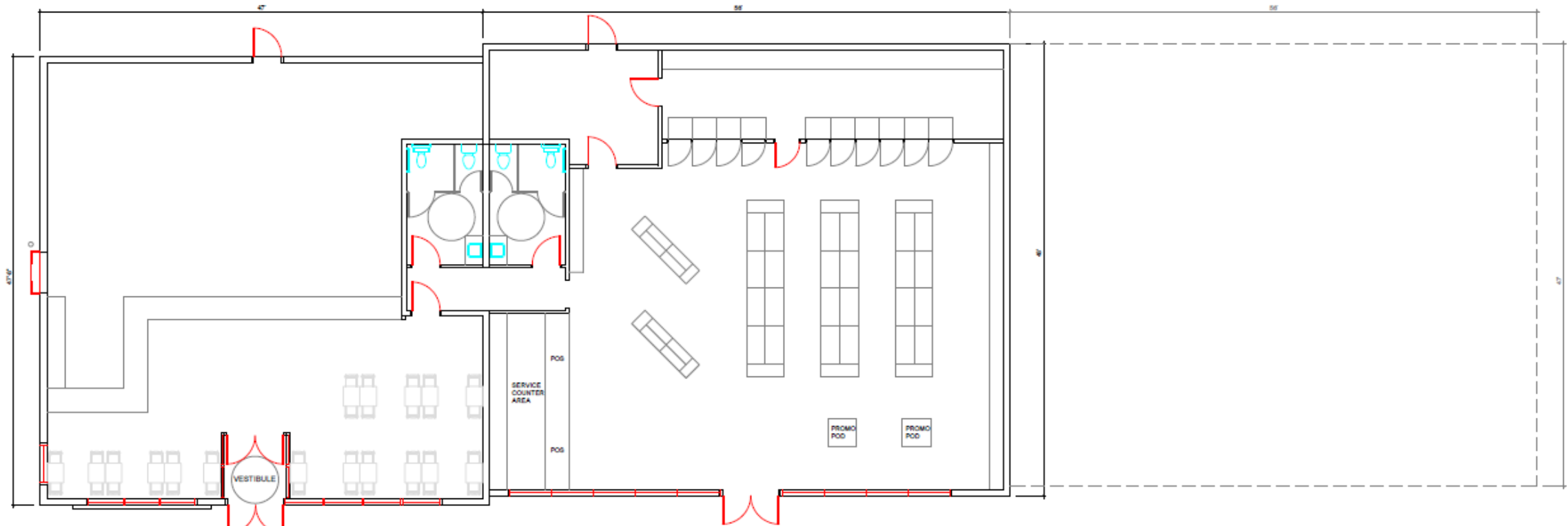
58 When permitted a service station shall not have any portion of a pump island or canopy located within 15 metres of a lot line.



PROJECT:
EAST RIVERVIEW DEVELOPMENT
 Hillsborough Road
 Riverview NB

DRAWING:
PRELIMINARY SITE PLAN

SCALE :	DRAWN BY :	CHECKED BY :	DWG NO :
NTS	MP	JR	C1
DATE :	FILE NAME :		
JAN 2024	HILLSBOROUGH RD DEV SITE JAN 2024		



Tim Hortons
2240 sqft

Shell Convenience Store
2688 sqft

FUTURE EXPANSION
2632 sqft



- Sanitary sewer (in green) does not currently service this lot
- A servicing plan will be required as part of any development permit application
- Options to extend from Point Park Drive along Hillsborough (to be co-ordinated with 2024 construction season) or connect directly to trunk sewer line to the north



- Project reviewed by Development Review Committee (Planning, Corporate, Parks, Engineering, Fire Protection)
 - No major concerns or comments raised
 - Town Administration has been working with land owner / developer regarding subdivision and land transfers
- Engineering
 - Awaiting results and recommendations of traffic study – to be reviewed and presented at public hearing
 - In conversation with developer about sidewalk requirements and cost-sharing
 - Site servicing plan to be reviewed and approved by Engineering

Resolution

- To set the date of the public presentation and public hearing
- To seek the written views of PAC on the proposed by-law (May meeting)

Public Notice

- Public notice will be posted on the Town's website
- Property owners within 100m will receive written notification

- Resolution from Council – March 11, 2024
- Public Presentation (Municipal Plan amendment) – April 9, 2024
- Views of PAC – May 8, 2024
- Public Hearing/1st reading – May 13, 2024
- 2nd and 3rd Reading – June 10, 2024
- Adoption by Minister (Municipal Plan Amendment)