

Riverview Planning Advisory Committee

12/2/2025

Staff Report

Subject: To Create a Portion of Mitton Road - Request for Recommendation

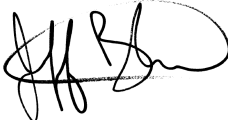
File number: 24-1935

From:



Jenna Stewart

Reviewed by:



Jeff Boudreau

Manager of Subdivision Approval / Gestionnaire d'approbation des lotissements

General Information

Applicant:

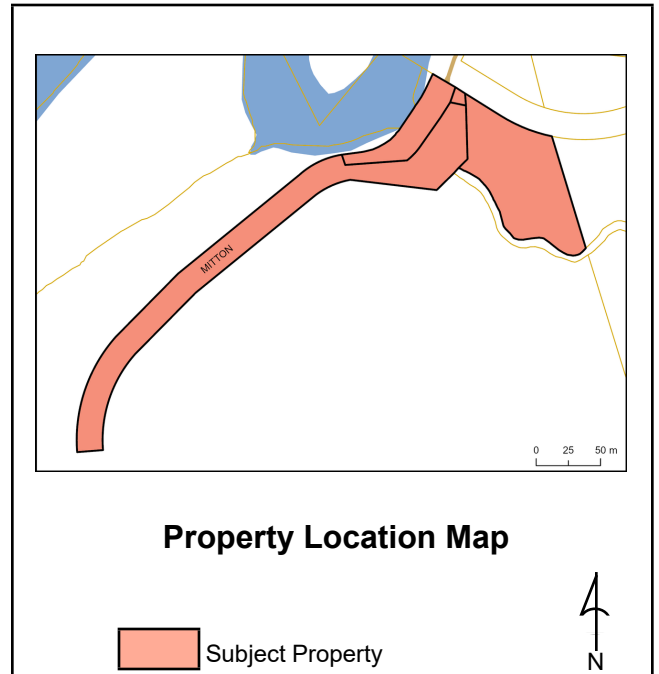
Hub Surveys

Landowner:

N.B Transportation

Proposal:

To create a portion of Mitton Road (cul de sac turn around)



Site Information

PID: 05043427, 05043336, 05020201, 05123252

Lot Size: 1860sqm, 109sqm, 6298sqm, 8923sqm

Location:

Mitton Road

Current Use:

Road and NB Transportation Land, Vacant

Zoning:

Rural Area (RA) and Open Space (OS)

Future Land Use:

Rural and Community Use

Surrounding Use & Zoning:

Rural Area (RA) and Open Space (OS)

Municipal Servicing:

Outside of Municipal Services Boundary

Access-Egress: Mitton Road

Municipal Plan Policies

Riverview Municipal Plan

Road Network

The fact that Riverview has traditionally served as a bedroom community for employers in Moncton and Dieppe raises many challenges for the ongoing maintenance of the public street system. With the automobile continuing to be the major mode of transport, funding from senior levels of government becoming harder to acquire, and increased through traffic to Moncton and beyond (e.g. Fundy National Park), the future road network must be carefully planned. The Town has acknowledged the importance of this issue and is committed to working on a tricomunity Sustainable Transportation Plan. Improving the connectivity of streets will enhance traffic movement in the Town, increase the choices for travel, and influence traffic patterns and travel behavior.

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 of Riverview are within this category. Local streets provide the lowest level of mobility and through traffic is generally discouraged. They usually are 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 4.6.7 Council shall endeavor to provide and maintain a system of local, collector and arterial streets to meet the transportation needs of the Town.

Policy 4.6.8 To ensure that streets in the Town are developed in a coordinated and efficient way, the Future Roads Map (Schedule B) will serve as the primary guide for the location of new arterial and collector streets during the subdivision and development review process.

Zoning and/or Subdivision By-law Regulation

Subdivision By-Law

Definitions

“Type 2 Subdivision” means a subdivision that creates a new public street and services

Street and Services

2. (1) In a subdivision, unless other 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 local minor - 18 meters

-urban local primary - 20 meters

...

(b) be constructed with the following minimum driving surface:

...

-urban local minor - 9.8 meters

-urban local primary -9.8 meters

Internal Consultation & External Consultation

The proposed subdivision plan was discussed with the Development Review Committee (Planning, CAO/Clerk, Engineering, Economic Development, Parks, and Fire). No concerns were raised.

Engineering is involved in this project, as it is a Town of Riverview project.

Discussion

Mitton Road is located off of Coverdale Road on the west end of the Town of Riverview. It is the last road along Coverdale that is contained within the Town of Riverview western town boundary. The surrounding area is zoned Rural Area and/or Open Space, and there is a limited number of lots located along this road.

The majority of the land subject to this subdivision plan are owned by the provincial department of transportation though the authority for managing these streets, and all roads within the town limits, was transferred to the Town of Riverview through an order in council in 1982. It is also important to note that this is a project directed by the Town of Riverview therefore no subdivision agreements are required as part of this subdivision approval process.

The Tentative Mitton Road subdivision is a Type 2 subdivision. A recommendation from the Planning Advisory Committee to council is one of the required steps to bring this proposed Type 2 subdivision plan to council for their final assent.

The Tentative Mitton Road Subdivision Plan outlines that it's purpose is to create a portion of Mitton Road. As seen on the tentative proposed plan, this portion of the road is a circular turn around area, that would act as the new end of Mitton Road.

There are wetlands covering parts of this area and a nearby watercourse, Turtle Creek. A WAWA (Watercourse and Wetland Alteration Permit) was obtained by the Town of Riverview for this portion of Mitton Road.

Public Notice

No public notice was required for this application.

Legal Authority

Community Planning Act

88(1) If a subdivision plan of land in a municipality provides for the laying out of public or future streets or the setting aside of land for public purposes, approval of the plan by the development officer shall not be given until the plan has been assented to by council.

88(4) An asset under this section shall not be given until

(a) subject to subsection (8), the advisory committee or regional service commission has recommended the location of the streets referred to subsection (1) or (2), or the land for public purposes referred to in subsection (1) or (3) , or both, as the case may be, or the recommendation has been rejected by a majority of the members of council, and (b) paragraph 75(1)(i) has been complied with.

Recommendation

Staff respectfully recommends that the Riverview Planning Advisory Committee recommend the Town of Riverview council assent to the creation of a portion of Mitton Road as shown on the Mitton Road subdivision plan by Hub Surveys with Job-#24-068 from 2024.



Mitton Rd, Riverview, NB, E X

Show search results for Mitton ...

Legend; Légende

- Industrial (I); Zone industrielle (I)
- Integrated Development (ID); Zone d'aménagement intégré (ID)
- Manufactured Dwelling (MD); Zone d'habitation en préfabriquées (MD)
- Multiple Unit Dwelling (R3); Zone d'habitation Multifamiliales (R3)
- Neighborhood Commercial (NC); Zone commerciale de quartier (NC)
- Open Space & Conservation (OS); Zone d'espaces verts et de conservation (OS)
- Parks, Recreation, Institutional (PRI); Parcs, Loisirs, Zone institutionnelle (PRI)
- Residential Business Service (RBS); Zone d'affaire (RBS)
- Residential Mix (RM); Zone résidentielle mixte (RM)
- Rural Zone (RA); zone rurale (RA)
- Single Unit Dwelling (R1); Zone d'habitation unifamiliales (R1)
- Single Unit Dwelling (Compact) (R1-C); Zone d'habitation unifamiliales (compact) (R1.C)

Search result

Mitton Rd, Riverview, NB, E1B, CAN

[Zoom to](#)