

Riverview Secondary Plan

Bridgedale-Gunningsville-Robertson Area



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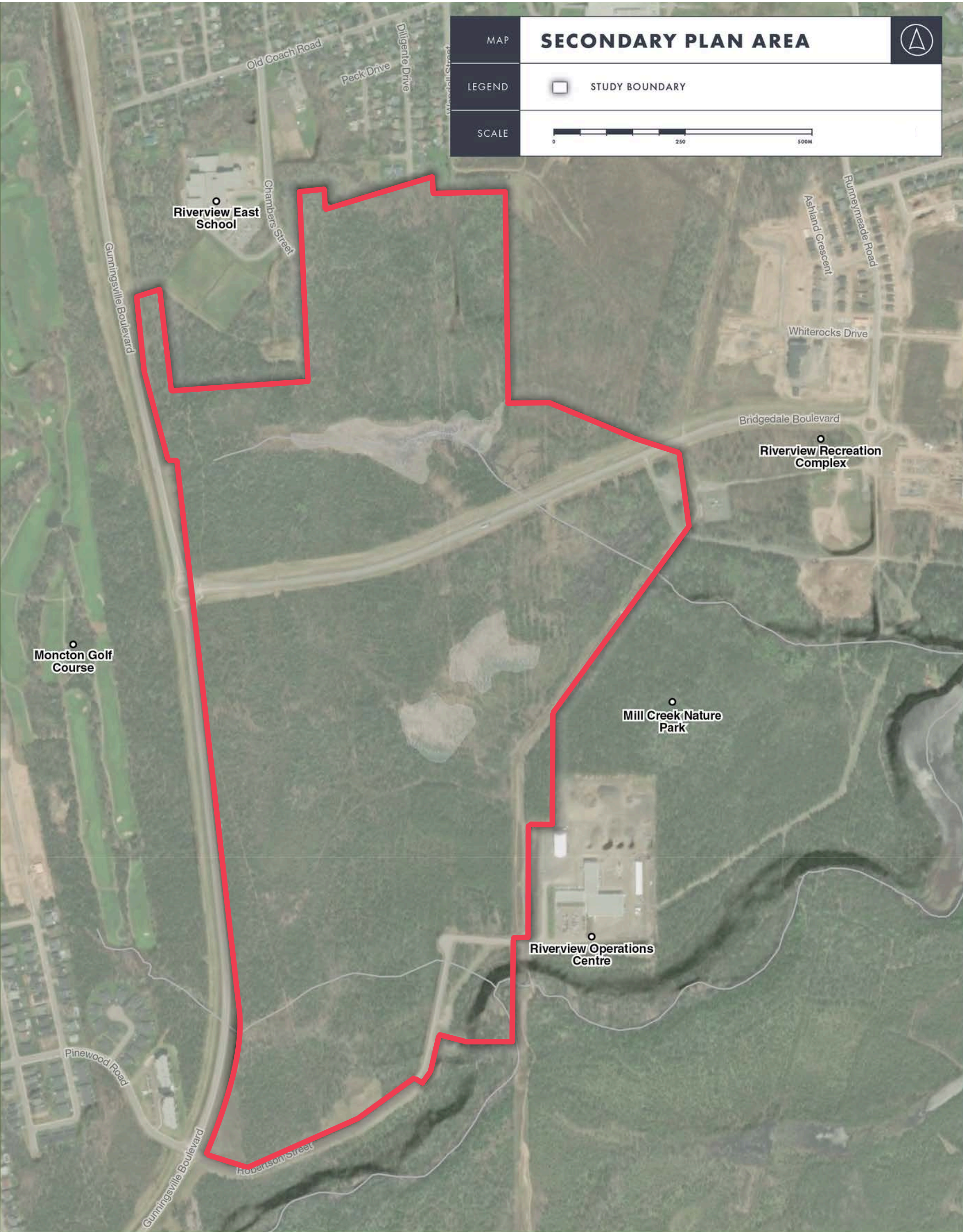


Background

Like many communities in the Maritimes, Riverview has been experiencing steady growth in recent years, with the town's population growing by nearly 5% between the last two census periods. The Town's Municipal Plan, adopted by Council on November 10, 2025, outlines where Riverview is today and where it wants to go. Its vision is:

Riverview is a dynamic community where people thrive, businesses prosper, and the natural environment is balanced with growth, providing a high quality of life for all.

Overall, the Town is well positioned for future growth and is an attractive destination for newcomers and young families given that housing prices are slightly lower than its neighbours, but also given the variety of open space and recreational opportunities that the municipality offers.



About the Project

This project involves the development of a Secondary Plan for the Bridgedale-Gunningsville-Robertson area. Within the Municipal Plan, this area has been identified as a key area for future development.

The Town has already invested in infrastructure in the area, including water and sewer infrastructure along Gunningsville and Bridgedale Boulevards.

What is a Secondary Plan?

A Secondary Plan focuses on a smaller area of the community. It gives more detail about all aspects of community building, including land use, design, infrastructure, transportation, recreation, and consideration for environmental features, ensuring growth remains in line with the Town's overall vision. This Secondary Plan will ensure a holistic and well-connected approach to future development in the area.

Project Timeline



Discovery and
Background Report
Sep - Nov 2025



Community Visioning
Nov - Dec 2025



Design and Secondary
Plan Drafting
Dec 2025 - Feb 2026



Community Engagement
on Draft Plan
Mar 2026



Finalization and Adoption
Apr - May 2026



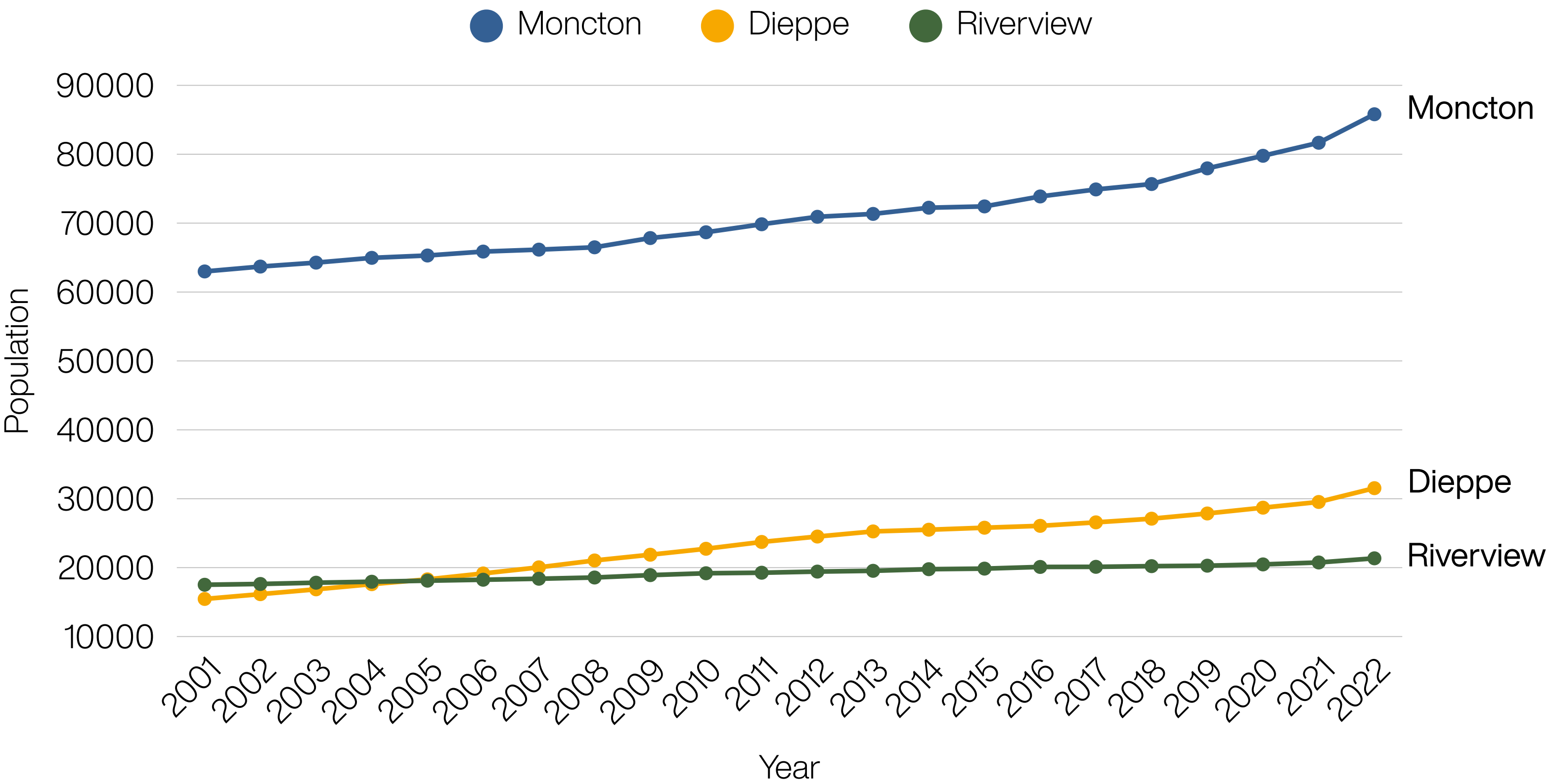
For more information and to submit online feedback, visit speakupland.ca/riverview-secondary-plan

Demographics

Riverview Secondary Plan



Population Growth Estimates



Source: Riverview Housing Needs Assessment (2024)

Population

- + Riverview’s population has been steadily growing , with a growth rate of 4.7% between 2016 and 2021.
- + However, growth has lagged behind Moncton (10.5%) and Dieppe (10.8%).
- + While the Greater Moncton Area has seen a larger number of younger people settling in the area, this trend has not held true for Riverview.

52% of survey respondents consider the need for affordable housing “critical”

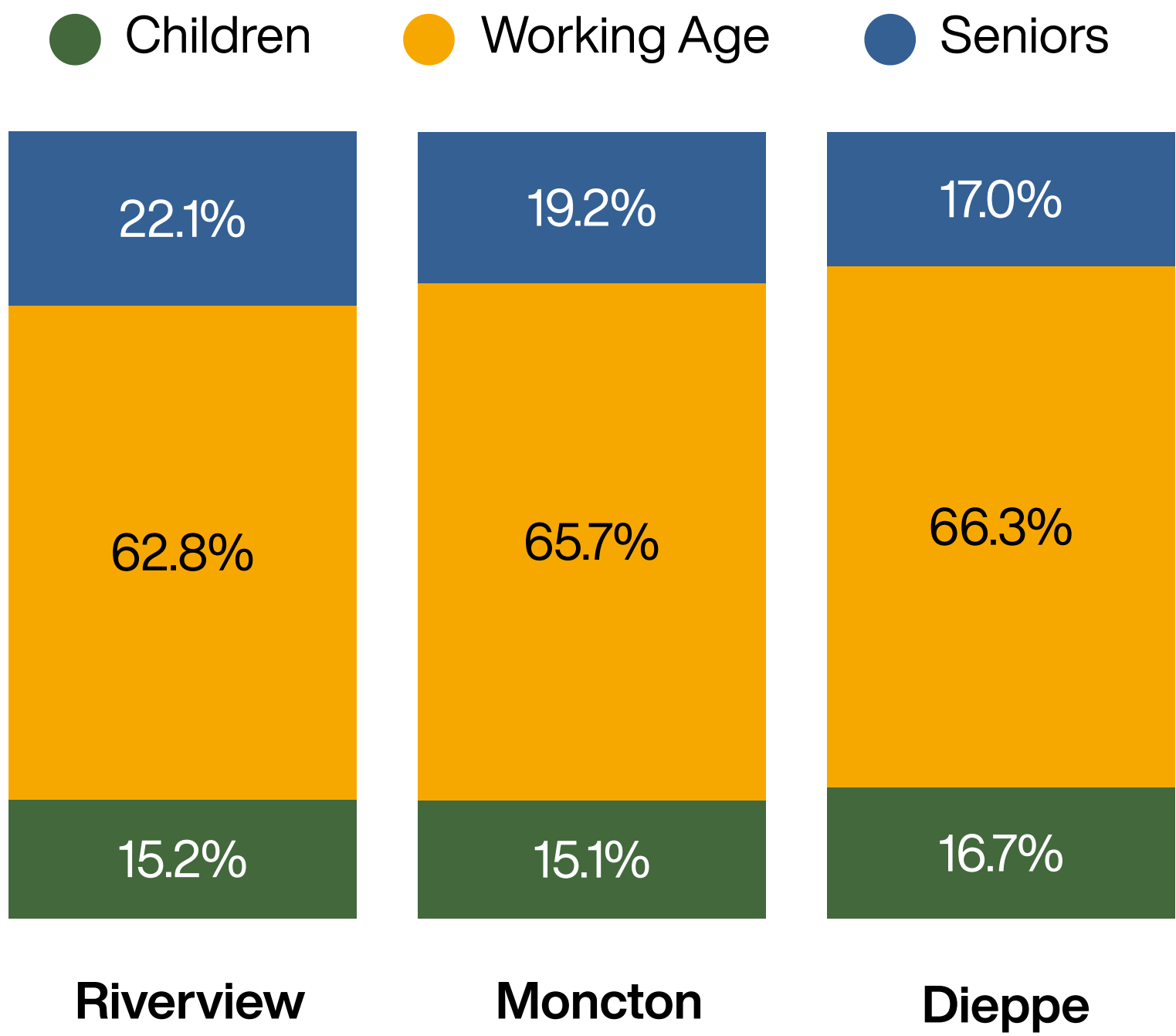
Riverview Housing Needs Assessment (2024)

- + Population density in Riverview is mostly low, with some pockets of higher density. This corresponds to the housing stock, which is primarily single-detached homes.
- + A major factor why Moncton and Dieppe have grown more is because they have been more receptive to apartment construction.

62% of survey respondents believe the need for rental housing is “critical” or “high”

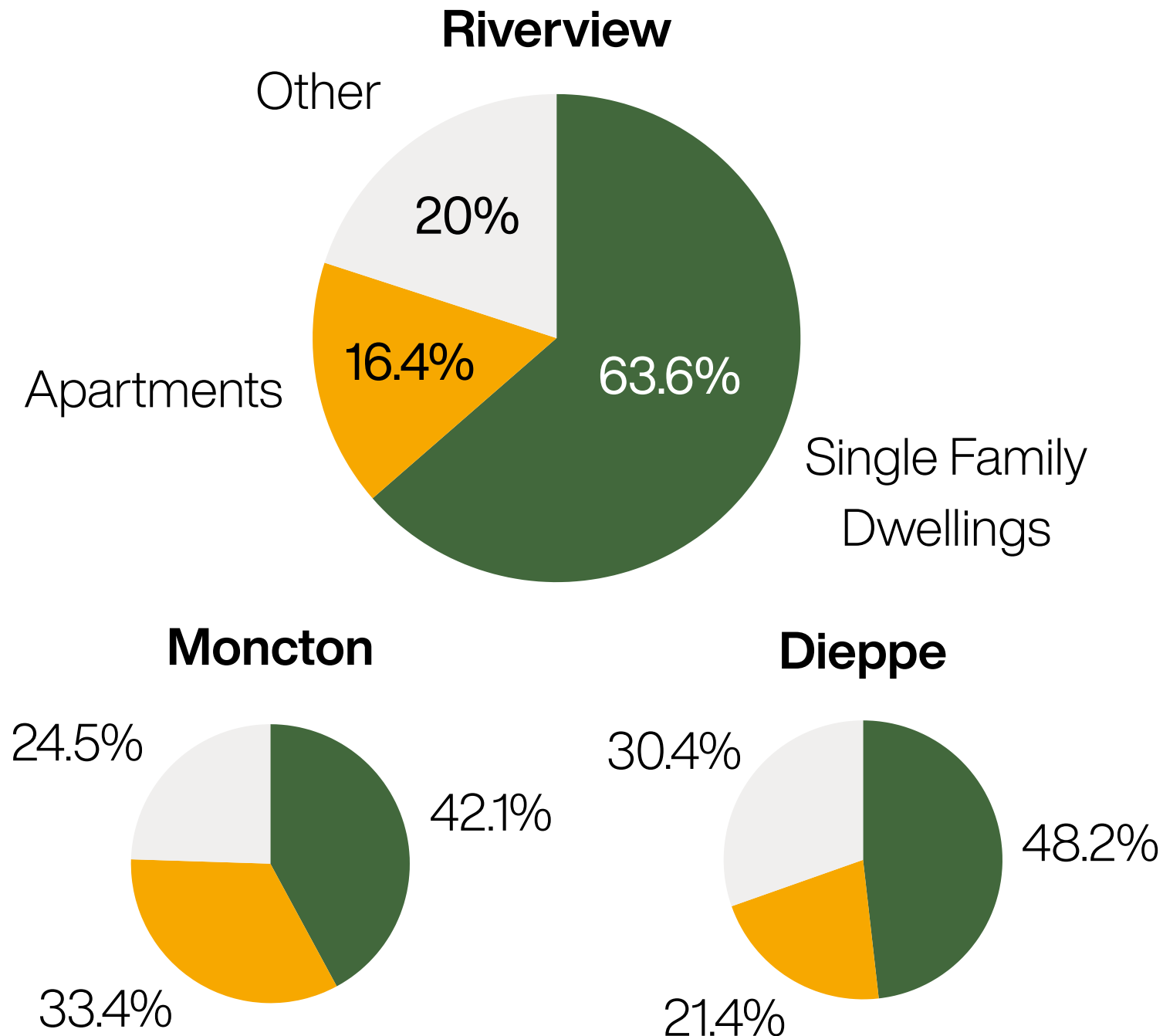
Riverview Housing Needs Assessment (2024)

Age Demographics



Source: Statistics Canada (2021)


Housing Mix




Source: Riverview Housing Needs Assessment (2024)

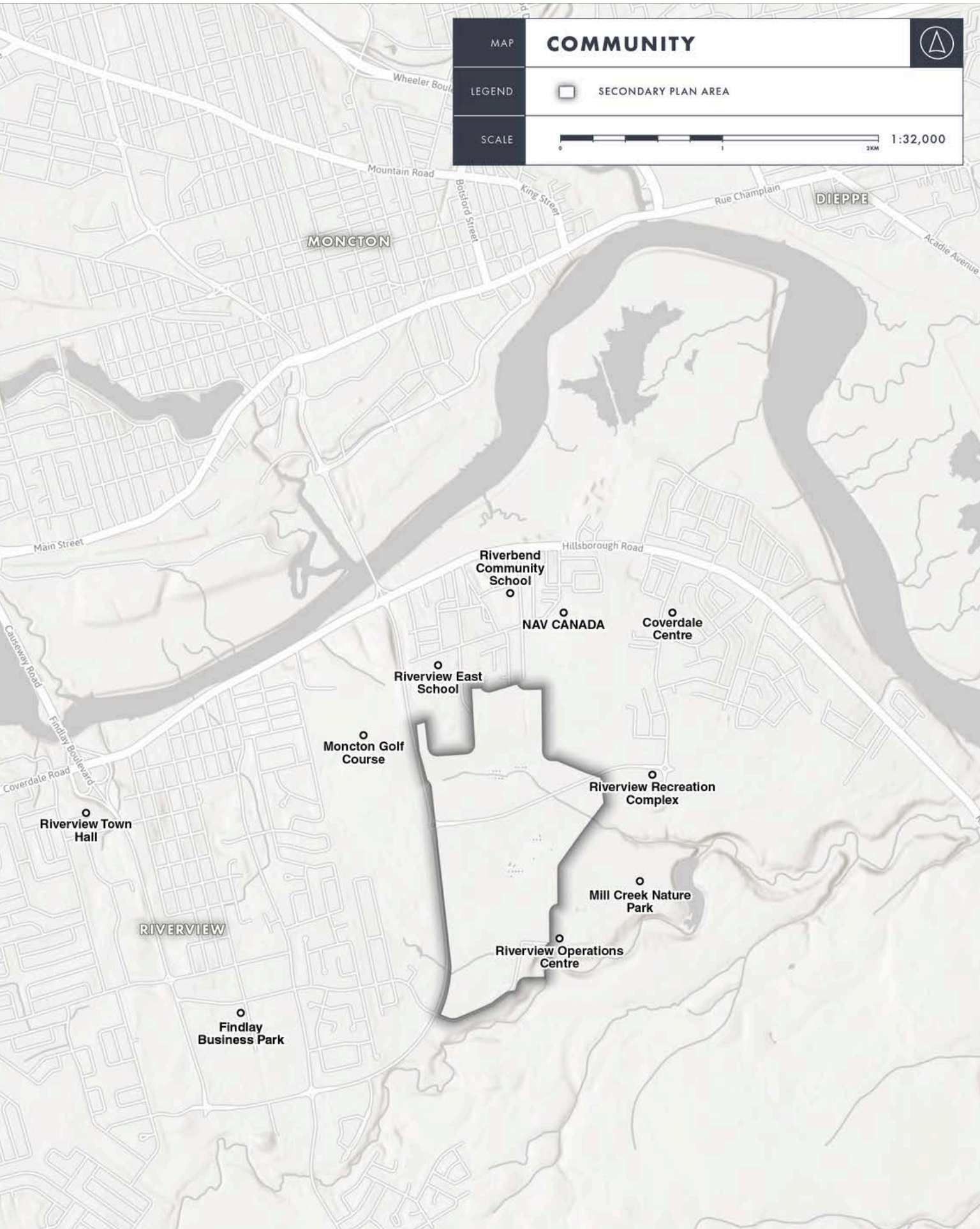
Key Site Information

Riverview Secondary Plan



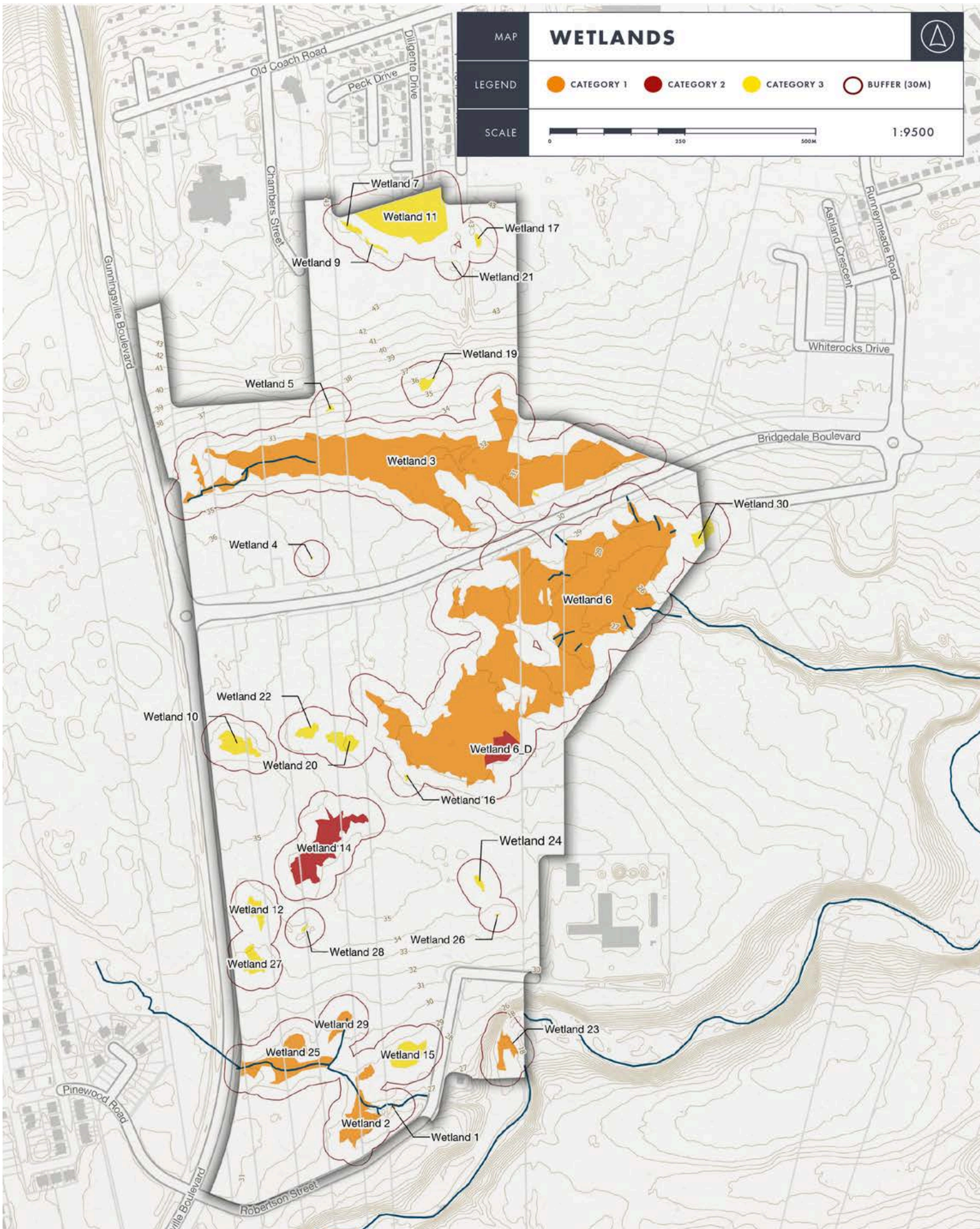
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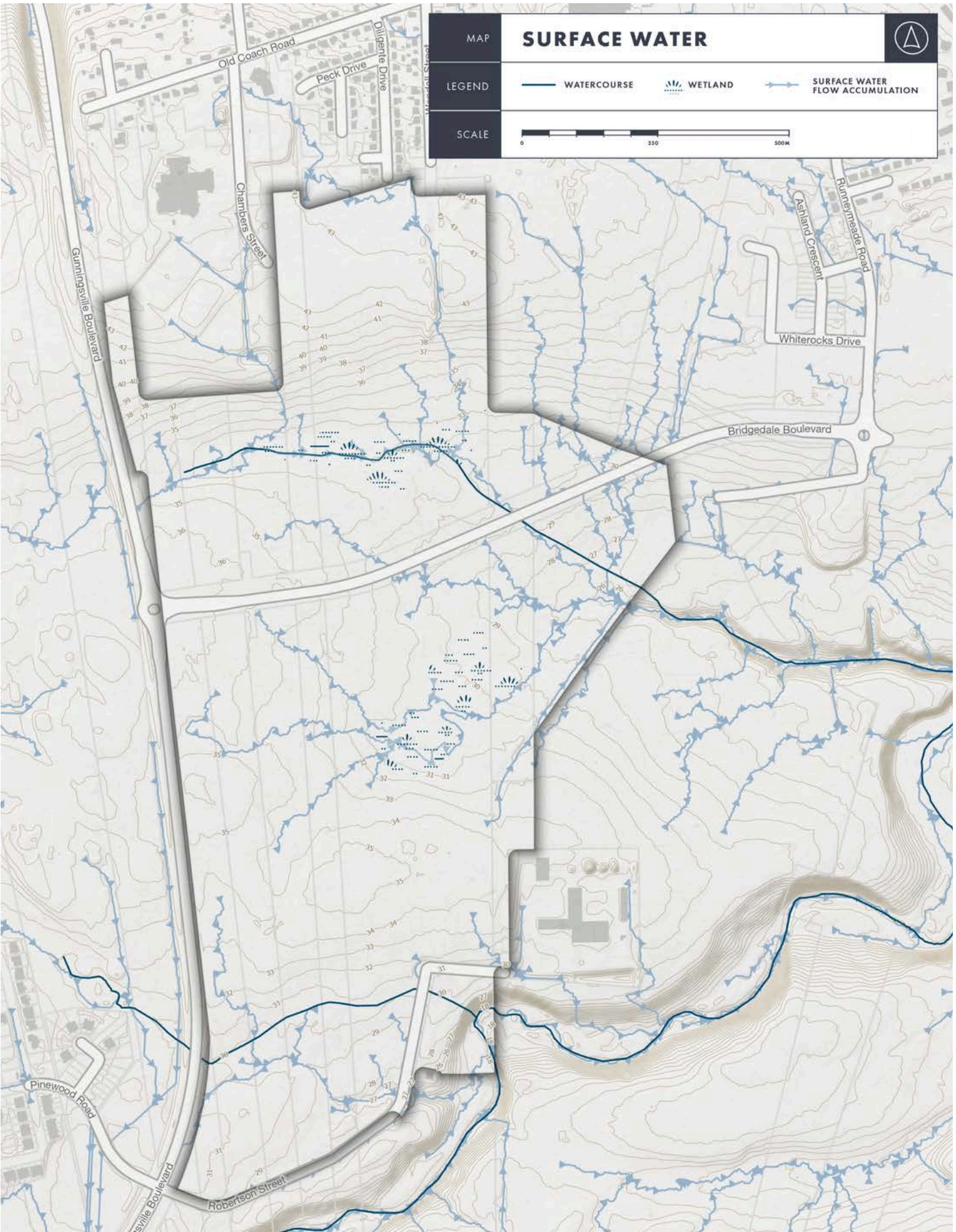
Community

- + The plan area is almost completely undeveloped.
- + The area is located in close proximity to NAV CANADA, a major employer for Riverview residents.
- + The area is located close to existing schools, the Mill Creek Nature Park, and the new Riverview Recreation Complex currently under construction.
- + Connections between surrounding neighbourhoods are not ideal, and this planning process presents an opportunity to improve connections.

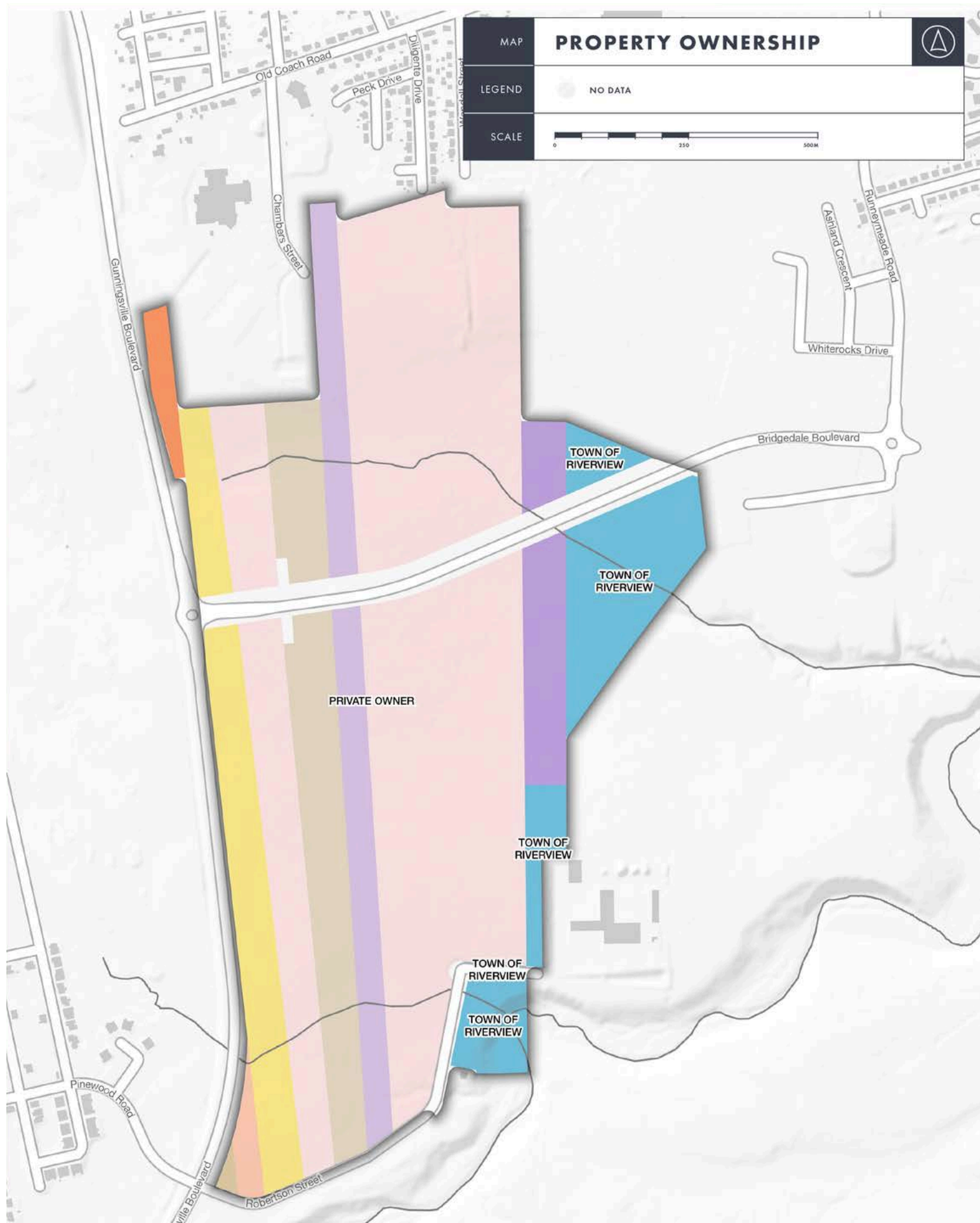


Wetlands

- + The Mill Creek watershed provides valuable storage for stormwater runoff.
- + A Wetland and Watercourse Delineation Survey conducted between September 7 and October 2, 2025 as part of this Secondary Plan process confirmed the presence of two major wetland complexes and 20 smaller, isolated wetlands.
- + Category 1 wetlands are major wetland complexes, wetlands that are part of watercourses, or wetlands that are larger than 1 ha. A Wetland and



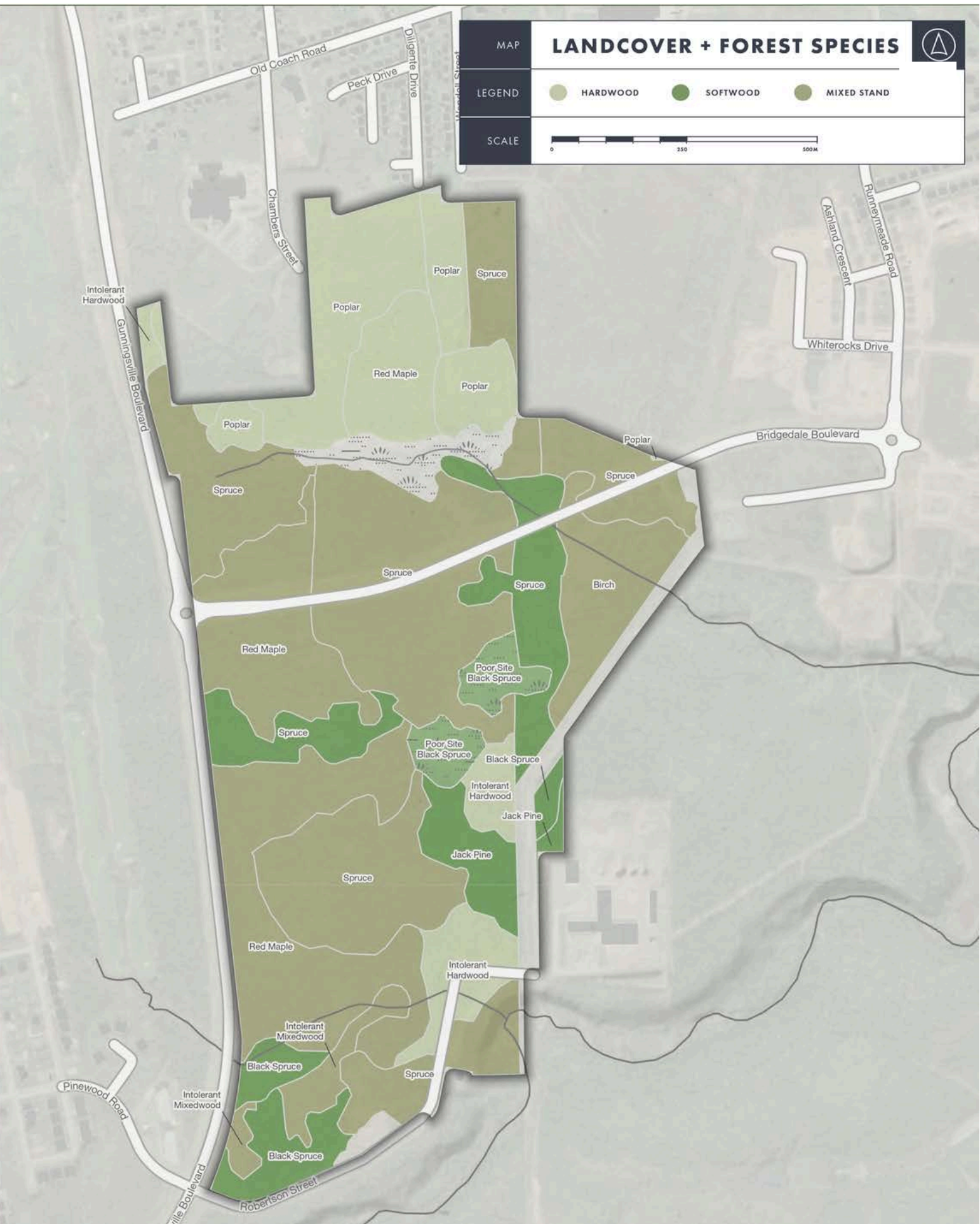
- Watercourse Alteration permit is required from NBDELG prior to any work within 30 m of these wetlands or watercourses, in accordance with Reg. 90-80 of the Clean Water Act.
- + Category 2 wetlands are areas where wetlands have been already been disturbed. These can include anthropogenic (forestry operations) and natural (drought conditions, active beaver dams) disturbances.
 - + Category 3 are other smaller, isolated wetlands.



Land Ownership

- + There are six private land owners throughout the study area, most of whom have land holdings on both sides of Bridgedale Boulevard.
- + The Town owns portions of land on the eastern edge of the plan area (shown in blue on the map above).



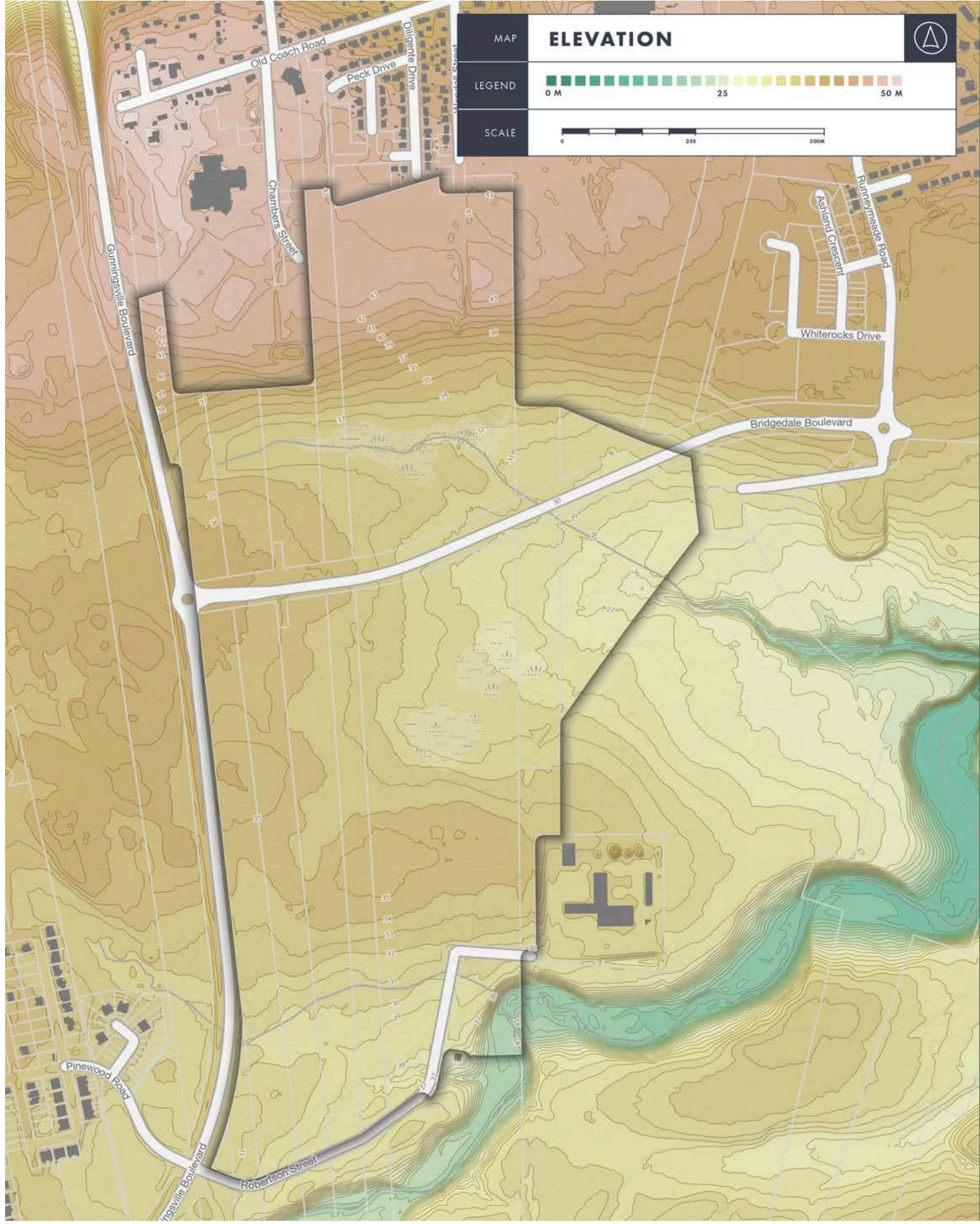
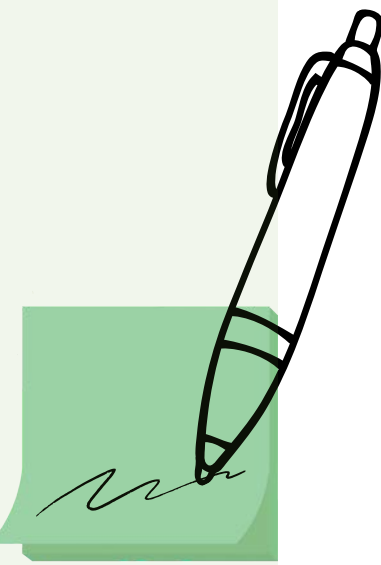


Forest and Vegetation Height

- + The forest in the area is characterized by spruces and poplars, with some birch, red maple, and jack pine trees.
- + Vegetation height ranges from 3 to 20 metres (approx. 10 to 65 feet) tall.
- + Vegetation height is low in the centre of the plan area.
- + The tallest vegetation can be found near the school in the north, and Mill Creek Park in the south and east.



Comments, ideas, or anything you think we missed?

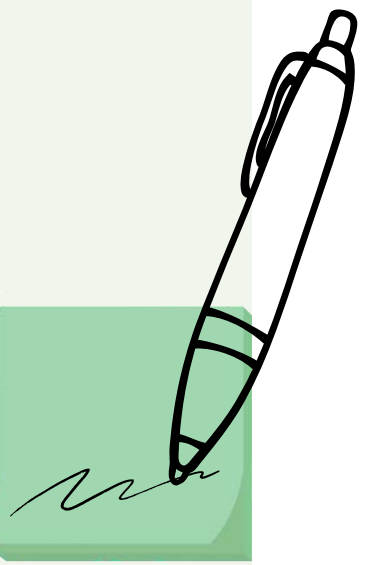


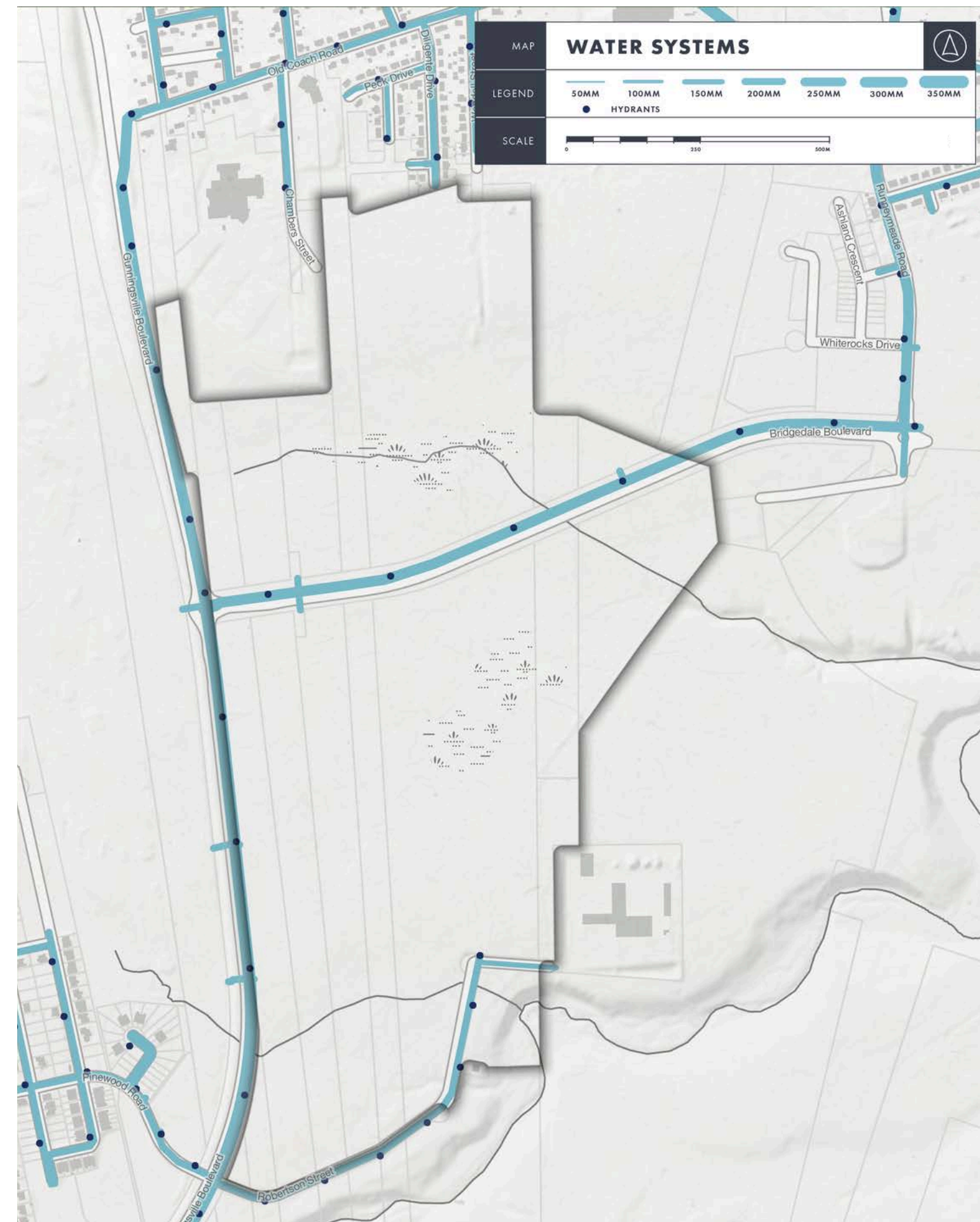
Elevation and Slope

- + Elevations in the plan area range from 26 to 35 m (85 to 115 ft) above sea level.
- + Elevations are highest at the northern end of the study area.
- + Slopes are generally gentle and suitable for development.
- + The maximum slopes are in the range of 10-17% immediately south of the school and existing neighbourhood along Old Coach Road.
- + Grading for future roads and building sites should be moderate.



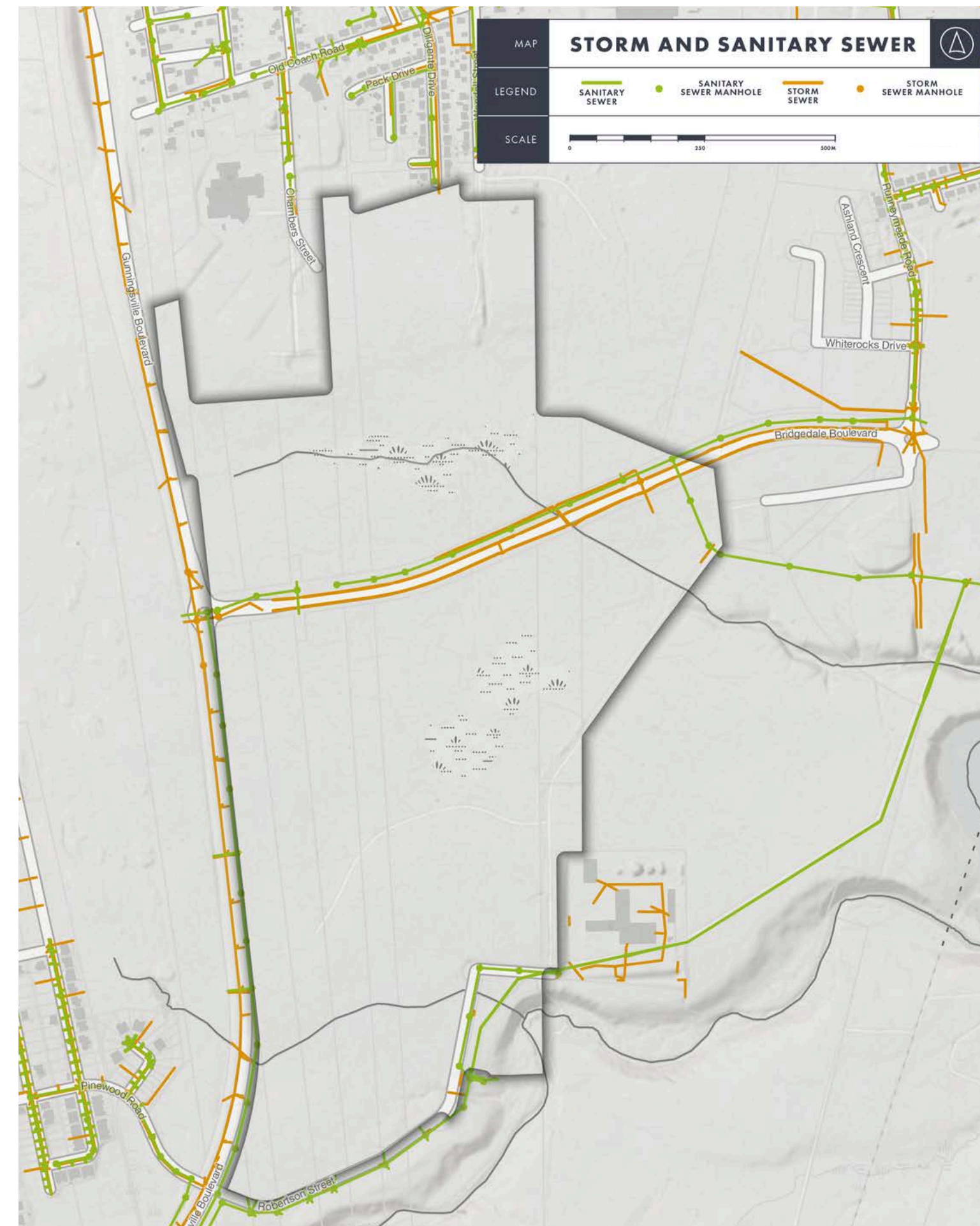
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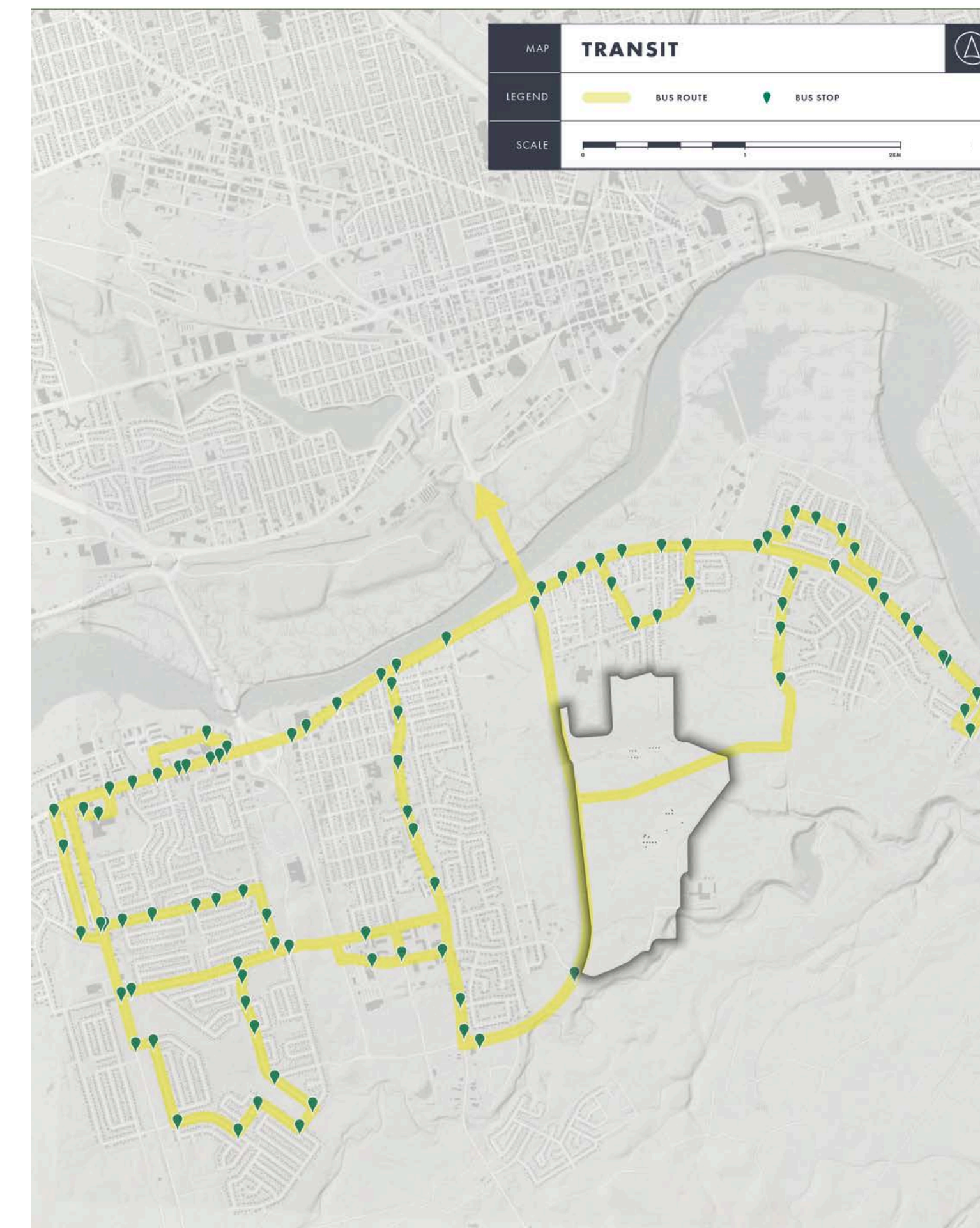
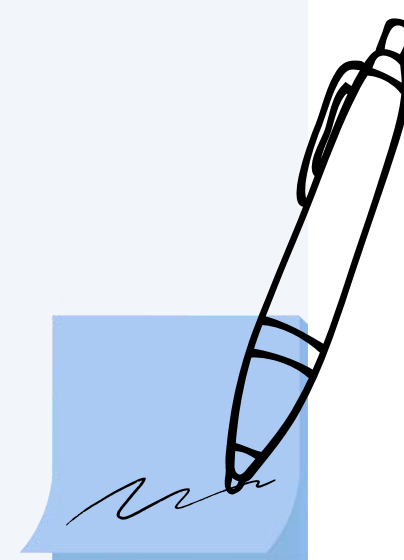


Water and Sewer

- + The existing water main sizing suggests that Gunningville and Bridgedale have substantial capacity.
- + Water distribution in the area is within the Boosted Pressure Zone.
- + It is estimated the existing sanitary pipes will operate at 65% of maximum capacity at peak flow, indicating ample capacity.
- + Existing stormwater ditches and culverts have also been sized for post-development conditions.

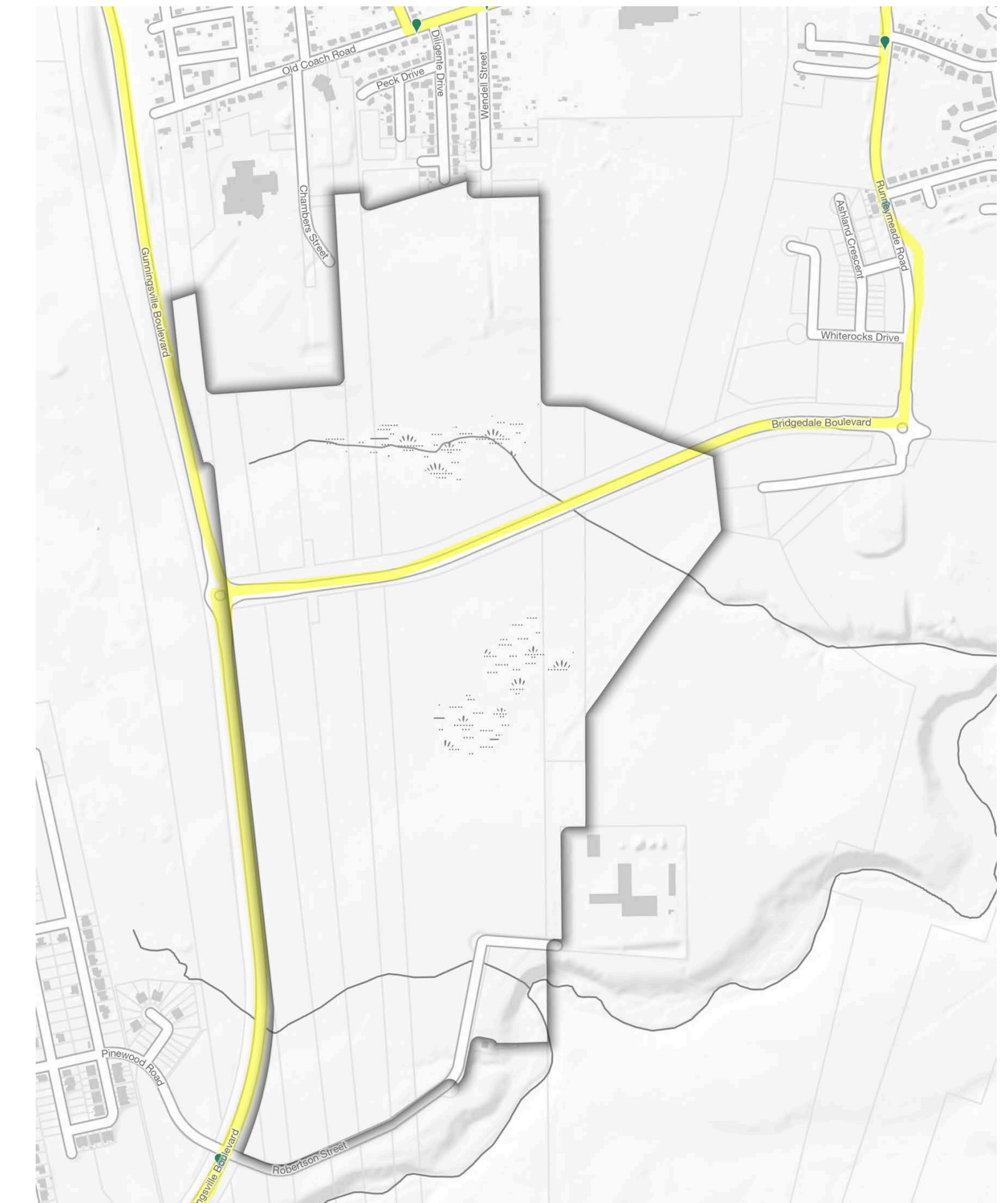


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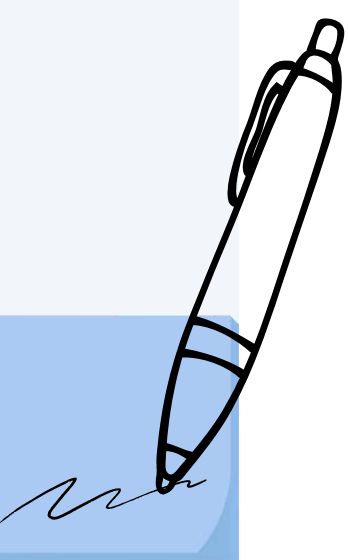


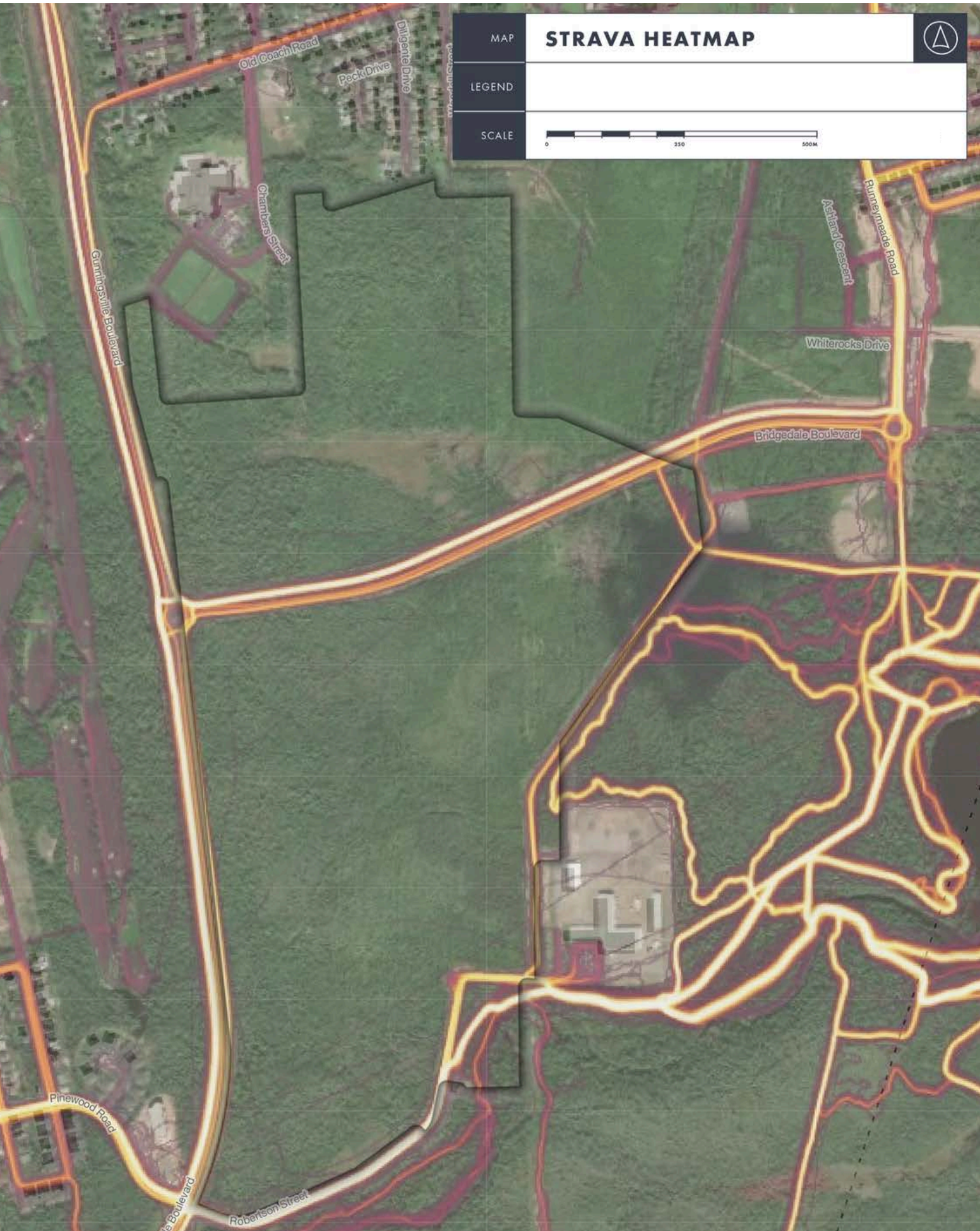
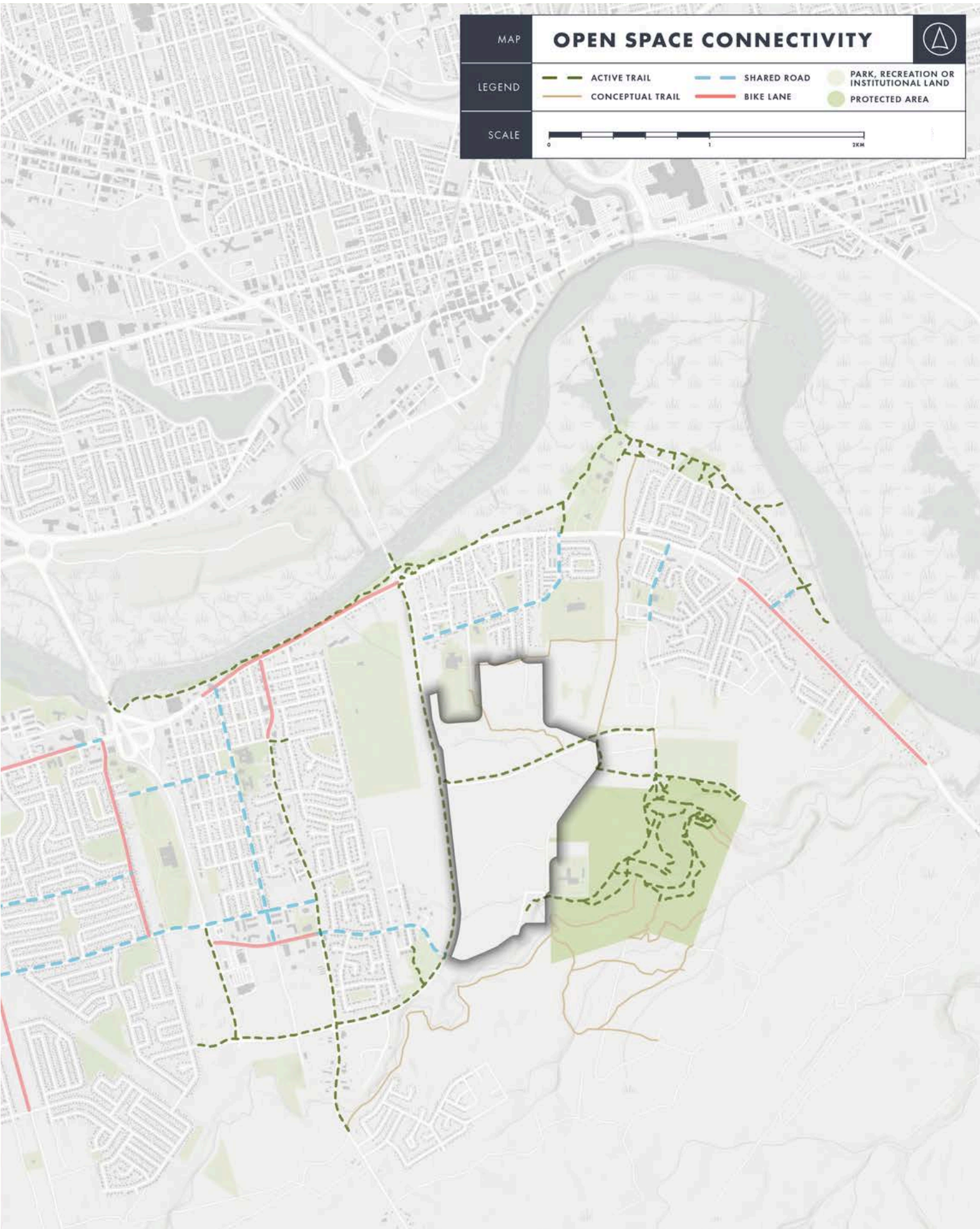
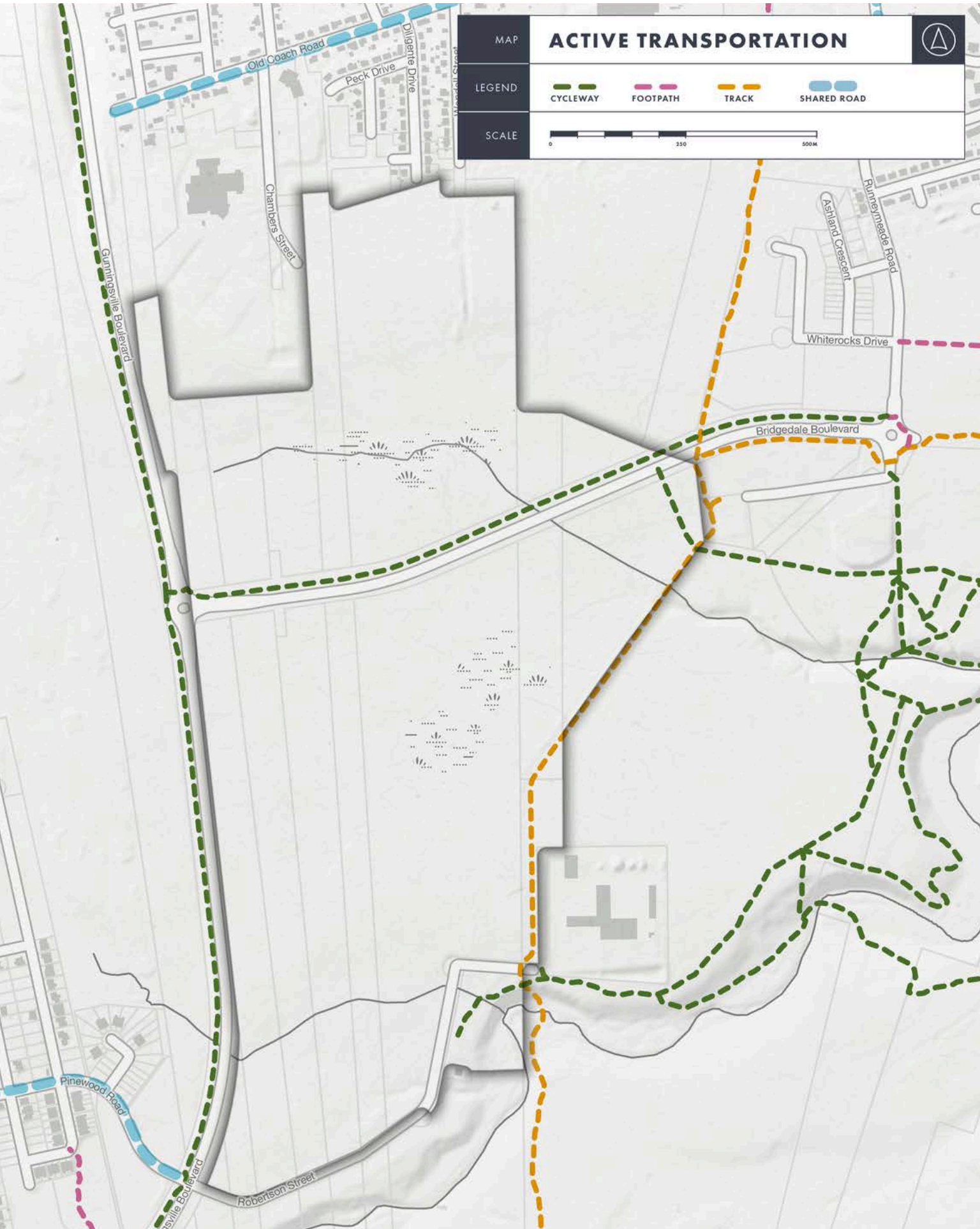
Transit and Transportation

- + Two main Codiac Transpo routes already run through the area, along Gunningville Boulevard, and along Bridgedale Boulevard and Runnymede Road.
- + Downstream traffic impacts on Hillsborough Road are an area of concern, especially the ability to make left turns at unsignalized intersections.
- + The Controlled Access By-law requires street connections on Bridgedale and Gunningville to be 200 m apart to preserve traffic flow.



Comments, ideas, or anything you think we missed?





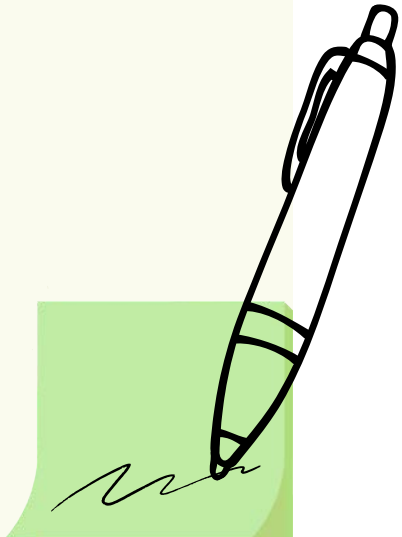
Active Transportation

- + There is already an extensive multi-use trail network, incorporating the Mill Creek Nature Park and the new Recreation Complex.
- + Multi-use trails have also been added along Bridgedale and Gunningsville Boulevards, creating a solid base for active transportation in the area.
- + The AT infrastructure in the area connects to a wider network that runs throughout the town.
- + This planning process provides an opportunity to incorporate many new connections, shown as “conceptual trails” in brown on the Open Space Connectivity map above.
- + Strava heatmap data provides insight into existing use of the trails in the area and shows that official trails as well as unmarked informal trails are well used.



Mill Creek Nature Park

Comments, ideas, or anything you think we missed?

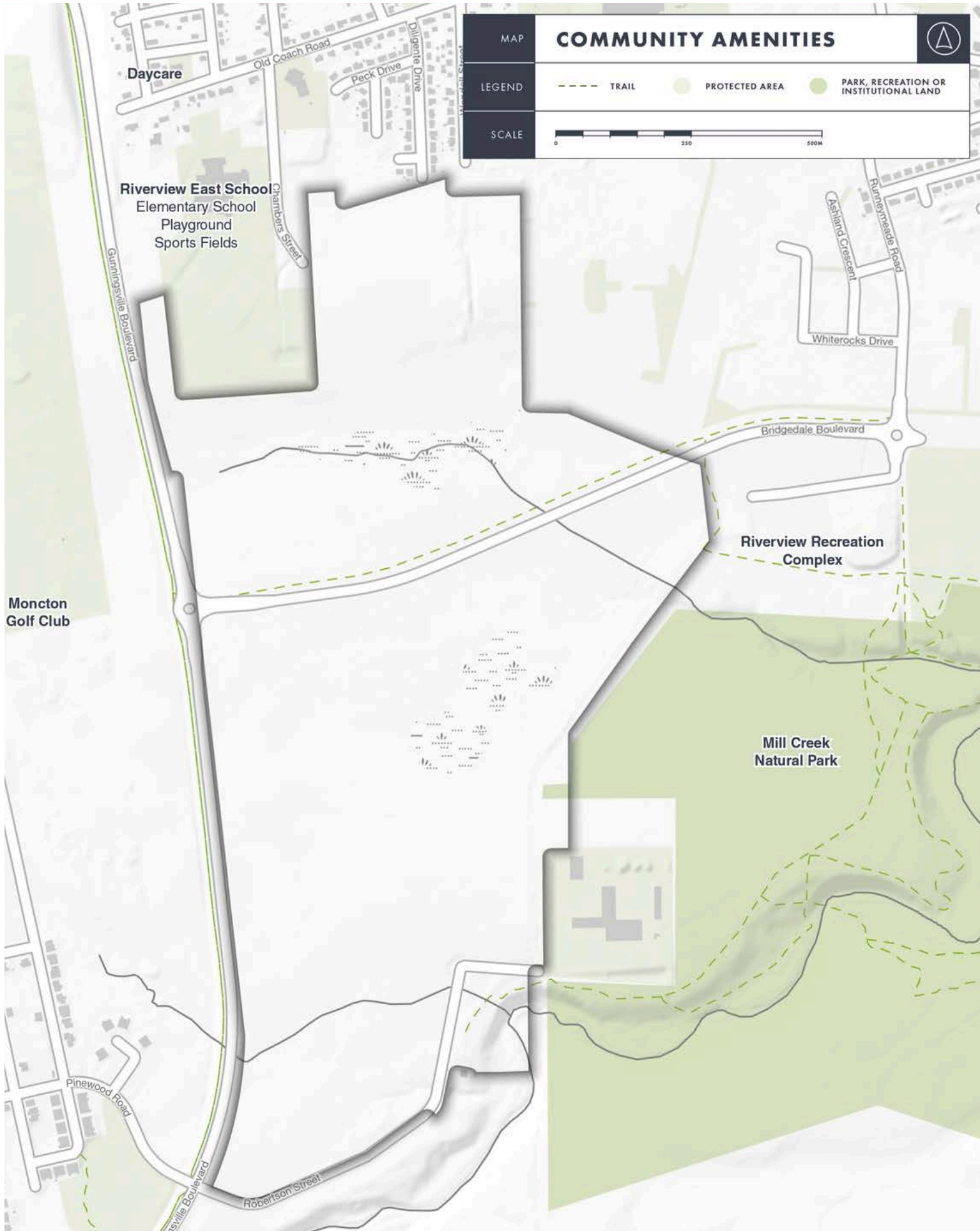


Amenities

Riverview Secondary Plan



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Businesses and Services

- + As of December 2024, Riverview counts 1,214 businesses, the majority representing sole entrepreneurs.
- + When asked why they shop in Riverview, 95% of respondents responded proximity to home was the main driver, closely followed by the want to support local businesses (81%).
- + Attracting goods and service providers as well as supporting local business expansions is doubly beneficial, as it boosts the local economy and increases

convenience for residents to be able to access amenities within their community without the need to travel.

- + Key sectors of opportunity, identified through a resident survey as part of the Town's Commercial Market Threshold Study, are:
 - + health and personal care services
 - + tourism amenities (i.e., overnight accommodations)
 - + retail stores (i.e., clothing and shows)
 - + restaurants (i.e., coffee shops)

What types of recreation and business amenities would you like to see developed in this area?

Community Amenities

- + There are many amenities within close proximity of the study area.
- + Recreation opportunities include the Mill Creek Nature Park, Moncton Golf Club and the new Riverview Recreation Complex.
- + The area is in close proximity to existing schools and daycares.



Restaurants and Coffee Shops with Patios



Parks and Picnic Areas



Playgrounds



Shopping

