



Municipal Plan and Zoning By-law Update

Presented to the
Riverview Town Council

July 14th, 2025

Municipal Plan

- By-law adopted under the *Community Planning Act*
- Policy document that sets the vision for the Town's development strategy
- Covers multiple policy areas
 - Residential, Commercial, Industrial, Environment, Transportation, etc

Zoning By-law

- Implements Municipal Plan vision
- Nuts-and-bolts by-law that regulates various aspects of development
 - Land use zones – what types of uses are allowed to go where?
 - Different residential densities, Commercial uses, Institutional, Industrial, Parks
 - Development standards: building heights and location, landscaping and parking lots, signs, fences, etc.



February 2024 – First introduction to Council -> staff begin working on file.

June 2024 – First Round of Public Engagement

Spring 2024 to Spring 2025 – ongoing Municipal Plan Review Committee meetings and plan development.

June 4th, 2025 – Council Workshop

June 12th, 2025 – Second Round of Public Engagement

July 14, 2025 – Start of legislative adoption process

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- Current Municipal Plan and By-law adopted in 2013, plan updates generally occur every 10 years
 - Plan has functioned for past ~10 years, but trends have changed rapidly since 2020
 - Responding to major external factors: i.e., regional population growth and demographic changes, rise in building costs leading to changes in building trends
 - Demand for denser housing forms across the region
 - 2023 Municipal Governance Reform results in slight changes to Riverview's Municipal Boundaries
 - Respond to Housing Accelerator Fund Commitment
 - Major town-led initiatives: e.g. Bridgedale Blvd, Mill Creek Nature Park, Rec Center



Four Big Moves: Town Centre

- From Strathmore to Downey
- Increased Height (8 stories, as-of-right), increased design standards (traditional materials, glazing, ground floor height minimums, and limiting ground floor areas)
- Goal: to create a recognizable and vibrant town centre, to have more pedestrian friendly development with a slightly more urban form, and to create a sense of place.



Four Big Moves: Secondary Planning Area/Future Development Zone

- Two main areas: Gunningsville/Bridgedale and West Riverview
- A holding area for more detailed planning processes
- The process of developing an Secondary Plan for Gunningsville/Bridgedale area is being undertaken by the Town. This plan will guide unified development and consider environmental features, transportation networks, zoning, as well as, provide an action plan for development.



Four Big Moves: Height Transitions

- A height transition approach is proposed for buildings located next to Low Rise Residential zones.
- The premise is that the taller the building, the bigger the setback requirement. (Ex: 3 stories/13m would have a 13m setback, while 4 stories/16m would have a 16m setback)



Four Big Moves: 4 Units As-of-Right

- Single Dwelling Units and Semi-Detached would be permitted to have two (2) accessory dwelling units under 80sqm and a garden suite.
- There would be increased requirements for the second accessory dwelling unit such as being stylistically similar to the main dwelling (if attached), maximum of two doors on the street facing façade, and the homeowner occupied requirement would be applicable.
- The goal of this approach would be to enable soft/gentle density, to allow more flexibility for homeowners, to address HAF commitments, while limiting the visual impact.



Other Policy Changes

- Set a direction for urban agriculture and backyard chickens. Permitted in the rural zone subject to some standards
- Limit third party signs (Billboards) within the town
- Maintain protection of watercourses within the town requiring main buildings are further than 30m from all watercourses
- Allow shipping containers as a main use in parks and accessory use commercial zones
- Alter design standards to reflect current practices, shape development along key corridors, and in the Town Center



Zoning By-law Changes

- Consolidation and creation of new zones
- Add minimum dwelling size (45m² and 32m² for an apartment)
- Consolidation and added clarity for landscaping standards
- Reduction in required parking stalls for 1.25 stalls per residential unit to 1 stall
- Provided clarity around home occupation uses in the Town (limiting uses, allowing home occupation in accessory buildings, provide a mechanism for PAC approval)

Residential Zones



Low Rise Residential (R-LR)

4 Units As-of-Right

Max Height 11m (approx. 3 storeys at 3.5 metres per storey)



Mid Rise Residential (R-MR)

No Unit Max

Max Height 22m (approx. 6 storeys at 3.5 metres per storey)



High Rise Residential (R-HR)

Zone into Zone

No Max Unit Count

No Max Height

Only Through Council Approval



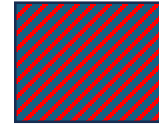
Commercial Zones



General Commercial (GC)

Spot Zone and a Findlay Commercial Cluster

Max Height 21 metres (approx. 4-5 stories for commercial development)



Town Centre (TC)

Max Height 28 metres (approx. 8 stories)

Max Ground Floor Area 929 square metres (10,000 square feet)

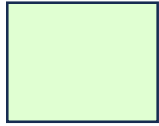


Mixed Use (MU)

Applied in areas where commercial and residential mix exists or is expected

Max Height 22 metres (approx. 6 stories)

Other Zones



Rural (RU)

4 Units As-of-Right



Group Dwelling (GD)

Applies to Existing Mini Home
Parks

Accommodates Mini Home
and Tiny Home Developments

Zone into Zone (i.e. Through
Council)



Future Development (FD)

Applied to Secondary Planning
Area Only

Permits Existing Uses



Parks and Recreation (PR)



Open Space & Conservation (OS)



Institutional (IN)



Industrial (I)



Integrated Development (ID)

That the Plan Review Committee has helped to develop and review the proposed development framework and endorses the proposed Municipal Plan and Zoning By-law, as presented, in principle. Should substantive changes be recommended to the documents, the Plan Review Committee requests they be permitted to review and make recommendations on those changes.

Municipal Plan Review Committee

Ann Seamans, Chair

Alison Frise, Committee Member

Rob Bateman, Committee Member

Kyle Lewis, Committee Member

Jeff Landry, Committee Member

Cecile Cassista, Committee Member

Ryan Dillon, Committee Member

Dan McLaughlin, Committee Member

Colin Smith, CAO

Shanel Akerly, Manager, Economic Development

Shauna McGraw, Corporate Services

Sam Gerrand, Planner

Jenna Stewart, Planner

Jennifer Brown, Planner (Dillon Consulting)

Process

Community Planning Act sets out legislative adoption process of Municipal Plan & Zoning By-law.

Council starts the public engagement process of the consolidated By-laws by passing a resolution. Sets:

Public presentation date – August 11th, 2025

Requests the views of the PAC – October 8th, 2025

Public Hearing - October 14th, 2025