

# COUNCIL REPORT FORM



<b>To</b>	Mayor and Council & Colin Smith, Chief Administrative Officer Town of Riverview	Item
<b>From</b>	Sam Gerrand Planner	Meeting Date
<b>Date</b>	February 18, 2026	
<b>Subject</b>	Riverview West Subdivision – location of public streets and lands for public purpose	
<b>Length of presentation (if applicable)</b>	N/A	

## ISSUE

The proposed Riverview West Subdivision Plan aims to extend Rebecca Avenue, Vintage Avenue, Matthew Avenue, and Irving Road to create new lots for future residential development. Additionally, the plan looks to establish a future street for a future extension of Rebecca Avenue to Trites Road. A small strip of Land for Public Purpose(LFPP) is proposed at the south side of Irving Road to provide a pedestrian connection to the Future West Riverview Boulevard. The Community Planning Act requires Council to assent to the location of new public streets and LFPP.

## BACKGROUND

The subject property is located south of Berwick Avenue and east of Trites Road extension. The property is zoned Residential Low Rise (R-LR) and abuts an existing residential neighbourhood, which the proposed subdivision plan connects to via street extensions. Though the property has been vacant and zoned for residential development throughout the lifetime of the previous Municipal Plan and Zoning By-law (2015), development has not been realized in this area of Riverview. Now, the landowner wishes to move forward with an approval of the proposed subdivision plan, extend public streets and begin developing in West Riverview.

The location of public streets has been reviewed by staff and meets the requirements of the Town of Riverview Subdivision By-law. The extension of Rebecca Avenue to the West (ending in a future street) intends to provide access to Trites Road in the long term. This was identified as an important connection in the neighborhood and would alleviate traffic pressure to the north at the Vintage Avenue/Callowhill Road intersection as well as improve transportation connectivity within the proposed neighborhood.

The extension of Rebecca Ave also creates an intersection with Vintage Avenue/ Irving Road. This also allows Vintage Avenue to terminate at the intersection with Rebecca Avenue and become Irving Road to the south. Currently, civic numbers run in ascending order along Irving Road, but descend in order along Vintage Avenue. The change in street name at the proposed Rebecca Avenue intersection allows a clear transition between these two opposing civic number patterns.

As the public streets in the tentative subdivision plan are extensions of existing streets, names of the streets do not need to be assented to by Council. Staff have confirmed that the street names are registered with NB 911 and were previously approved by Council in the past.

The proposed tentative subdivision plan provides a small strip of LFPP which would provide a pedestrian connection to the future West Riverview Boulevard. This connection was also identified as an important connection in the neighborhood as the future West Riverview Boulevard could have an active transportation corridor and would allow the proposed neighborhood access to amenities such as the Dobson Trail, Winter Wonderland Park, and Mill Creek Nature Park beyond.

The LFPP connection is 267m<sup>2</sup> and makes up 0.39% of the land, exclusive of roads, on the tentative subdivision plan. As this is less than the required 10% LFPP, cash-in-lieu is proposed to compensate for the difference. An existing park along Rebecca Avenue abuts the subject property to the east and would provide park amenities to the proposed neighborhood. For this reason, Town staff have indicated that they are willing to accept cash-in-lieu of additional LFPP. Town administration and the developer have agreed on a cash-in-lieu value of \$29,230.68 based on the approximate value of the land. The Subdivision By law

allows a combination of LFPP and cash-in-lieu to be given, as is proposed here.

Overall, the proposed subdivision plan extends existing streets and fits into the suburban context of the surrounding low-rise residential neighborhoods. Important transportation connections are provided: namely the extension of Rebecca Avenue west allowing future connection to Trites Road, and the pedestrian connection (LFPP) south to the future West Riverview Boulevard. A combination approach of LFPP and cash-in-lieu is proposed, which – given the proximity of the park on Rebecca Avenue abutting the property – is considered to be acceptable by staff. For these reasons, staff are supportive of the application.

## **MUNICIPAL PLAN**

### **Road Network**

Riverview has traditionally served as a bedroom community for employers in Moncton and Dieppe which raises many challenges for the ongoing maintenance of the public street system. With the automobile continuing to be the major mode of transport and increasing traffic congestion in the Greater Moncton Area and beyond, the future road network must be carefully planned.

The Town has acknowledged the importance of this issue and is committed to working on a Sustainable Transportation Plan with neighbouring communities. The Town has proposed to realign the limit of Hillsborough Road to the new alignment of the extension of Bridgedale Boulevard outside of the flood prone area of Mill Creek.

The Future Roads Map, attached to this Plan as Schedule D, will help guide the subdivision process to ensure that streets in the Town are developed in a coordinated and efficient way. The hierarchy of all future streets, and the detailed definitions and design of these streets, will continue to be provided in the Subdivision Development – Procedures, Standards and Guidelines document that is administered by the Town.

### **Local Streets**

Local streets are municipal streets that provide access to property, while some may provide access to the higher order street systems. The majority of the streets in the Town are within this category. Local streets provide the lowest level of mobility and through traffic is generally discouraged. They are generally not considered for transit routes. Sidewalks may be required on one side of the street. Local streets are a Level II priority for winter maintenance and have a right of way widths ranging from 18-20 metres.

**Policy 4.6.2** Through the Subdivision By-law, Council shall limit development on local streets without a secondary access point to 100 units.

### **Residential Low-Rise**

**Policy 5.4.1** It shall be the intention of Council to recognize lower density neighbourhoods and permit mix of housing types including single unit, two unit (semi-detached and duplex dwellings), town and row houses, accessory dwelling units, and garden suites, allowing up to four dwelling units on a lot by establishing a Low Rise Residential (R-LR) in the Zoning By-law.

### **Parks, Open Spaces and Recreational Facilities**

**Policy 10.0.10** When a subdivision plan involves the dedication of land for public purposes, Council shall instruct the Committee, the Town's Parks & Recreation Department, and Engineering and Public Works Department to have consideration for the following site planning guidelines:

- a) compatibility of the proposed use with the natural environment, natural drainage pattern and surrounding land uses;
- b) adequacy of the proposed site plan;
- c) topography of the land;
- d) potential impact on the adjacent property owners, including noise generation, drainage, light spill-over and privacy protection;
- e) user safety and security;
- f) ensure sufficient site frontage to provide ample visibility to encourage maximum use;
- g) provision of adequate site parking, if required;
- h) consideration of special needs groups and individuals;
- i) traffic impact considerations; and
- j) any other matter deemed necessary by either the Committee or Council

## **SUBDIVISION BY-LAW**

### **Streets and Services**

2. (1) In a subdivision, unless otherwise stipulated by the Committee, streets required pursuant to subsection 3(1)(a) of this by-law shall:

- a) contain the following minimum right of way width:

....

- urban collector minor - 20 meters

- urban local primary- 20 metres

b) be constructed with the following minimum driving surface:

...

-urban local minor- 9.8 meters

-urban local primary- 9.8 metres

...

- c) in the case of a cul de sac, be permitted to a limited extent in any subdivision or when the topography and dimension of the land provide for no other option of design. If permitted, a cul de sac shall not exceed a maximum length of 183 meters and contain a radius not less than 18 meters for the turning area. Maximum length of a cul de sac is intended to be measured from the intersection street right of way to the back of the turning area;
- d) not exceed a horizontal grade of 6% for arterial and collector streets and 8% for local streets. The minimum desirable grade of any street shall be 0.8%, unless approved by the Town's Engineering Department;
- e) in the case of phased development, be constructed in their entirety, including underground infrastructure, curb and gutters, asphalt, street lighting and sidewalks, if required from the intersecting roadway to the back lot line of corner lots;
- f) intersect other streets at 90 degrees.
- g) not be closer than 60 meters to another street whether the said street is located on the same side or the opposite side of the street. This distance is to be measured from the closest edges of the street right of way boundaries; and
- h) together with other required facilities as mentioned in section 5 of this by-law be designed by a Professional Engineer licensed to practice in the Province of New Brunswick in accordance with the Town of Riverview's infrastructure standards as provided for in the latest edition or version of the "*Subdivision Development -Procedures, Standards and Guidelines*".

(2) Names of streets in a subdivision are subject to the approval of the Committee.

### **Lots and Blocks**

(4) Unless otherwise stipulated by the committee, every block shall be a minimum of 150 meters in length and not exceed 365 meters in length. The block shall be designed with a depth to permit two lots between the streets.

### **Lands for Public Purposes**

4.

- 1) As a condition of approval of a subdivision plan, land in the amount of ten (10) percent of the area of the subdivision exclusive of public streets, at such location as assented to by Council pursuant to the Community Planning Act, is to be set aside as "lands for public purposes", and so indicated on the plan.
- 2) Council may require, in lieu of land set aside under subsection (1), a sum of money to be paid to the municipality in the amount of eight percent of the market value of the land in the proposed subdivision at the time of submission for approval of the subdivision plan exclusive of streets intended to be publicly owned.
- 3) Nothing in this section shall affect the ability of the applicant and the Town of Riverview to enter into an agreement providing for the setting aside of part land and part cash-in-lieu, provided that the aggregate value to the Town shall not be less than that provided in subsections (1) or (2).
- 4) Where Land for Public Purposes is substandard the Developer shall, where required to accommodate the designated use of the said lands, grade and level the said land and install all necessary drainage systems, and other municipal infrastructure including connection to mains, all of which shall be in accordance with the Town of Riverview's Standard Municipal Specifications.

### **INTERDEPARTMENTAL REVIEW**

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

Engineering had concerns related to transportation connectivity and civic numbering, which the applicant has worked to address. Engineering is now okay with the proposed tentative subdivision plan and will work with the applicants to determine finalized engineering and construction details as a part of the subdivision process.

Parks and Recreation requested that an active transportation (pedestrian) connection be added to the plan to provide a connection from the new neighborhood to the future West Riverview Boulevard, which will likely contain active transportation. This was addressed by the developer and is reflected in the proposed subdivision plan. Additionally, Parks and Recreation indicated that the existing Park

on Rebecca Avenue could provide Park amenities for the new proposed neighborhood and cash-in lieu of Land for Public Purpose (LFPP) could be accepted.

Public Utility Companies were contacted on the location of the proposed Public Utility Easements (PUEs). No concerns were raised with the proposed 5m wide PUEs.

## CONCLUSION

The Development Review Committee and Planning Staff are satisfied with the proposed layout of streets and the combination approach of lands for public purpose and cash-in-lieu.

## RECOMMENDATION

The proposal was presented at the February 17, 2026, meeting of the Planning Advisory Committee for its written views. The Committee passed the following motions:

### Motion 1

*“That the Riverview Planning Advisory Committee RECOMMENDS to the Riverview Council the location of the streets as proposed on the Tentative Amending West Riverview Subdivision Plan prepared by JRD Engineering dated January 30, 2026 as the proposed streets conform to the framework provided in the Subdivision By-law and Community Planning Act for suitable street locations, subject to the following conditions:*

- a) All streets and services are to be constructed to the Town of Riverview specification.*
- b) The developer shall enter into a subdivision agreement with the Town of Riverview for the construction of streets and services.”*

### Motion 2

*“That the Riverview Planning Advisory Committee RECOMMENDS to the Riverview Council the location of the Lands for Public Purposes as proposed on the Tentative Amending West Riverview Subdivision Plan prepared by JRD Engineering dated January 30, 2026 as the proposed lands provide a pedestrian connection to the future West Riverview Boulevard.”*

Further, Town Administration is recommending that Council accept \$29,230.68 as cash-in-lieu of the remaining lands for public purpose (6,456m<sup>2</sup>).

## ALTERNATIVES

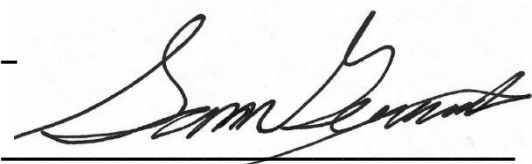
- That Council postpone the decision for additional information; or
- That Council require amendments to the proposed street and lands for public purpose

## RISK ANALYSIS

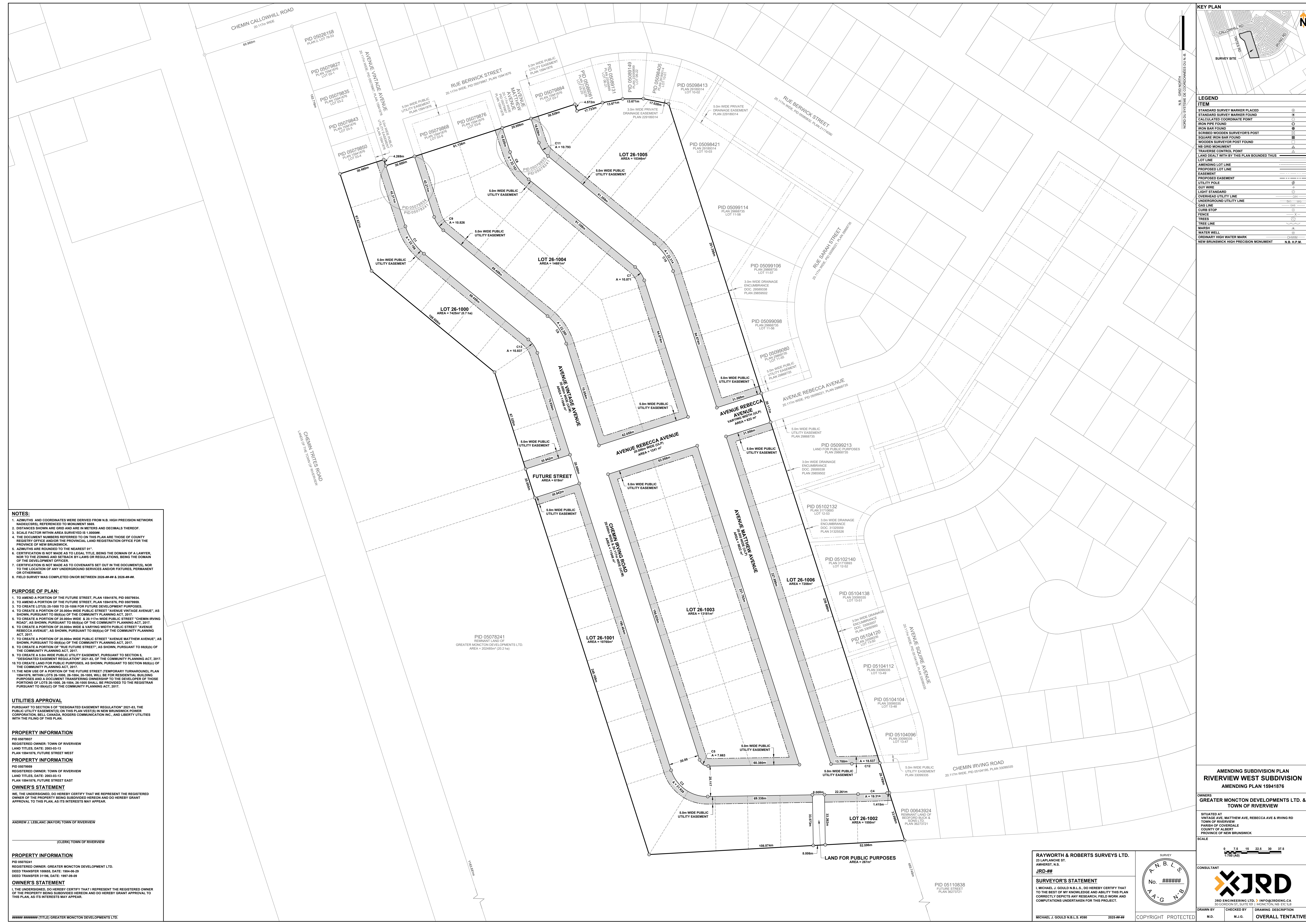
Administration does not see any risks associated with this application.

## CONSIDERATIONS

<b>Financial</b>	\$29,230.68 is proposed in lieu of the remaining requirement for 6,456m <sup>2</sup> of LPP
<b>Environmental</b>	N/A
<b>Public Consultation</b>	Public consultation is not required when accepting the location of new streets or lands for public purpose
<b>Attachments</b>	Subdivision Plan dated January 30, 2026



**Sam Gerrand**  
Planner, Plan360, SERSC



**NOTES:**

1. AZIMUTHS AND COORDINATES WERE DERIVED FROM N.B. HIGH PRECISION NETWORK (NAD83(CRS)), REFERENCED TO MONUMENT 5669.
2. DISTANCES SHOWN ARE GRID AND ARE IN METERS AND DECIMALS THEREOF.
3. SCALE FACTOR WITHIN AREA SURVEYED IS 1.000000.
4. THE DOCUMENT NUMBERS REFERRED TO ON THIS PLAN ARE THOSE OF COUNTY REGISTRY OFFICE AND/OR THE PROVINCIAL LAND REGISTRATION OFFICE OF 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 DOCUMENTS, NOR TO THE LOCATION OF ANY UNDERGROUND SERVICES AND/OR FUTURES, PERMANENT OR OTHERWISE.
8. FIELD SURVEY WAS COMPLETED ON OR BETWEEN 2025-08-28 & 2025-09-05.

**PURPOSE OF PLAN:**

1. TO AMEND A PORTION OF THE FUTURE STREET, PLAN 15941876, PID 05079924.
2. TO AMEND A PORTION OF THE FUTURE STREET, PLAN 15941876, PID 05079929.
3. TO CREATE LOTS 26-1000 TO 26-1006 FOR FUTURE DEVELOPMENT PURPOSES.
4. TO CREATE A PORTION OF 20.000m WIDE PUBLIC STREET 'AVENUE VINTAGE AVENUE', AS SHOWN, PURSUANT TO 88(10) OF THE COMMUNITY PLANNING ACT, 2017.
5. TO CREATE A PORTION OF 20.000m WIDE & 20.117m WIDE PUBLIC STREET 'CHEMIN IRVING ROAD', AS SHOWN, PURSUANT TO 88(10) OF THE COMMUNITY PLANNING ACT, 2017.
6. TO CREATE A PORTION OF 20.000m WIDE & VARYING WIDTH PUBLIC STREET 'AVENUE REBECCA AVENUE', AS SHOWN, PURSUANT TO 88(5) OF THE COMMUNITY PLANNING ACT, 2017.
7. TO CREATE A PORTION OF 20.000m WIDE PUBLIC STREET 'AVENUE MATTHEW AVENUE', AS SHOWN, PURSUANT TO 88(10) OF THE COMMUNITY PLANNING ACT, 2017.
8. TO CREATE A PORTION OF 'RUE FUTURE STREET', AS SHOWN, PURSUANT TO 88(10) OF THE COMMUNITY PLANNING ACT, 2017.
9. TO CREATE A 5.0m WIDE PUBLIC UTILITY EASEMENT, PURSUANT TO SECTION 5, 'DESIGNATED EASEMENT REGULATION' 2021-03, OF THE COMMUNITY PLANNING ACT, 2017.
10. TO CREATE LAND FOR PUBLIC PURPOSES, AS SHOWN, PURSUANT TO SECTION 88(10) OF THE COMMUNITY PLANNING ACT, 2017.
11. THE NEW USE OF A PORTION OF THE FUTURE STREET (TEMPORARY TURNAROUND), PLAN 15941876, WITHIN LOTS 26-1000, 26-1004, 26-1005, WILL BE FOR RESIDENTIAL BUILDING PURPOSES AND A DOCUMENT TRANSFERRING OWNERSHIP TO THE DEVELOPER OF THOSE PORTIONS OF LOTS 26-1000, 26-1004, 26-1005 SHALL BE PROVIDED TO THE REGISTRAR PURSUANT TO 89(4)(C) OF THE COMMUNITY PLANNING ACT, 2017.

**UTILITIES APPROVAL**  
 PURSUANT TO SECTION 4 OF 'DESIGNATED EASEMENT REGULATION' 2021-03, THE PUBLIC UTILITY EASEMENT(S) ON THIS PLAN VEST(S) IN NEW BRUNSWICK POWER CORPORATION, BELL CANADA, ROGERS COMMUNICATION INC., AND LIBERTY UTILITIES WITH THE FILING OF THIS PLAN.

**PROPERTY INFORMATION**  
 PID 05079927  
 REGISTERED OWNER: TOWN OF RIVERVIEW  
 LAND TITLES, DATE: 2003-03-13  
 PLAN 15941876, FUTURE STREET WEST

**PROPERTY INFORMATION**  
 PID 05079929  
 REGISTERED OWNER: TOWN OF RIVERVIEW  
 LAND TITLES, DATE: 2003-03-13  
 PLAN 15941876, FUTURE STREET EAST

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

ANDREW J. LEBLANC (MAYOR) TOWN OF RIVERVIEW  
 \_\_\_\_\_  
 (CLERK) TOWN OF RIVERVIEW

**PROPERTY INFORMATION**  
 PID 05078241  
 REGISTERED OWNER: GREATER MONCTON DEVELOPMENT LTD.  
 DEED TRANSFER 100655, DATE: 1984-05-29  
 DEED TRANSFER 31196, DATE: 1997-09-09

**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.

##### (TITLE) GREATER MONCTON DEVELOPMENTS LTD.

**KEY PLAN**

**LEGEND**

ITEM	SYMBOL
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'S POST FOUND	⊙
N.B. GRID MONUMENT	⊕
TRVERSE CONTROL POINT	⊕
LAND DEALT WITH BY THIS PLAN BOUNDED THUS	—————
LOT LINE	—————
AMENDING LOT LINE	—————
PROPOSED LOT LINE	—————
EASEMENT	—————
PROPOSED EASEMENT	—————
UTILITY POLE	⊕
QUIET WIDE	⊕
LIGHT STANDARD	⊕
OVERHEAD UTILITY LINE	———
UNDERGROUND UTILITY LINE	———
GAS LINE	———
CURB STOP	⊕
FENCE	⊕
TREES	⊕
TREE LINE	⊕
MARSH	⊕
WATER WELL	⊕
ORDINARY HIGH WATER MARK	⊕
NEW BRUNSWICK HIGH PRECISION MONUMENT	N.B. H.P.M.

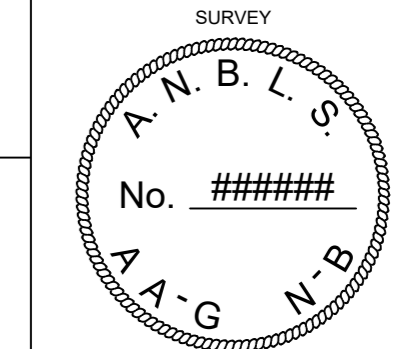
**AMENDING SUBDIVISION PLAN**  
**RIVERVIEW WEST SUBDIVISION**  
 AMENDING PLAN 15941876

OWNERS:  
**GREATER MONCTON DEVELOPMENTS LTD. & TOWN OF RIVERVIEW**

SITUATED AT  
 VINTAGE AVE, MATTHEW AVE, REBECCA AVE & IRVING RD  
 TOWN OF RIVERVIEW  
 PARISH OF COVERDALE  
 COUNTY OF ALBERTA  
 PROVINCE OF NEW BRUNSWICK

SCALE  
 0 7.5 15 22.5 30 37.5  
 1:750 (AS)

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



**SURVEYOR'S STATEMENT**  
 I, MICHAEL J. GOULD N.B.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.S. #990 2025-##-##  
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CONSULTANT

**XJRD**  
 JRD ENGINEERING LTD. INFO@JRDEN.CA  
 30 GORDON ST. SUITE 101 MONCTON, NB E1C 1A9

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ DRAWING DESCRIPTION: \_\_\_\_\_  
 M.D. M.J.G. OVERALL TENTATIVE