



Plan Amendments – Hillsborough Road

Municipal Plan (Future Land Use Map) Amendment 300-33-6

Municipal Plan (Future Roads Map) Amendment 300-33-7

Public Presentation

By Kirk Brewer
April 9, 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



Schedule / Annexe A-6
Riverview
LAND USE / L'UTILISATION du SOL
Date: 2/14/2024

PID/NID #
05009949

PID/NID #
00642736

HILLSBOROUGH

Legend

 Schedule A-6 - Redesignate from CU - Community Use to C - Commercial



0 15 30 m

Legend

 RES Residential	 CU Community Use	 Future Roads Arterials
 R Rural	 ID Integrated Development	 Future Roads Collectors
 C Commercial	 Secondary Plan Areas	 Urban Growth Boundary
 I Industrial	 Riverview Town Limits	



Disclaimer
This map is a consolidation of data from many sources and reflects the best information made available to the Town of Riverview at the time of preparation. Any use which a third party makes of this map, or any reliance on or decisions to be made based on this map, are the responsibility of such third parties. Although every effort has been made to ensure the accuracy of its contents, the Town of Riverview accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this map.

Schedule A
Town of Riverview
Generalized Future Land Use Map

By-Law No. 300-33

Land Use Amendments

300-33-2
2020
300-33-3
2021

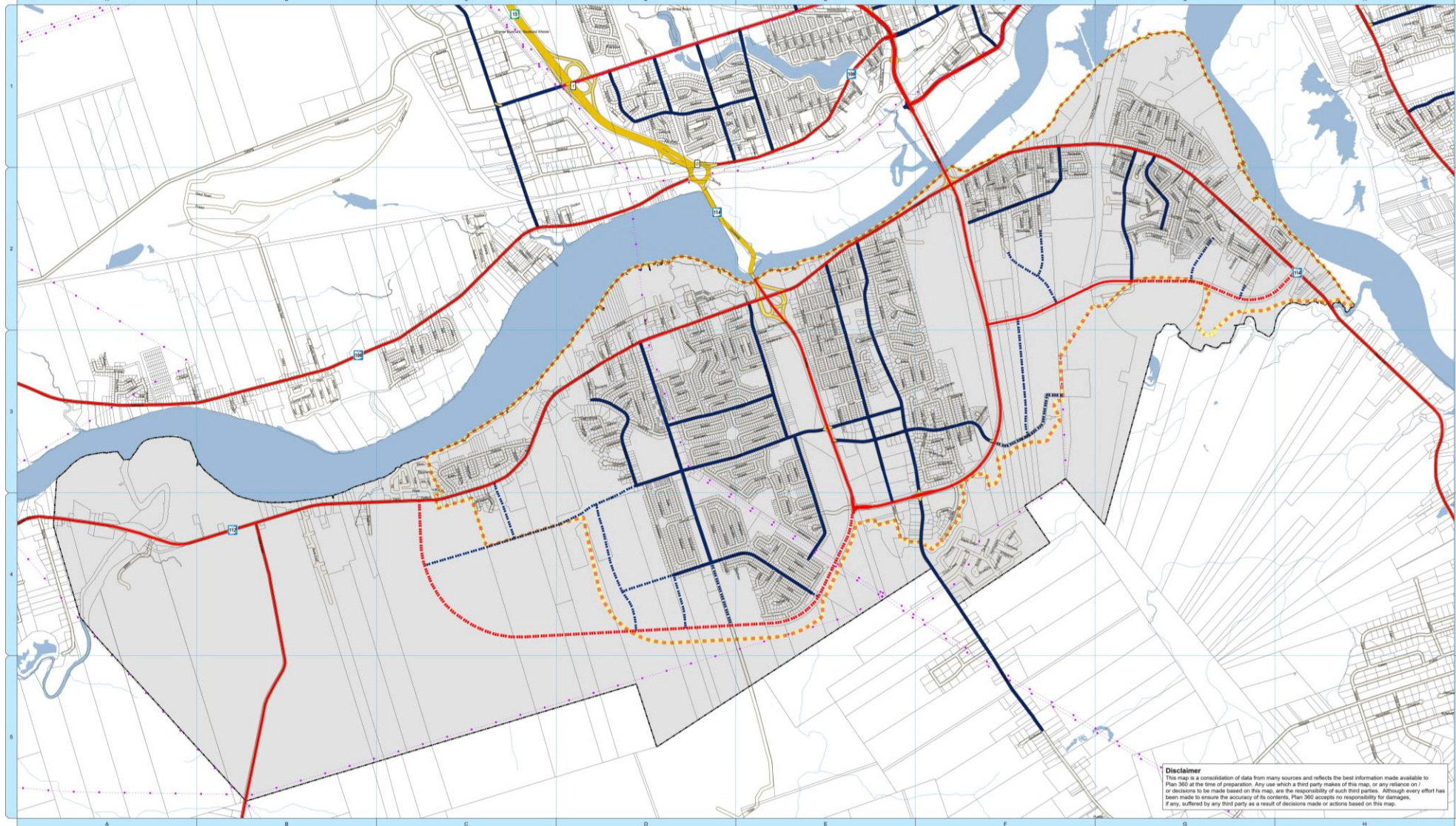
0 500 1,000 1,500 2,000 Meters



Land Use Amendment







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Legend

- - - - - Transmission Lines - - - - - Future Arterial - - - - - Future Collector Urban Growth Boundary
- - - - - Freeway — Arterial — Collector Riverview Town Limits

Schedule B Town of Riverview Future Roads Map By-Law No. 300-33

Amendments
 A-7
 2024



- 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

- Project reviewed by Development Review Committee (Planning, Corporate, Parks, Engineering, Fire Protection)
 - No major concerns or comments raised
 - Town Administration has been working with landowner / 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 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)