

COUNCIL REPORT FORM



To	Mayor and Council & Colin Smith, Chief Administrative Officer Town of Riverview	Item
From	Sam Gerrand Planner	Meeting Date
Date	February 4 th , 2026	
Subject	Mill Creek Estates Subdivision – location of new temporary turnaround (future street)	
Length of presentation (if applicable)	N/A	

ISSUE

The application to create a new temporary turnaround at the end of Hiltz Avenue is proposed to accommodate a new private driveway on the vacant land south of Hiltz Ave known as PID 05049960. Currently, the access onto the subject property is from Hiltz Ave which ends in a stub street. The Zoning By-law prevents a private driveway extending from a stub street without a temporary turnaround in place. As the creation of a temporary turnaround is considered a future street, its location requires assent from Council

BACKGROUND

In 2022, a previous request from the owner of PID 05049960 sought to amend the Urban Growth Boundary and allow the possibility of a single dwelling unit being developed on private well and septic, without connection to municipal services. Although this request was approved by Council, steps needed to secure access to the property were not secured at that time. The current application seeks to secure access to the property via a private driveway with the creation of the proposed temporary turnaround.

The proposed driveway would need to cross the future Bridgedale Boulevard corridor, which is owned by the Town. The Town and the developer will need to enter into a right-of-way agreement for the driveway to cross the Boulevard, though it is noted that a Development Officer is not involved in the approval or terms of such right-of-way agreements. Planning staff note that once Bridgedale Boulevard is constructed, it will become a controlled access street and the location of the proposed driveway could limit new access points onto the Boulevard within 200m. If at a later time the developer wishes to extend Hiltz Avenue or another public street, this would require assent from Council and provide the Town another opportunity to agree to the location of an access point crossing Bridgedale Boulevard. However, planning staff recommend that the location where the driveway crosses Bridgedale Boulevard should be reconsidered at that time, such that the approval of a driveway for a single unit dwelling does not determine the long term connectivity and development potential of the property. It would be possible for the Town to pursue a right to negotiation of future access point(s) across Bridgedale Boulevard through a right of way or subdivision agreement with the developer.

Engineering and Public Works have requested that the temporary turnaround be paved, which could also be secured through the subdivision agreement.

It should be made clear to all parties that future subdivision and subsequent development of the remainder of the lot would require a new public street and dedication of Land For Public Purpose, and assent from Council. As with other public streets in the Town, it is understood that the developer will be responsible for the cost of developing a public street.

To summarize, the current application asks Council to assent to the location of the temporary turnaround. By adding the temporary turn around at the location at the end of the street, it will not only provide the opportunity for a driveway to be permitted as per the Zoning requirements but also aid in a safer turn around at the end of a dead-end street. Therefore, staff are of the opinion that the location of the future street/temporary turnaround at the end of Hiltz Avenue is considered an acceptable location.

MUNICIPAL PLAN

Policy 4.6.10. Council shall endeavor to provide and maintain a system of local, collector and arterial streets to meet the transportation needs of the Town.

ZONING BY-LAW

Definitions

“stub street” means a street or a future street that is reserved to provide access to unserved land

4.3.2. Driveways for Non-Residential Zones

f) Unless otherwise permitted in this By-law, no driveway shall have access to a future street or a stub street which does not have a temporary turnaround constructed to the Town of Riverview’s Subdivision Development – Procedures, Standards and Guidelines document.

SUBDIVISION BY-LAW

- 3 (1)** Every lot, block and other parcel of land in a subdivision shall abut,
- (a) a street owned by the Crown or the Town of Riverview; or
 - (b) in the case of lands owned or to be acquired by the Town of Riverview, public utilities and existing conditions only, such access other than a street mentioned in subsection (a) as may be approved by the Committee as being advisable for the development of the land.

CONTROLLED ACCESS BY-LAW

Prohibited Activity on Schedule “A” Streets

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.

Schedule A: Access Prohibited

Street Name

Bridgedale Boulevard

INTERDEPARTMENTAL REVIEW

The application was discussed by the Development Review Committee (Planning, CAO, Clerk, Engineering/Works, Fire, Parks).

No additional issues were raised by the Development Review Committee, though Engineering and Public works noted that upgrades to Hiltz Avenue may be scheduled for 2026, which could coincide with the construction of the temporary turnaround proposed in this application.

Parks Recreation and Community Services notes that the proposed driveway location is currently used informally for access to Mill Creek Park as well as for ATV trails and highlighted that the Town would not be responsible for maintaining this access, nor blocking or enforcing this access as it is located on the private property of the developer.

CONCLUSION

Staff are satisfied with the proposed location of the temporary turnaround.

RECOMMENDATION

The proposal was presented at the January 14th, 2026 meeting of the Planning Advisory Committee for its written views. The Committee passed the following motion:

That the Riverview Planning Advisory Committee recommend the Town of Riverview Council the location of the temporary turnaround as shown on Mill Creek Estates Subdivision plan prepared by JRD Engineering with job number 25-323S, subject to the following condition:

(1) That the developer shall enter into a subdivision agreement with the Town of Riverview for the construction of the temporary turnaround.”

ALTERNATIVES

- That Council postpone the decision for additional information; or


- That Council require amendments to the proposed subdivision application

RISK ANALYSIS

Administration does not see any risks associated with this application.

CONSIDERATIONS

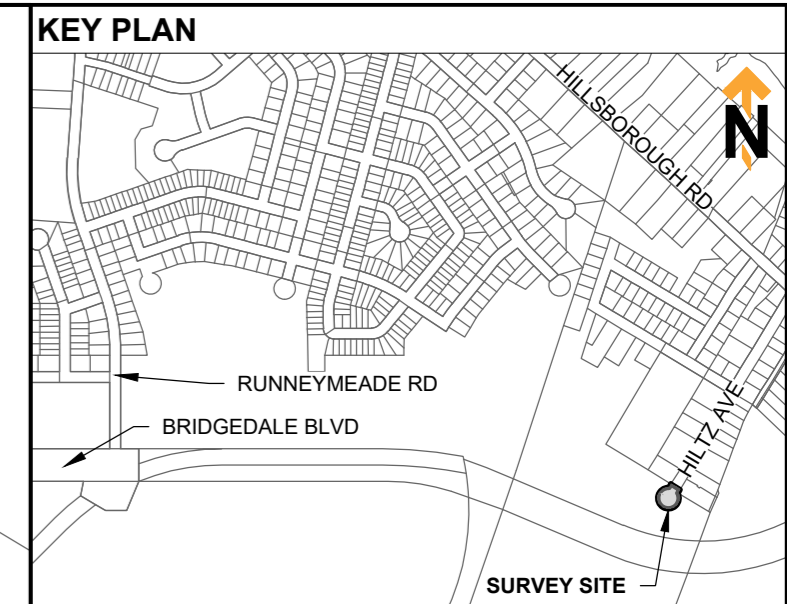
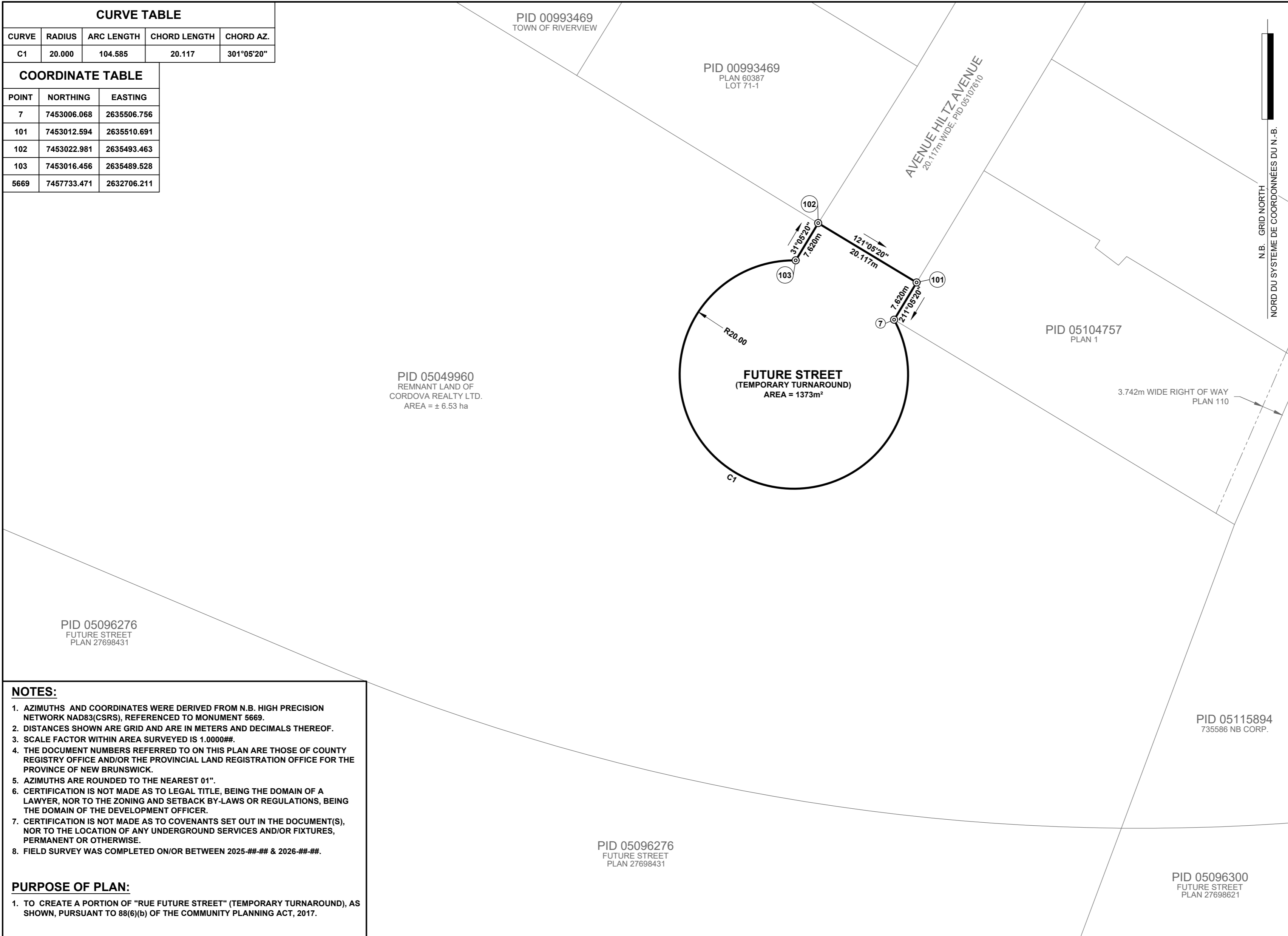
Financial	N/A
Environmental	N/A
Public Consultation	Public consultation is not required when accepting the location of new streets.
Attachments	Subdivision Plan dated December 5 th , 2025



Sam Gerrand, MCP
Planner, Plan360, SERSC

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD AZ.
C1	20.000	104.585	20.117	301°05'20"

COORDINATE TABLE		
POINT	NORTHING	EASTING
7	7453006.068	2635506.756
101	7453012.594	2635510.691
102	7453022.981	2635493.463
103	7453016.456	2635489.528
5669	7457733.471	2632706.211



LEGEND	
ITEM	
STANDARD SURVEY MARKER PLACED	⊙
STANDARD SURVEY MARKER FOUND	⊙
CALCULATED COORDINATE POINT	○
IRON PIPE FOUND	⊙
IRON BAR FOUND	⊙
SCRIBED WOODEN SURVEYOR'S POST	⊗
SQUARE IRON BAR FOUND	⊗
WOODEN SURVEYOR POST FOUND	⊗
NB GRID MONUMENT	⊗
TRAVERSE CONTROL POINT	⊗
LAND DEALT WITH BY THIS PLAN BOUNDED THUS	—————
LOT LINE	—————
AMENDING LOT LINE
PROPOSED LOT LINE	—————
EASEMENT	—————
PROPOSED EASEMENT
UTILITY POLE	⊙
GUY WIRE	→
LIGHT STANDARD	⊙
OVERHEAD UTILITY LINE	—○—
UNDERGROUND UTILITY LINE	—○—
GAS LINE	—GAS—
CURB STOP	⊗
FENCE	—X—
TREES	⊙
TREE LINE	~~~~~
MARSH	⊙
WATER WELL	⊙
ORDINARY HIGH WATER MARK	—OHWM—
NEW BRUNSWICK HIGH PRECISION MONUMENT	N.B. H.P.M.

NOTES:

1. AZIMUTHS AND COORDINATES WERE DERIVED FROM N.B. HIGH PRECISION NETWORK NAD83(CSRS), REFERENCED TO MONUMENT 5669.
2. DISTANCES SHOWN ARE GRID AND ARE IN METERS AND DECIMALS THEREOF.
3. SCALE FACTOR WITHIN AREA SURVEYED IS 1.0000##.
4. THE DOCUMENT NUMBERS REFERRED TO ON THIS PLAN ARE THOSE OF COUNTY REGISTRY OFFICE AND/OR THE PROVINCIAL LAND REGISTRATION OFFICE FOR THE PROVINCE OF NEW BRUNSWICK.
5. AZIMUTHS ARE ROUNDED TO THE NEAREST 01".
6. CERTIFICATION IS NOT MADE AS TO LEGAL TITLE, BEING THE DOMAIN OF A LAWYER, NOR TO THE ZONING AND SETBACK BY-LAWS OR REGULATIONS, BEING THE DOMAIN OF THE DEVELOPMENT OFFICER.
7. CERTIFICATION IS NOT MADE AS TO COVENANTS SET OUT IN THE DOCUMENT(S), NOR TO THE LOCATION OF ANY UNDERGROUND SERVICES AND/OR FIXTURES, PERMANENT OR OTHERWISE.
8. FIELD SURVEY WAS COMPLETED ON/OR BETWEEN 2025-##-## & 2026-##-##.

PURPOSE OF PLAN:

1. TO CREATE A PORTION OF "RUE FUTURE STREET" (TEMPORARY TURNAROUND), AS SHOWN, PURSUANT TO 88(6)(b) OF THE COMMUNITY PLANNING ACT, 2017.

PROPERTY INFORMATION

PID 05049960
 REGISTERED OWNER: CORDOVA REALTY LTD.
 DEED TRANSFER 40059298, DATE: 2020-05-11
 PLAN 27698431

OWNER'S STATEMENT

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I REPRESENT THE REGISTERED OWNER OF THE PROPERTY BEING SUBDIVIDED HEREON AND DO HEREBY GRANT APPROVAL TO THIS PLAN, AS ITS INTERESTS MAY APPEAR.

JOHN MacMANAMAN (PRESIDENT) CORDOVA REALTY LTD.

PID 05096276
 FUTURE STREET
 PLAN 27698431

PID 05096300
 FUTURE STREET
 PLAN 27698621

RAYWORTH & ROBERTS SURVEYS LTD.
 23 LAPLANCHE ST.
 AMHERST, N.S.
JRD-##

SURVEYOR'S STATEMENT

I, MICHAEL J. GOULD N.B.L.S., DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS PLAN CORRECTLY DEPICTS ANY RESEARCH, FIELD WORK AND COMPUTATIONS UNDERTAKEN FOR THIS PROJECT.

MICHAEL J. GOULD N.B.L.S. #390 2026-##-##

SURVEY

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MILL CREEK ESTATES SUBDIVISION

OWNER
CORDOVA REALTY LTD.

SOUTH OF AVENU HILTZ AVENUE
 TOWN OF RIVERVIEW
 PARISH OF COVERDALE
 COUNTY OF ALBERT
 PROVINCE OF NEW BRUNSWICK

SCALE
 0 5 10 15 20 25
 1:500 (A2)

CONSULTANT

JRD ENGINEERING LTD. | INFO@JRDENG.CA
 30 GORDON ST., SUITE 101 | MONCTON, NB E1C 1L8

DRAWN BY M.D.	CHECKED BY M.J.G.	DRAWING DESCRIPTION TENTATIVE SD PLAN
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