



Rezoning – Hillsborough Road

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

Zoning By-law Amendment 300-7-14

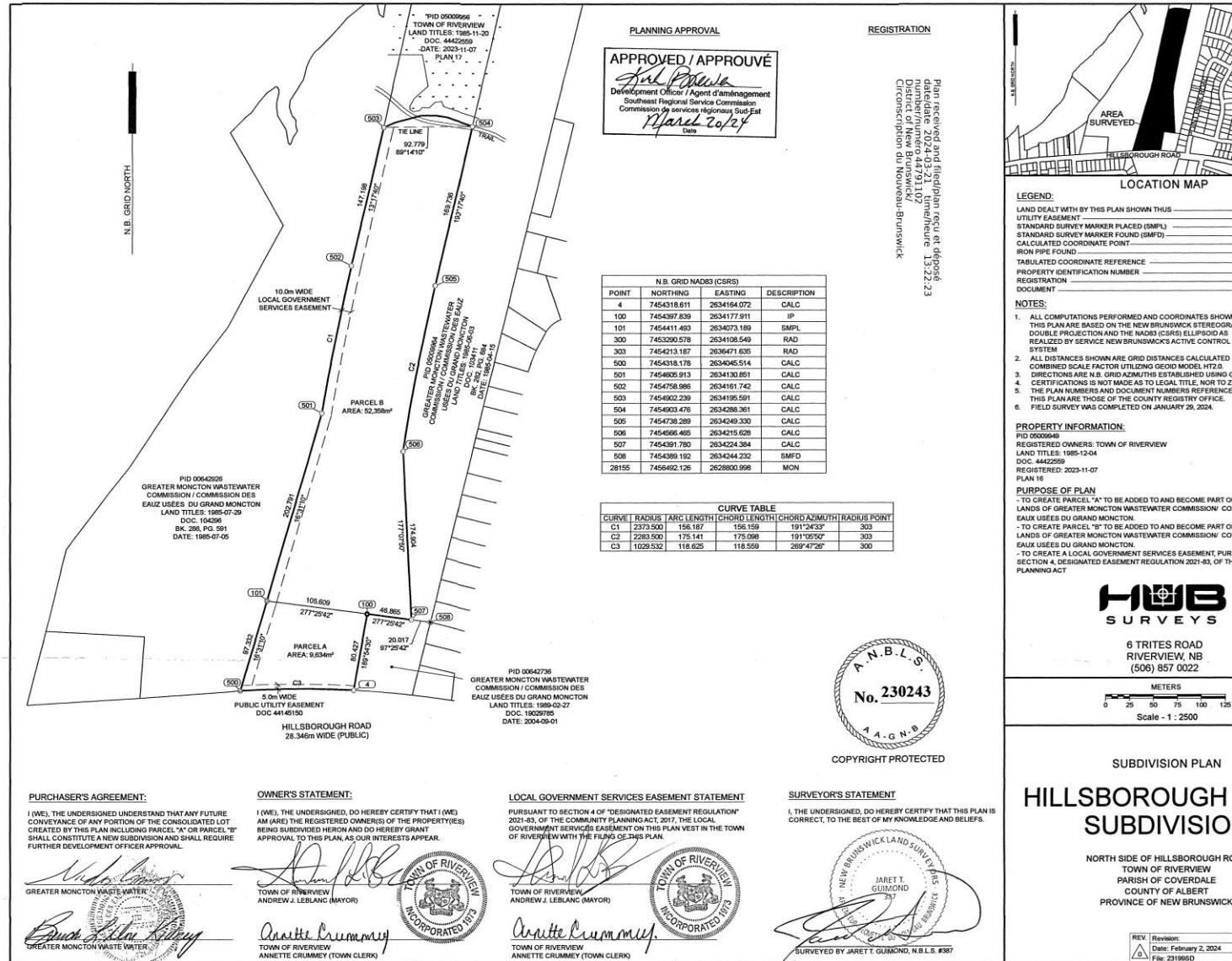
Future Roads Amendment 300-33-7

Public Hearing

By Kirk Brewer
May 13, 2024

The proposal is to redesignate and rezone PIDs 05122759 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 #
05122759

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

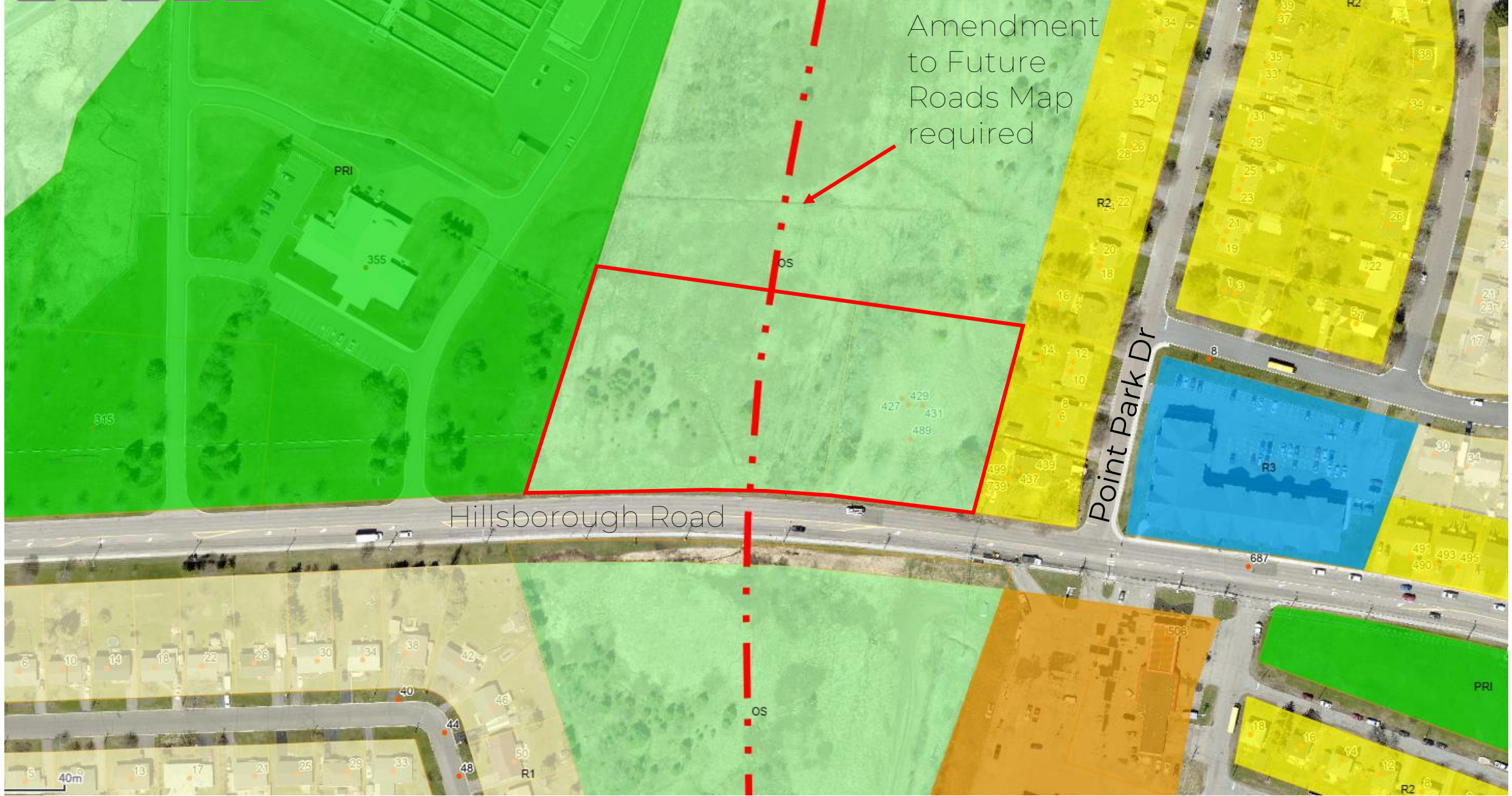
By-Law No. 300-33

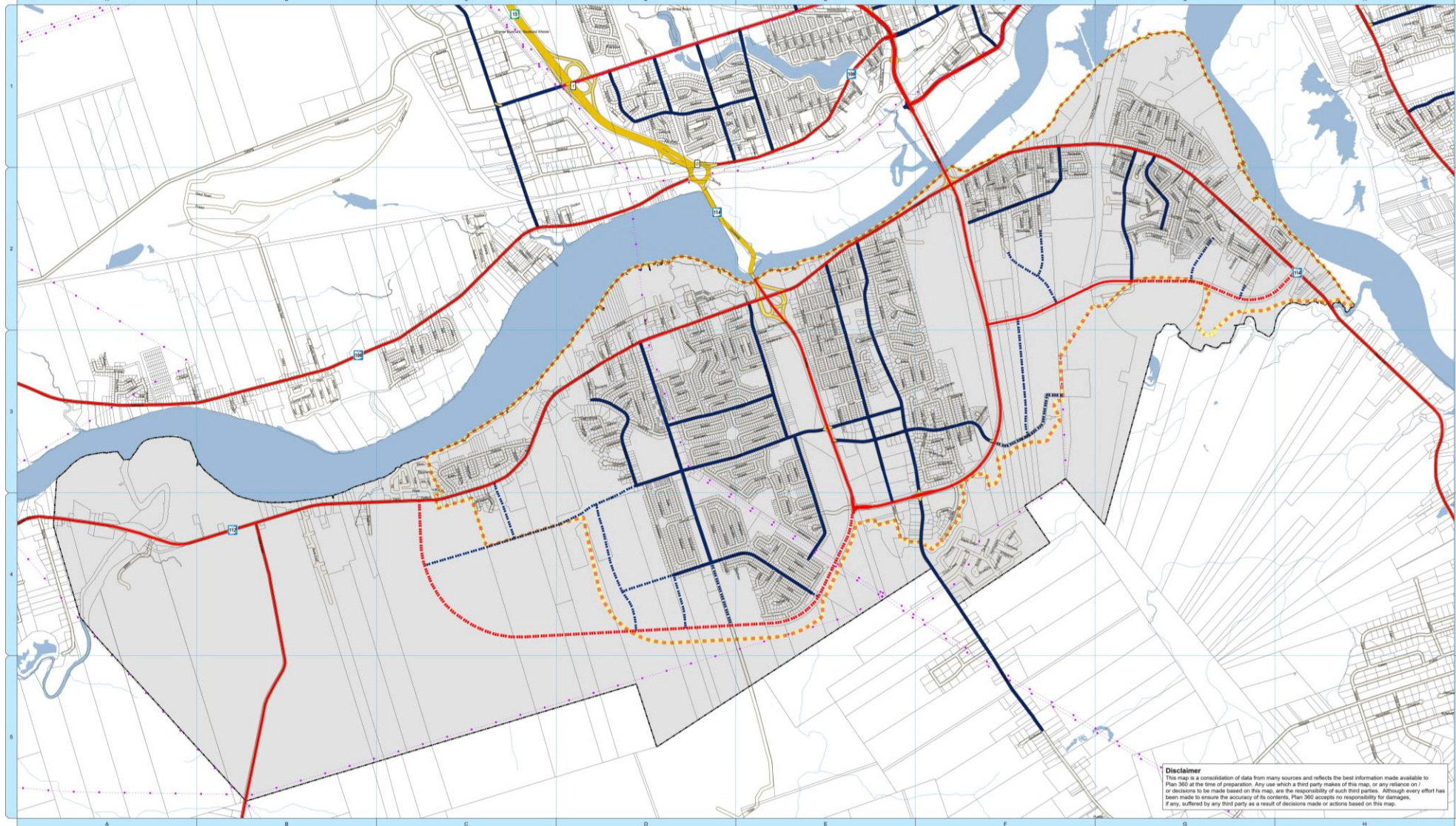
Land Use Amendments

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

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







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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

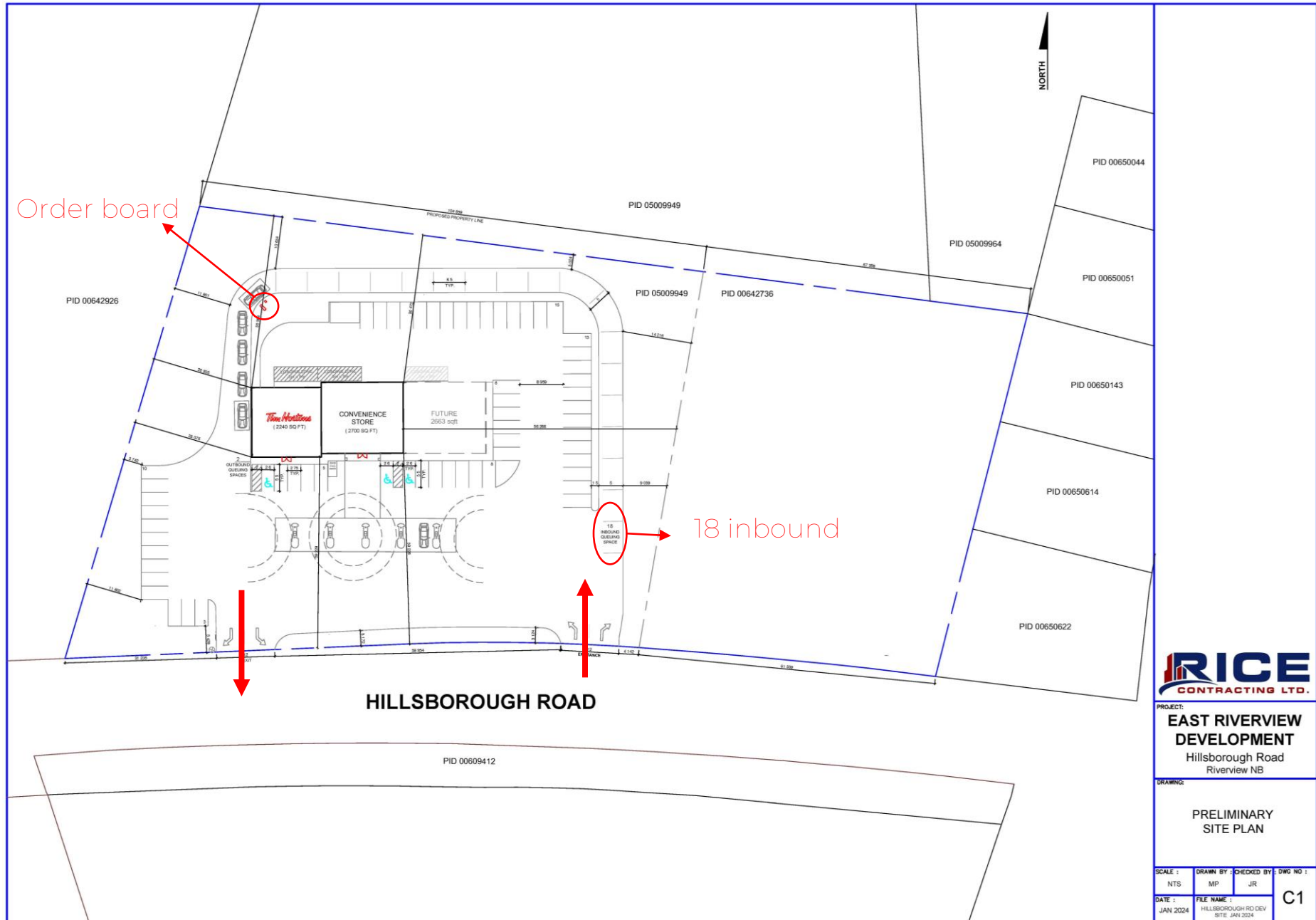
Drive thru

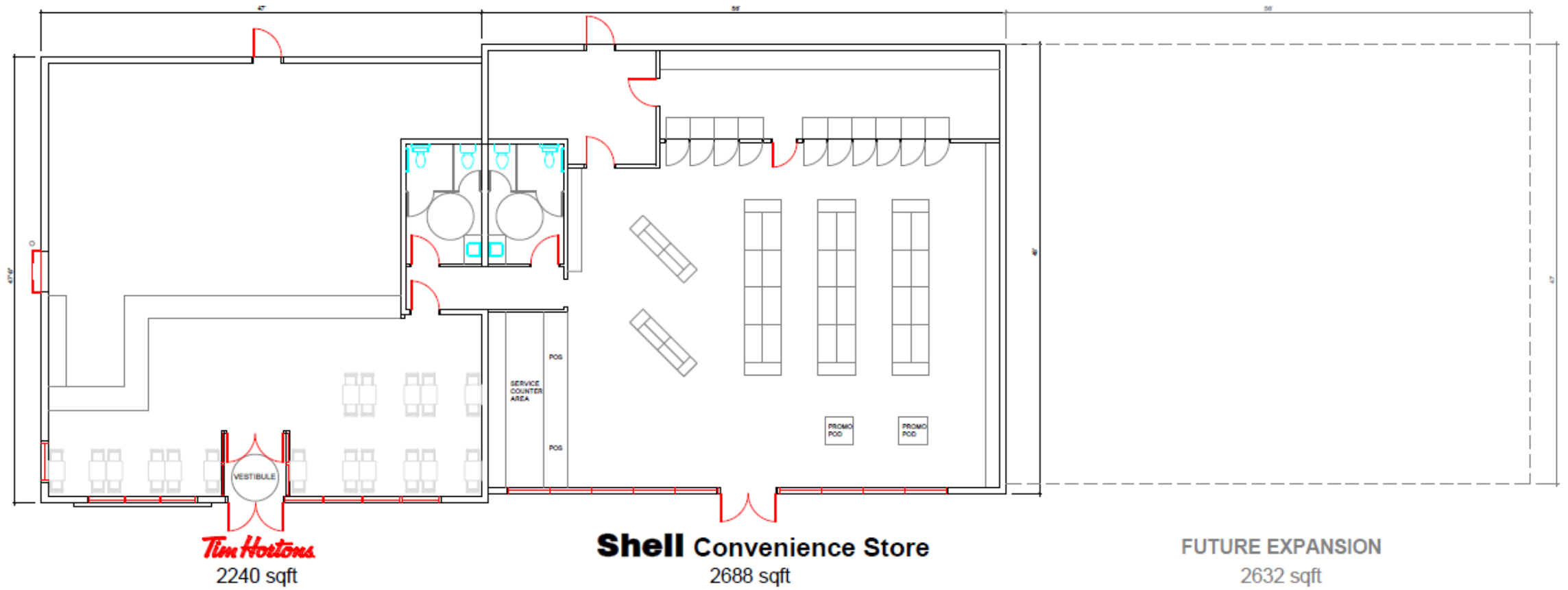
47 When permitted, a drive thru shall incorporate the following design standards:

- (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.





- 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
 - Due to proximity to TransAqua, suggested to prohibit residential uses as part of any future development
- Engineering
 - Traffic study has been submitted to Engineering and is currently under review
 - In conversation with developer about sidewalk requirements and cost-sharing
 - Site servicing plan to be reviewed and approved by Engineering prior to permit

Public Notice

- Public notice posted on the Town's website
- Property owners within 100m received written notification
- Two phone calls received
 - One curious about site plan
 - One in favour of growth and new development

- 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 **11**, 2024
- Adoption by Minister (Municipal Plan Amendment)

That the Riverview Planning Advisory Committee RECOMMEND that Riverview Town Council adopt By-law 300-33-6 to redesignate the PIDs bearing 05122759 and 00642736 from CU - Community Use to C - Commercial, and adopt By-law 300-7-14 to rezone said properties from OS - Open Space to SC - Suburban Commercial subject to the following conditions:

- a) That the first building, including the drive-thru restaurant, service station, and future expansion, be developed in substantial conformity with the site plan dated January 2024, attached hereto as Schedule B;
- b) That the permitted main uses of the property shall be limited to the following:
 - a. Bank or financial institution;
 - b. Brewery, distillery or winery;
 - c. Car wash, subject to conditional use approval;
 - d. Daycare centre;
 - e. Entertainment use;
 - f. Office use;
 - g. Personal service shop;
 - h. Pet service use;
 - i. Recreational use;
 - j. Restaurant;
 - k. Restaurant, including drive thru subject to conditional use approval;
 - l. Retail store;
 - m. Service station subject to conditional use approval; and
 - n. Veterinary clinic

- c) That nothing shall prohibit the proponent from applying for a variance under section 55 of the *Community Planning Act* for zoning provisions that are not addressed within the scope of this agreement; and
- d) That as-built drawings for engineering submissions shall be required within 30 days after construction of each building.

That the Riverview Planning Advisory Committee RECOMMEND that Riverview Town Council adopt By-law 300-33-7 to amend the Future Roads Map to reflect the construction of Bridgedale Boulevard, Runneymeade Road, Cleveland Avenue, and remove the proposed third river crossing from the map.