Riverview

ENGLOBE UPLAND

TOWN OF RIVERVIEW SECONDARY PLAN

BRIDGEDALE, GUNNINGSVILLE, AND ROBERTSON AREA

BACKGROUND REPORT

DECEMBER 2025





TABLE OF CONTENTS

2 INTRODUCTION

8 DEMOGRAPHICS

13 GEOGRAPHY AND ENVIRONMENT

27 HOUSING

29 INFRASTRUCTURE

41 LAND USE, POLICY AND OWNERSHIP

47 AMENITIES

1 INTRODUCTION



INTRODUCTION

PLAN CONTEXT

Within their overarching planning documents, the Town of Riverview has outlined two main areas with significant development potential and substantial environmental assets. One of these, is the Bridgedale, Gunningsville, and Robertson area. Labelled as a future development area, a Secondary Municipal Plan is required that considers all aspects of community building.

In a period during which the Greater Moncton Area has been one of Canada's fastest-growing census metropolitan areas in terms of population growth, Riverview added fewer new housing units, compared to Dieppe and Moncton. Several factors had created a stalemate, hindering growth and preventing the town's two Secondary Plan areas from reaching their full potential. To remove some barriers and facilitate the development of properties in the area, the Town has begun the process to undertake Riverview's first ever Secondary Plan for the Bridgedale, Gunningsville and Robertson area.

ABOUT THIS PROJECT

This Secondary Plan seeks to ultimately facilitate the long-term development of the Bridgedale, Gunningsville, and Robertson plan area. This will be done in relation to existing infrastructure, parks and trails, and environmentally sensitive areas.

Balancing considerations such as the Town's existing by-laws and plans, Statements of Provincial Interests, traffic flow, need for connectivity, demand for affordable housing, urban planning best practices, access to properties, natural assets, zoning and land use, demand for more housing and commerce, and conservation of the natural environment will be key in delivering a Secondary Plan that is aligned with the Town of Riverview's strategic objectives. All in all, a holistic approach will be taken with a strong focus on community design, complementary land uses and minimal environmental impact.

ABOUT THE SUBJECT LANDS

The subject lands encompassing Bridgedale, Gunningsville, and Robertson are located along the eastern portion of the town and are almost completely undeveloped. A significant portion of the study area is covered by wetlands, which have been delineated by environmental scientists as part of this project.

Years ago, a large corridor of land between the Carriage Hill Subdivision and Hillsborough Road was annexed by the Department of Transportation and Infrastructure (DTI) for a third bridge crossing between Riverview and Dieppe. In recent years, this third crossing lost priority in provincial transportation planning efforts and was sold to a private developer. However, the land is a well-used connection between the Carriage Hills Estates Subdivision and the Secondary Planning Area.

A current Subdivision Master Plan exists for the Carriage Hill Estates neighbourhood situated northeast of the Secondary Plan area, and this area will later be updated by the developer to include the former DTI land. The Gunningsville, Bridgedale, and Robertson Secondary Plan will consider the important transportation connection to this growing neighbourhood and provide options that allow the development of both areas to continue cohesively.

Historically, the privately-owned vacant land adjacent to Bridgedale, Gunningsville, and Robertson have remained difficult to develop for a variety of reasons:

+ The unknown magnitude and perimeter of wetlands and watercourses;
+ The need for innovative engineering solutions to conserve natural assets and mitigate uneven terrains;
+ The fragmented nature of parcels possessed by eight (8) different landowner groups including the Town of Riverview, with different visions for their land, and lack of collaboration in having one owner buy up the collection of parcels;

+ Servicing cost constraints and market appropriateness;
+ The controlled access by-law requiring street connections on Bridgedale and Gunningsville to be 200 metres apart from each other to preserve efficient traffic flow; and most importantly
+ The urban planning requirement of secondary plans for the expanse of land historically zoned Residential Mix, and for the one zoned Commercial Mix, to ensure a holistic and well-connected approach to future development.

These factors created a stalemate, hindering growth and preventing the area from reaching its full potential as a vibrant, mixed-use, developed area within the town. This Plan aims to remove these barriers and facilitate the development of properties in the area.

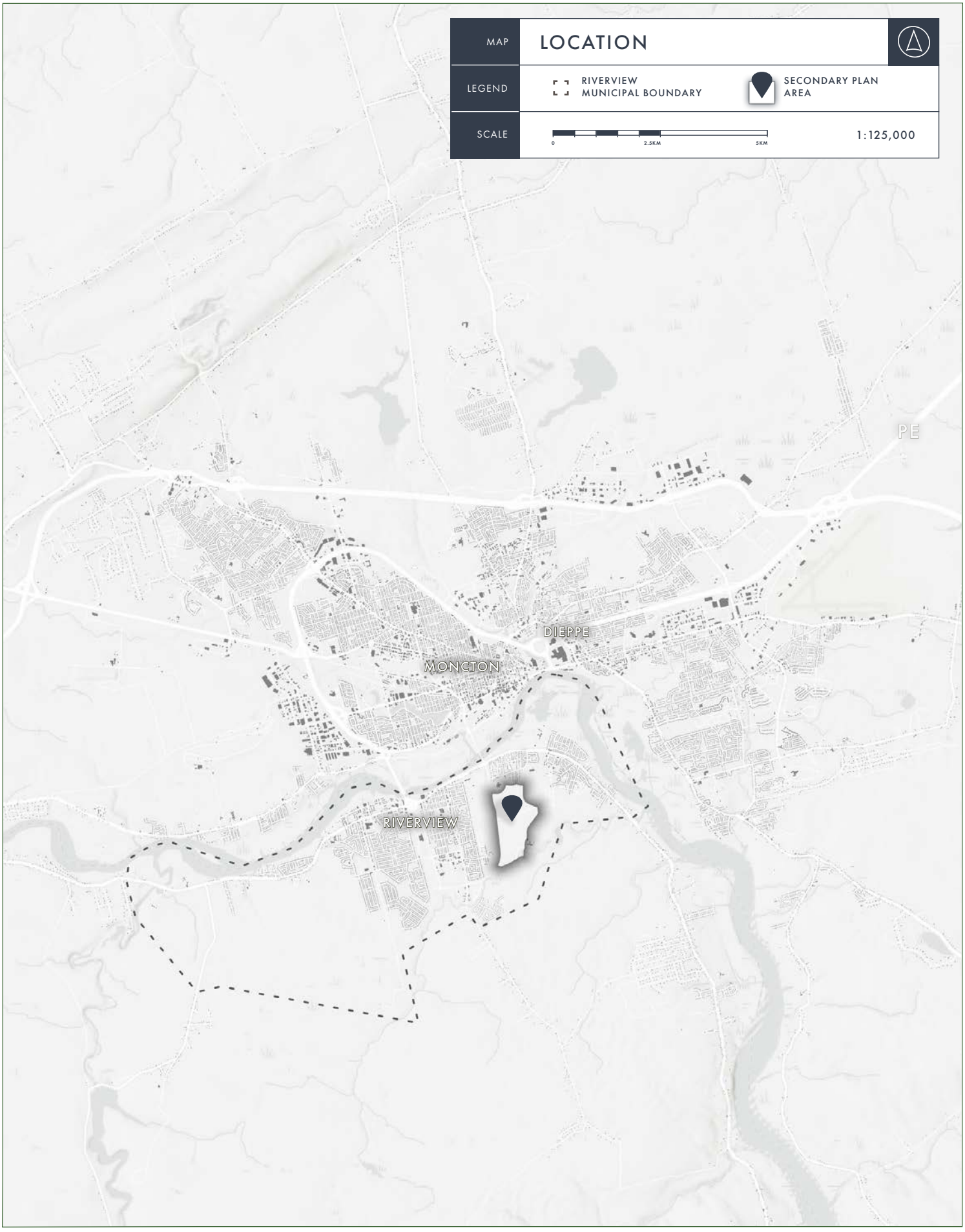
As a largely untouched part of the town, there is great potential for new complete neighbourhoods, with integrated services and amenities. The lands present an opportunity to create a mixed-use, accessible community to be enjoyed by all. To achieve this, the Findlay Business Park, Mill Creek Park, and Riverview Recreation Complex, as well as schools and places of work should be well connected with the new community.

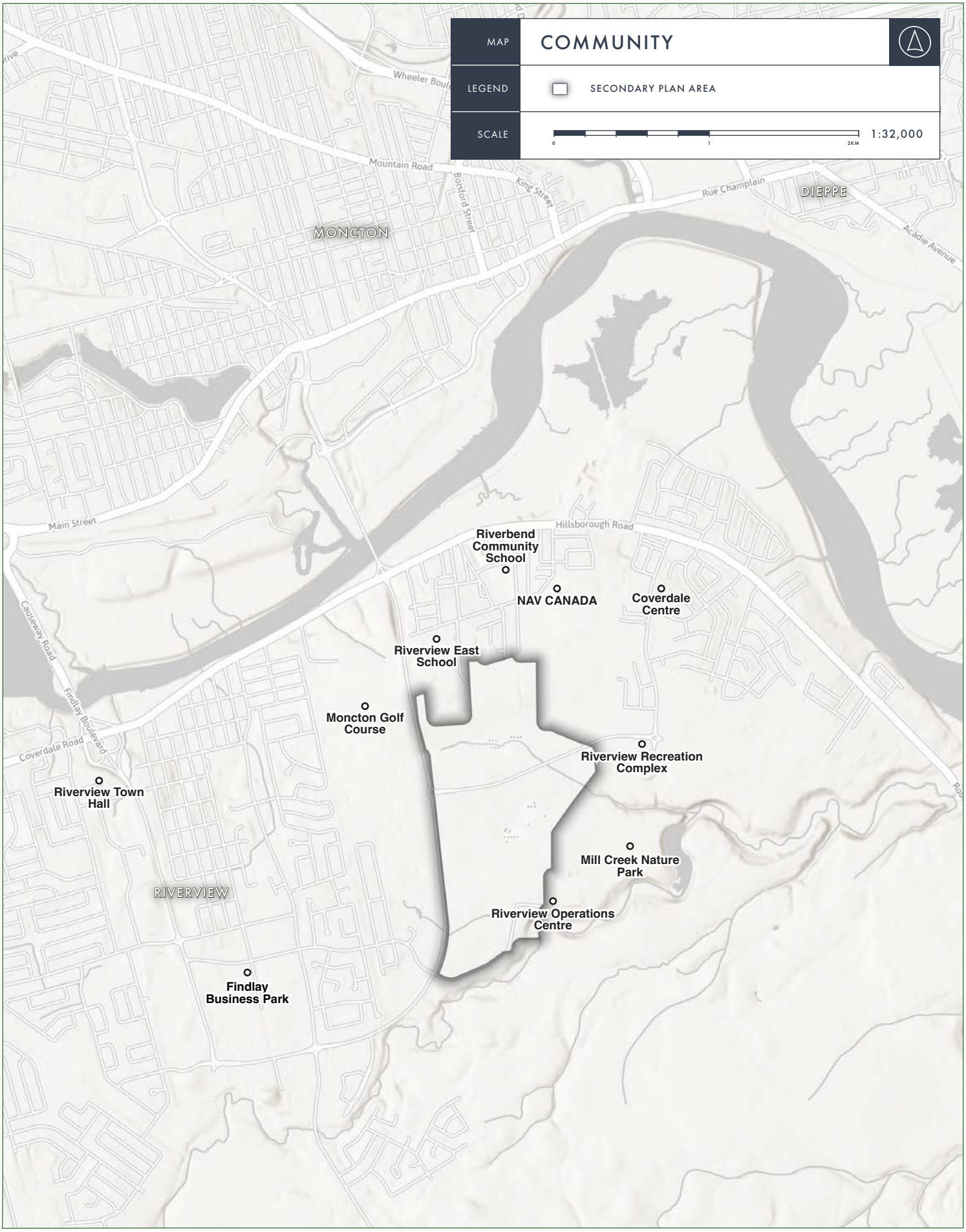
HISTORY AND GROWTH CONTEXT

As with all of New Brunswick, the area now known as Riverview was initially inhabited by the Mi'kmaq. Situated along the Petitcodiac, for hundreds of years, Indigenous people were the caretakers of the land. In the 18th century, Acadians began settling along the river, utilizing it for travel and farmland. Due to the Expulsion of the Acadians, these individuals were forcibly removed from the area in the mid-1700s. Following this, Dutch and British settlers arrived, with many descendants remaining today.

The Town of Riverview formally came to be in 1973 with the amalgamation of the three villages of Bridgedale, Gunningsville, and Riverview Heights. Located along the Petitcodiac River, the town acts as an important gateway to not only significant natural features, but also the largest urban centre in the province: the Greater Moncton Area (GMA).

While part of the GMA, Riverview has a maintained strong identity of its own. Recognized as the largest town in New Brunswick, the community attracts and retains many residents who enjoy the proximity of urban amenities while living in a small town setting.


MAP
LOCATION
LEGEND
RIVERVIEW
MUNICIPAL BOUNDARY
SECONDARY PLAN
AREA
SCALE
0
2.5KM
5KM
1:125,000
PE
DIEPPE
MONCTON
RIVERVIEW


MAP
COMMUNITY
LEGEND
SECONDARY PLAN AREA
SCALE
1:32,000
0
1
2KM
Wheeler Boulevard
Mountain Road
King Street
Botsford Street
Rue Champlain
DIEPPE
Acadie Avenue
MONCTON
Main Street
Hillsborough Road
Causeway Road
Findlay Boulevard
Coverdale Road
RIVERVIEW
Riverbend Community School
NAV CANADA
Coverdale Centre
Riverview East School
Moncton Golf Course
Riverview Recreation Complex
Riverview Town Hall
Mill Creek Nature Park
Riverview Operations Centre
Findlay Business Park

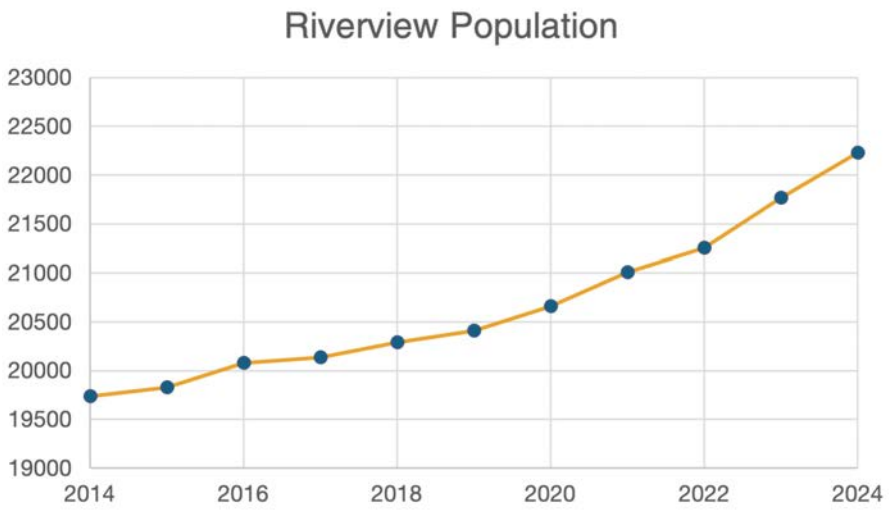

MAP
SECONDARY PLAN AREA
LEGEND
STUDY BOUNDARY
SCALE
0
250
500M
1:9500
Old Coach Road
Peck Drive
Diligente Drive
Chambers Street
Riverview East School
Gunningsville Boulevard
Ashland Crescent
Runnymeade Road
Whiterocks Drive
Bridgedale Boulevard
Riverview Recreation Complex
Moncton Golf Course
Mill Creek Nature Park
Riverview Operations Centre
Pinewood Road
Robertson Street
Gunningsville Boulevard

2 DEMOGRAPHICS



GENERAL DEMOGRAPHICS

The Town of Riverview has been steadily growing in recent years. In the last 20 years, the population in Riverview has increased by approximately 27%. This is lower than cities such as Moncton (55%), Fredericton (46%), and Dieppe (121%), but higher than Saint John's 9%. On average, the population in Riverview has increased by 1.8% between 2020 and 2024, a significant jump from 0.9% average between 2001 and 2020. In 2024, the population in Riverview was estimated to be 22,227.



Source: Southeast Regional Service Commission

Moncton was the second-fastest growing Census Metropolitan Area (CMA) in Canada in 2024, with a 5.1% population growth rate. A total of 8,784 people were added to the CMA last year, increasing the population from 162,824 people in 2021 to 171,608 in 2022, according to Statistics Canada. While a part of this Census Metropolitan Area, Riverview's growth as a standalone community lags behind the growth in the CMA.

According to Statistics Canada, over half of Riverview's population are between the ages of 15 to 64, currently at 12,920 people. The average age of residents is 43.9, older than Moncton's, with 41.9 and Dieppe's, with 40.8. While the Greater Moncton Area is experiencing significant growth, with younger people settling in the area, Riverview has not followed this trend.

HOUSEHOLD CHARACTERISTICS

The majority of dwellings in Riverview consist of two-person households, with an average household size of 2.4. Regarding families, most are between 2-3 people. This indicates that many couples are not having children, or are only having a small number. Compared to the Greater Moncton Area, Riverview residents earn more money per year.

From the 2021 Census, the median total income for all adults in Riverview was 9% above the provincial level, higher than the city of Moncton and slightly lower than the country overall. The average employment income for full-year full-time workers was $64,800, again higher than the city of Moncton and the province overall.

Much of the town's population has had roots in the area for decades. In the town, 84.3% of residents are third generation or more, with only 7.7% being first generation. Historically, Riverview did not have a significant amount of immigrants. New residents often arrived from other areas within the province, with few coming from farther away. From 2019 to 2024, this trend has begun to shift, as 205 permanent residents (a seven-fold increase) were admitted to Canada with Riverview as their intended residence.

Similar to other towns near urban centres, only 29.1% of Riverview residents work within the town. Moreover, 32.4% of residents work within sales and service occupations, often located in Moncton. Compared

to Dieppe and Moncton, workers in Riverview are 34% more likely to be employed in finance, insurance, real estate, rental and leasing industries.

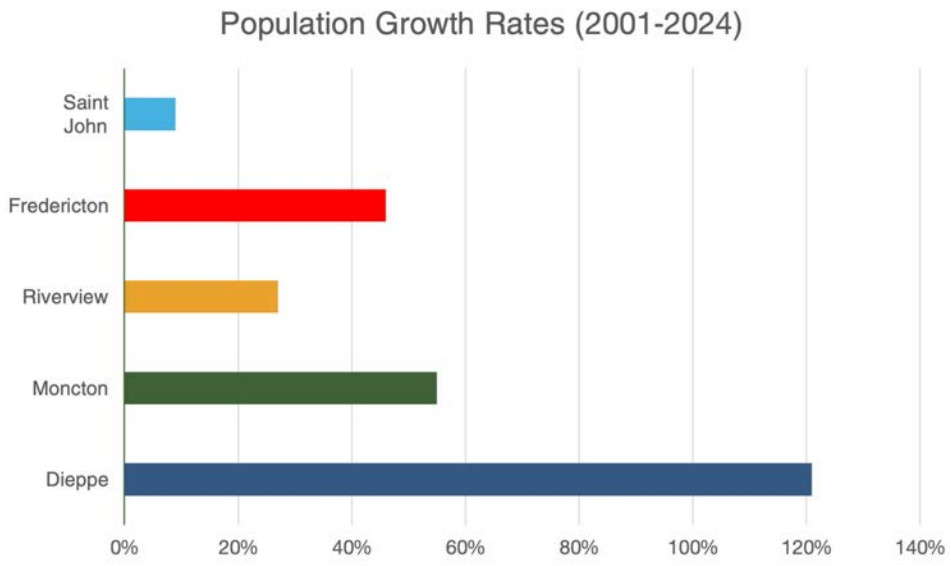
Riverview, unlike Dieppe and Moncton is a primarily Anglophone community. Essentially the reverse of Dieppe, 70.4% of Riverview residents speak English only, with 29.2% having knowledge of both official languages. This is notably lower than Moncton with 46.3% and Dieppe with 70.5%.

POPULATION DENSITY

The Town of Riverview does not have many high density neighbourhoods, compared to Moncton and Dieppe. The majority of the town ranges between 100-2,500 people per square kilometre. The three denser areas of the community can be found along the river to the west of Findlay Boulevard, between Wilson Road and Trites Road, and the area southeast of the Findlay Boulevard-Whitepine Road intersection. Aside from those areas, multi-unit buildings and townhouses tend to be dispersed across low-density neighbourhoods in town.

POPULATION CHANGE

As with the overall population, Riverview did not see significant growth in most areas of the town. In the two previous Census periods, the southwest area of the town experienced modest decline in population numbers between 2011 and 2021, likely due to aging populations and decreasing household sizes. This changes heading east of Findlay Boulevard, with slight increases of mostly 5-50 people among dissemination blocks. No clear growth nodes are evident in the available Census data.



Source: Southeast Regional Service Commission / Statistics Canada

COMMERCIAL MARKET THRESHOLD REPORT

The Commercial Market Threshold Report (2023) provided an analysis and survey results for the implied demand for goods and services based on average household expenditures. This study reiterated many of the findings shown within the Census results. Key observations included residents valuing proximity to services and local businesses to the west of the causeway/Findlay Boulevard.

A significant amount of residents travel to Riverview from outside the town for wellness and medical services. The Plan Area also presents an opportunity to grow Riverview's tourism sector, as the Town's 2024 Hotel Market Study identified the area as a viable location for a hotel.


MAP
POPULATION DENSITY
LEGEND
PEOPLE PER SQUARE KILOMETER (2021 CENSUS, DISSEMINATION BLOCK)
0-100
100-1500
1500-2500
2500-3500
3500+
SCALE
0
2.5
5KM
1:78,000
MONCTON
DIEPPE
RIVERVIEW


MAP
POPULATION CHANGE
LEGEND
PERCENT POPULATION CHANGE, 2011-2021 (BY CENSUS DISSEMINATION BLOCK)
-100 - -50
-50 - -5
-5 - 0
0
0 - 5
5 - 50
50 - 100
100 - 800
NO DATA
SCALE
0
2.5
5KM
1:78,000
MONCTON
DIEPPE
RIVERVIEW

UPLAND

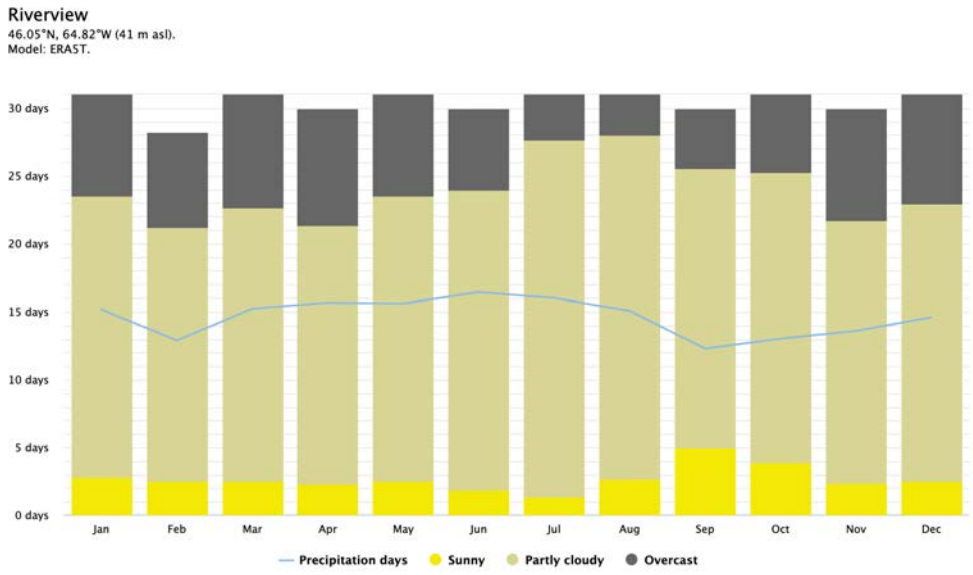
3 GEOGRAPHY AND ENVIRONMENT



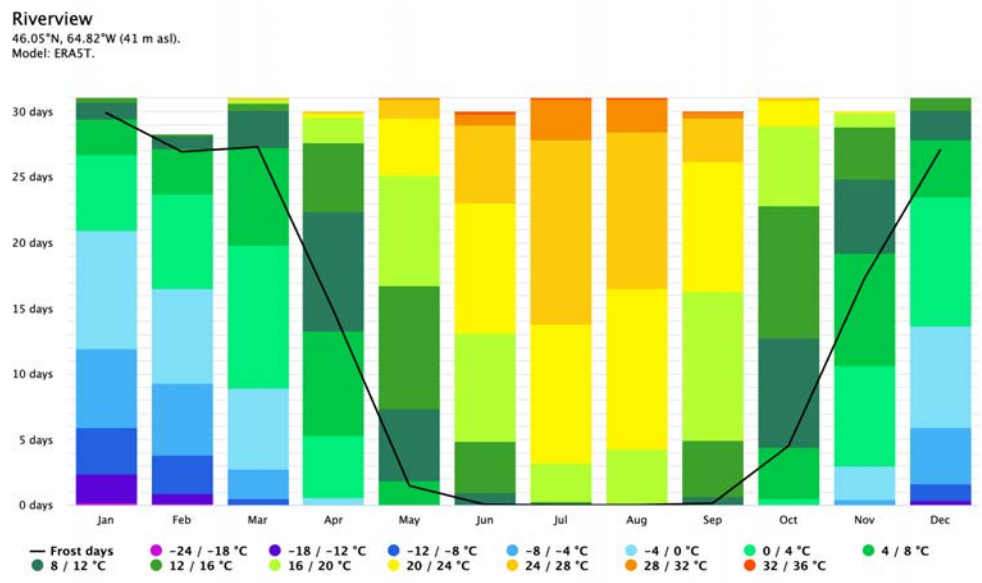
CLIMATE

Microclimatic conditions are an important consideration when making decisions about the location and orientation of buildings and open spaces. They also strongly impact the usability of spaces and the interaction between the users and their environment.

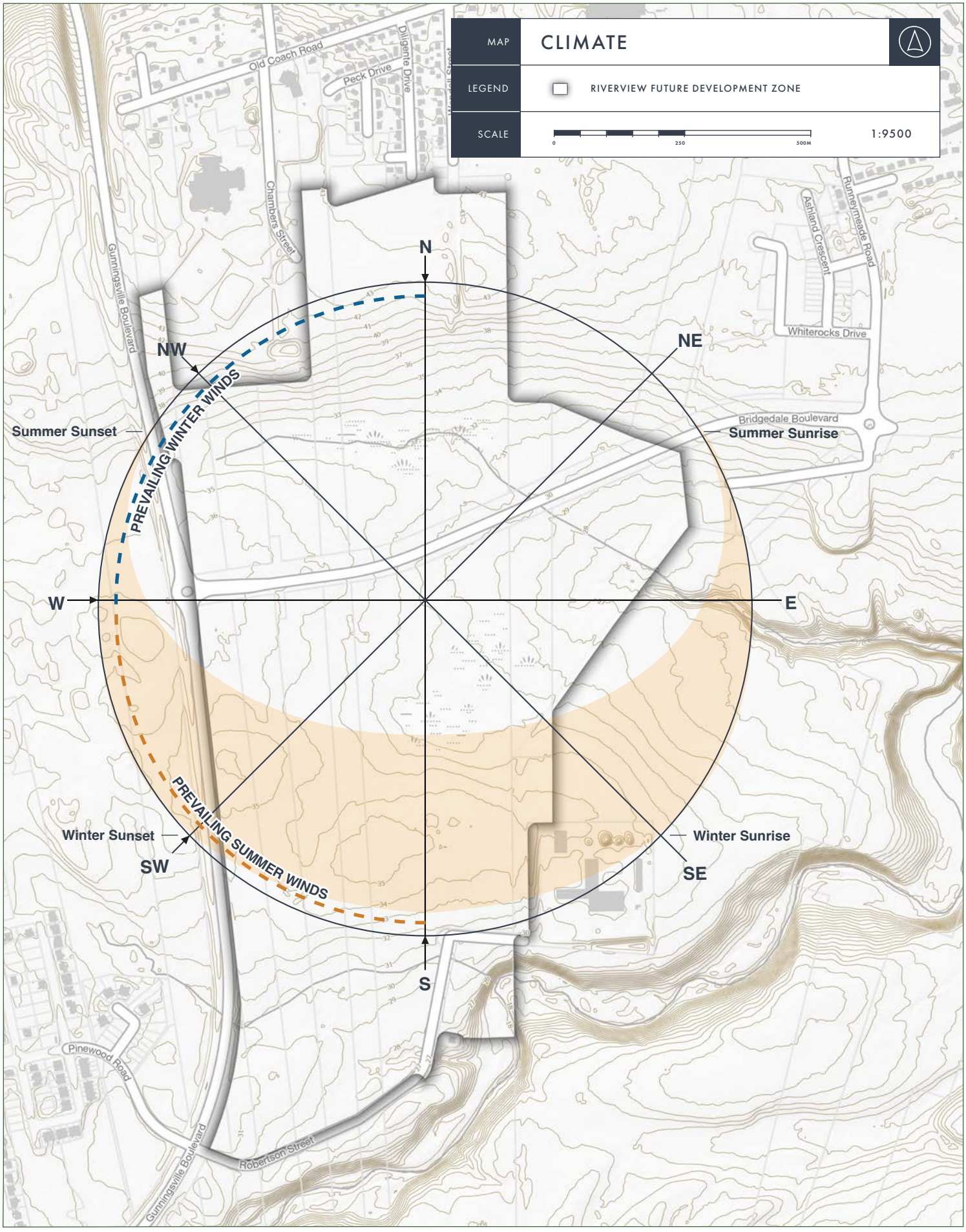
As depicted on the following page, the project area experiences a maritime climate, characterized by cool summers and mild winters. Throughout the average year, there is a significant amount of cloud cover, especially during the fall and winter months. Additionally, outside of July and August, high amounts of precipitation is common and it falls relatively evenly throughout all months of the year.



Source: Meteoblue.



Source: Meteoblue.


MAP
CLIMATE
LEGEND
RIVERVIEW FUTURE DEVELOPMENT ZONE
SCALE
0
250
500M
1:9500
N
NE
E
SE
S
SW
W
NW
PREVAILING WINTER WINDS
PREVAILING SUMMER WINDS
Summer Sunset
Summer Sunrise
Winter Sunset
Winter Sunrise
Old Coach Road
Peck Drive
Diligente Drive
Chambers Street
Gunningsville Boulevard
Ashland Crescent
Runnymeade Road
Whiterocks Drive
Bridgedale Boulevard
Pinewood Road
Robertson Street

ELEVATION

Riverview, as the name suggests, is defined by the Petitcodiac River that runs alongside the town. The river serves the community as a natural marvel, recreation hotspot, and event space throughout the year. While the Petitcodiac is the most prominent watercourse in the area, there are several wetlands within the town, specifically to the east. This area, mainly encompassed by the Mill Creek Nature Park, has several wetlands and watercourses throughout. Topographically, the Bridgedale, Gunningsville, and Robertson project area ranges in elevation from approximately 35 to under 26 meters above sea level, consistent with the surrounding Greater Moncton Area. Elevations across the Study Area generally decrease from north to south and from west to east.

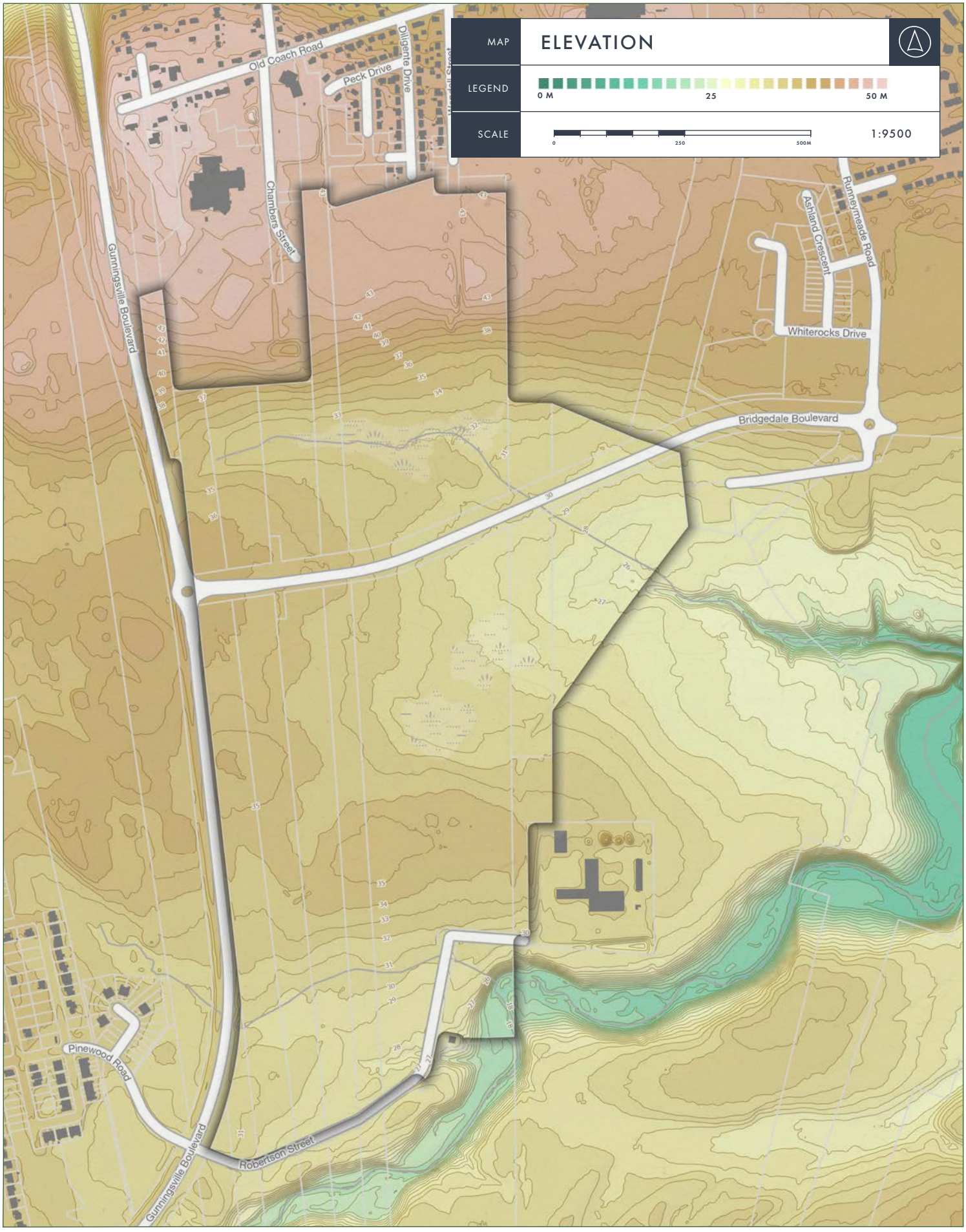
SLOPE

Slopes across the Study Area are generally gentle and very suitable for development. Grading for future roads and building sites should be moderate and economical.

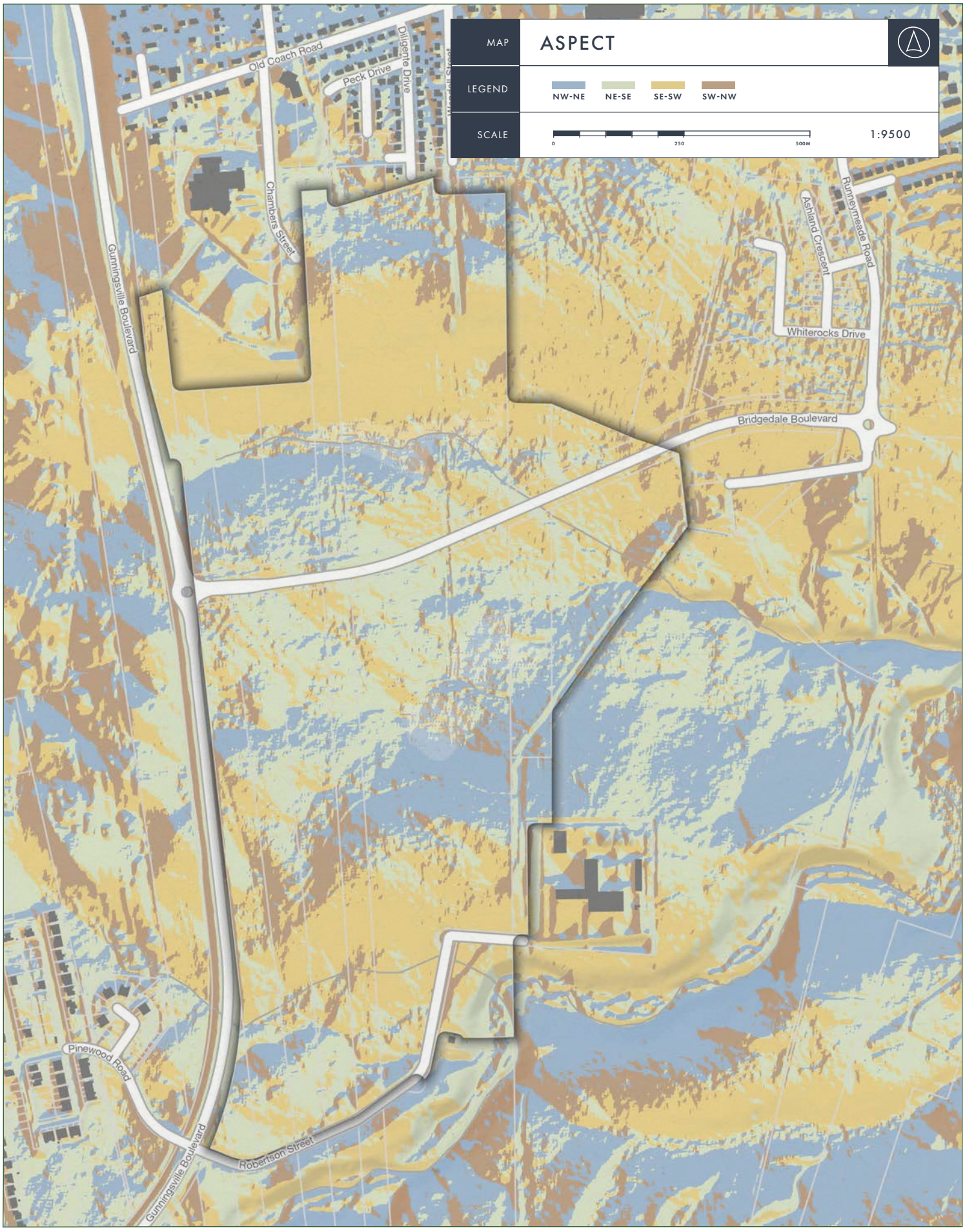
ASPECT

Even though the slopes in the Study Area are gentle, there are some distinct differences in the direction that slopes across the lands face. The northern and southern portion of the area are generally south-facing, with the remainder of the site facing north and east.




MAP
ELEVATION
LEGEND
0 M
25
50 M
SCALE
0
250
500M
1:9500
Old Coach Road
Peck Drive
Diligente Drive
Chambers Street
Gunningsville Boulevard
Runneymeade Road
Ashland Crescent
Whiterocks Drive
Bridgedale Boulevard
Pinewood Road
Robertson Street
Gunningsville Boulevard


MAP
SLOPE
LEGEND
<1%
1-4
4-10
10-17
17-25
25-50
50-100
>100%
SCALE
0
250
500M
1:9500
Old Coach Road
Peck Drive
Diligente Drive
Chambers Street
Gunningsville Boulevard
Runneymeade Road
Ashland Crescent
Whiterocks Drive
Bridgedale Boulevard
Pinewood Road
Robertson Street
Gunningsville Boulevard


MAP
ASPECT
LEGEND
NW-NE
NE-SE
SE-SW
SW-NW
SCALE
0
250
500M
1:9500
Old Coach Road
Peck Drive
Diligente Drive
Chambers Street
Gunningsville Boulevard
Ashland Crescent
Runnymeade Road
Whiterocks Drive
Bridgedale Boulevard
Pinewood Road
Robertson Street
Gunningsville Boulevard

SURFACE WATER AND WETLANDS

The Study Area is in the Turtle Creek Composite Watershed, which forms part of the Petitcodiac Composite Watershed. The Turtle Creek Watershed encompasses all of Moncton, Dieppe and the surrounding area, from as far north as Irishtown, west to Salisbury, and south to the mouth of the Petitcodiac River at the Bay of Fundy.

The watersheds shown on the maps are the catchment areas for the two creeks which cross the site, both of which flow into Mill Creek and then into the Petitcodiac River east of the site. Further information will be included upon completion of the Wetlands Assessment Report.

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. The most significant wetlands by size are the Wetland 3/6 complex. These two can be found running along Bridgedale Boulevard on both the north and south sides of the road. There is also Wetland 11, which is another significant wetland located at the northernmost portion of the Plan Area. Each of these three wetlands are surrounded by several smaller wetlands, with some connected to the larger bodies. The study found disturbed wetland areas, which may be due to a number of factors such as nearby roadways and culverts. Examples include Wetlands 6 and 14 (Category 2 - Wetlands Map).

Several branches of a provincially mapped tributary to Mill Creek were identified within the Wetland 3/6 complex. An additional unmapped tributary branch was observed within the Wetland 1/2/23/25 complex, which also connects to Mill Creek. A drainage ditch was identified in the eastern portion of the site, north of a dirt access road, discharging through a culvert into Wetland 30. Wetland 11 is contiguous with a drainage ditch in the northern portion of the site that redirects surface runoff from residential properties located north of the site.

A Wetland and Watercourse Alteration (WAWA) permit is required from NBDELG prior to any work within 30m of wetlands or watercourses, in accordance Regulation 90-80 of the Clean Water Act. However, an exemption can be granted if the subject wetland is less than one hectare in area and is not contiguous to a watercourse. Wetland 3/6 and Wetland 1/2/23/25/29 complexes are contiguous with watercourses while Wetland 11 exceeds 1 ha, and therefore would not be exempt (Category 1 - Wetlands Map).

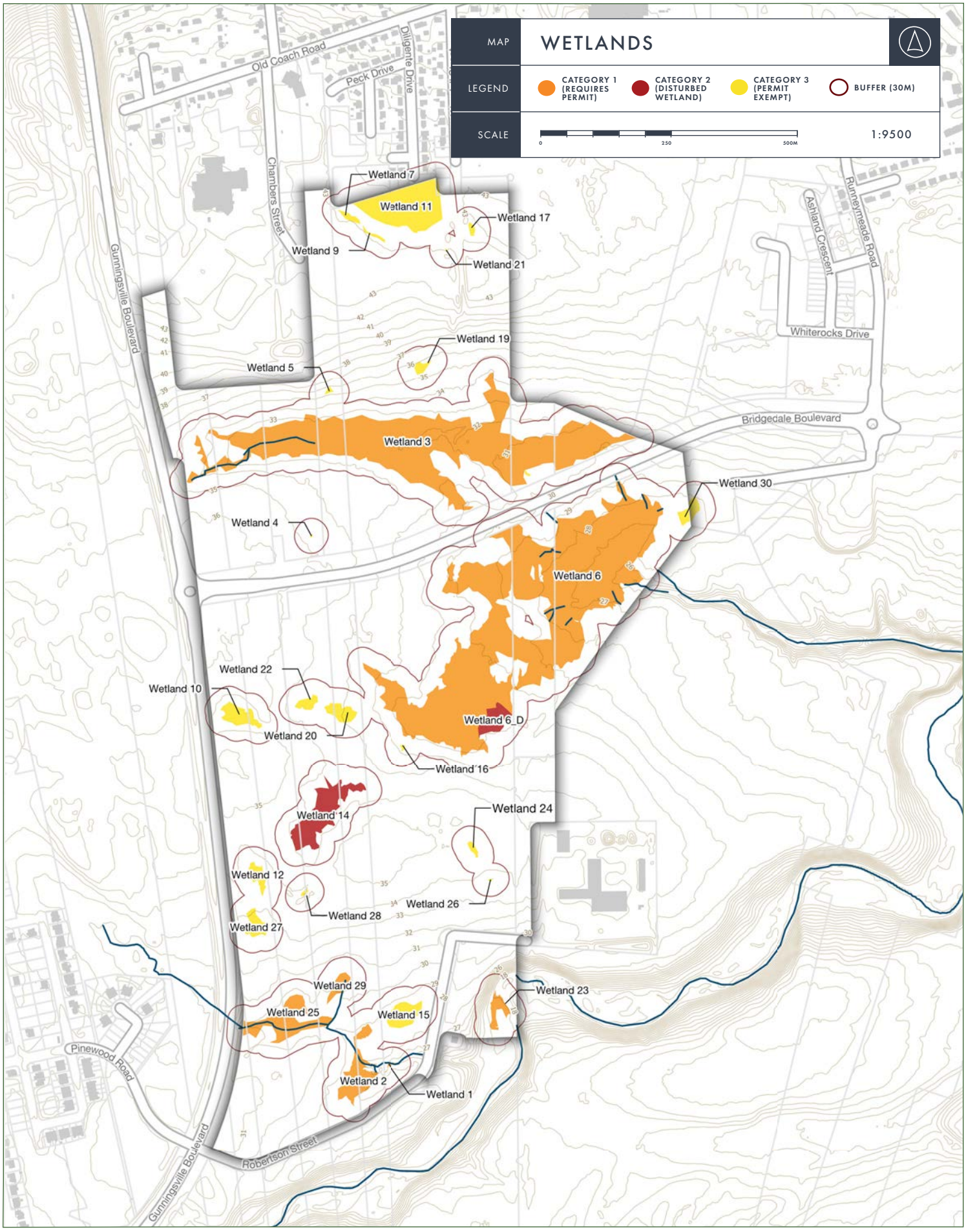
The Riverview Zoning By-law prohibits development aside from walking or cycling trails, boat houses, wharfs, docks, boardwalks, and bridges within 30m of a watercourse. The watercourse definition is taken from the provincial Clean Water Act as:

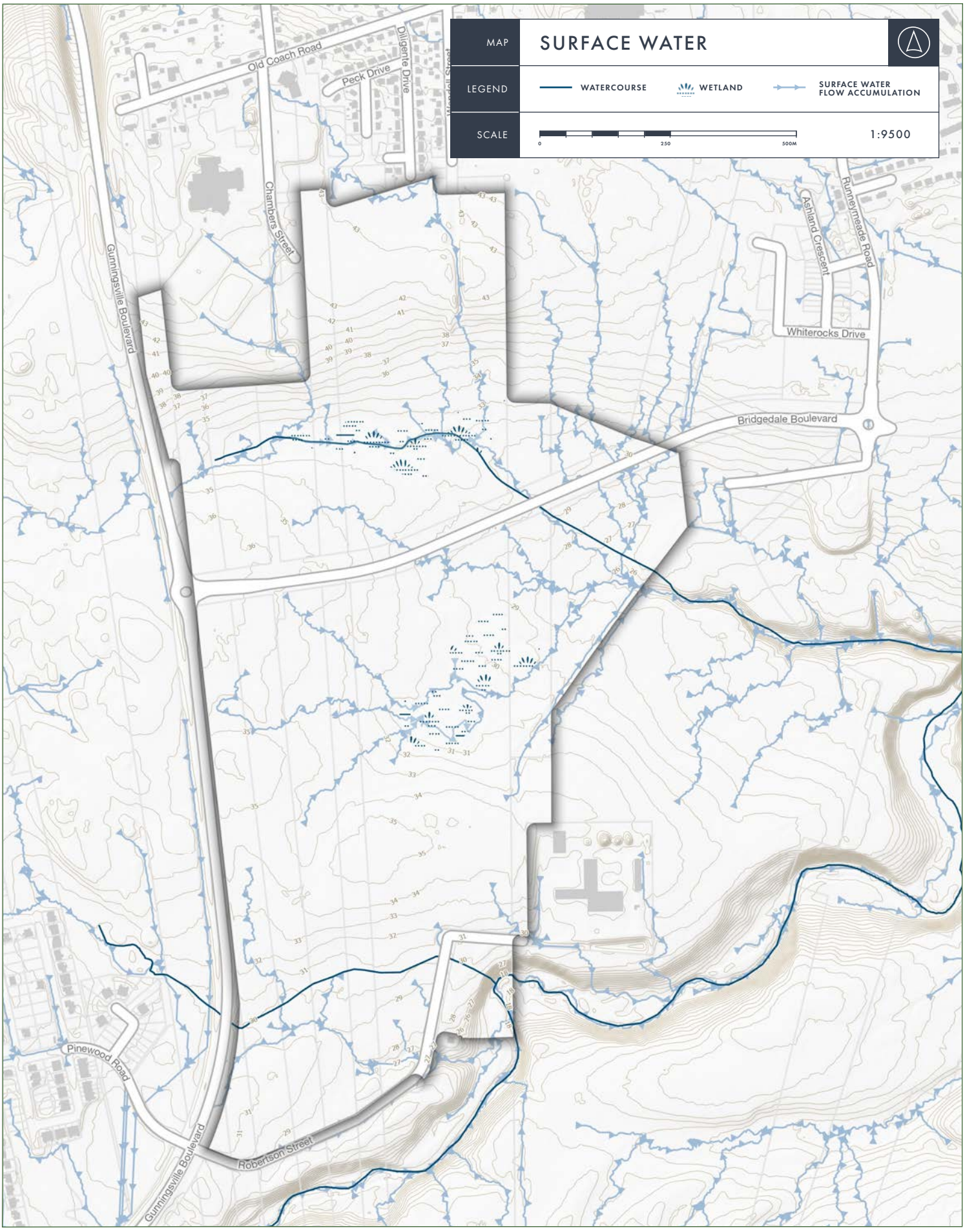
> *the full width and length, including the bed, banks, sides and shoreline, or any part, of a river, creek, stream, spring, brook, lake, pond, reservoir, canal, ditch or other natural or artificial channel open to the atmosphere, the primary function of which is the conveyance or containment of water whether the flow be continuous or not.*

MUNICIPAL NATURAL ASSETS INITIATIVE

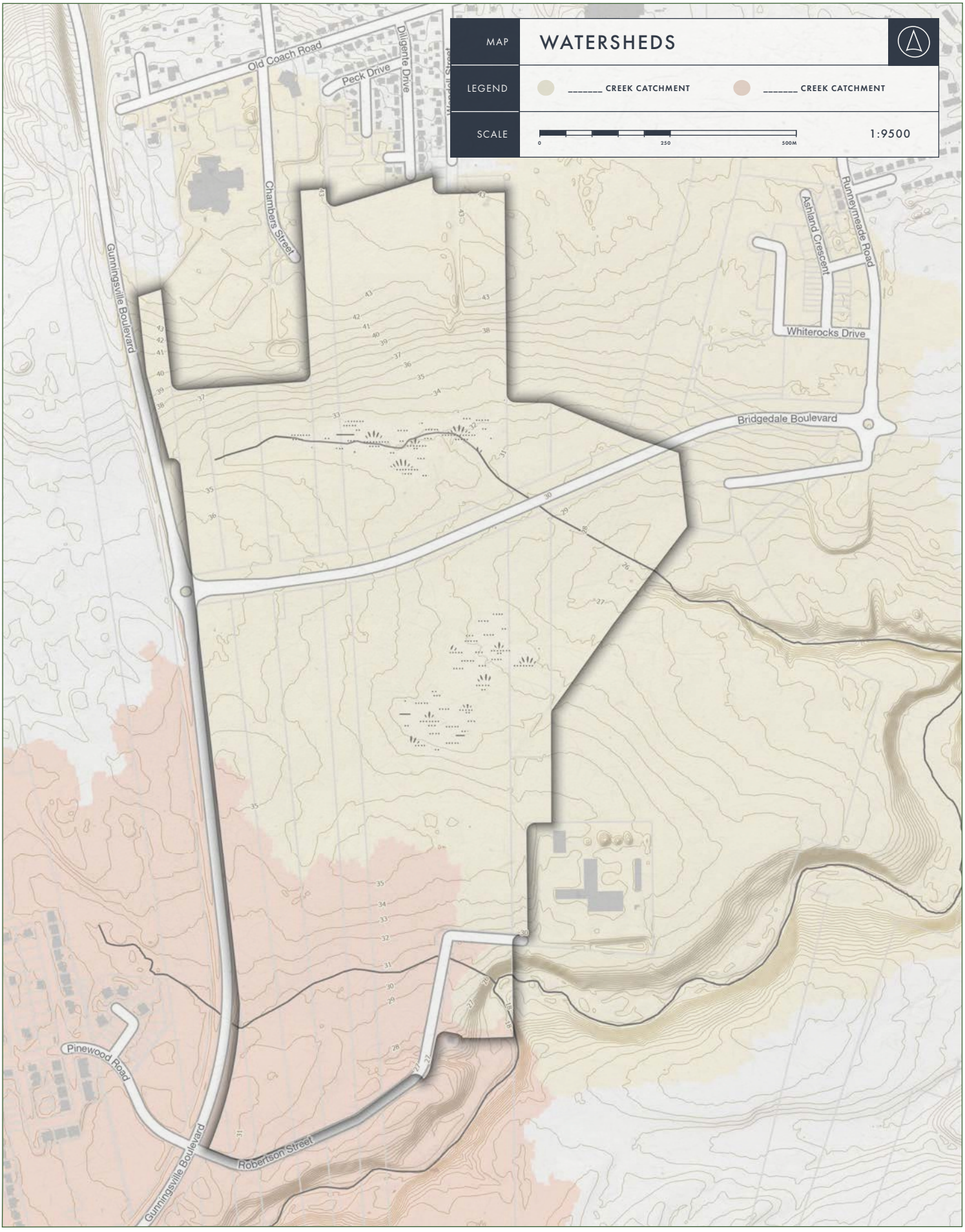
The Municipal Natural Assets Initiative for the Town of Riverview (2020) uncovered a number of key findings relating to wetlands and the natural area. As expected, the Mill Creek Watershed provides valuable storage for stormwater. The existing wetlands attenuate nearly 19,000m^3 of total flow every 24 hours. Moreover, roughly 33,000-34,000m^3 of runoff is controlled by existing vegetation in the area.

The stormwater retention that the wetland corridor provides was estimated to be $2 million in value. As a result, protecting the stormwater retention capacity of the area has potential to economically benefit the Town and future developers who would otherwise be responsible for paying for future stormwater retention infrastructure.


MAP
WETLANDS
LEGEND
CATEGORY 1 (REQUIRES PERMIT)
CATEGORY 2 (DISTURBED WETLAND)
CATEGORY 3 (PERMIT EXEMPT)
BUFFER (30M)
SCALE
0
250
500M
1:9500
Old Coach Road
Peck Drive
Diligente Drive
Chambers Street
Gunningsville Boulevard
Ashland Crescent
Runnymeade Road
Whiterocks Drive
Bridgedale Boulevard
Pinewood Road
Robertson Street
Wetland 7
Wetland 11
Wetland 17
Wetland 9
Wetland 21
Wetland 19
Wetland 5
Wetland 3
Wetland 30
Wetland 4
Wetland 6
Wetland 22
Wetland 10
Wetland 20
Wetland 6_D
Wetland 16
Wetland 14
Wetland 24
Wetland 12
Wetland 28
Wetland 26
Wetland 27
Wetland 29
Wetland 23
Wetland 25
Wetland 15
Wetland 2
Wetland 1


MAP
SURFACE WATER
LEGEND
WATERCOURSE
WETLAND
SURFACE WATER FLOW ACCUMULATION
SCALE
0
250
500M
1:9500
Old Coach Road
Peck Drive
Diligente Drive
Chambers Street
Gunningsville Boulevard
Ashland Crescent
Runneymeade Road
Whiterocks Drive
Bridgedale Boulevard
Pinewood Road
Robertson Street
Gunningsville Boulevard

UPLAND


MAP
WATERSHEDS
LEGEND
_____ CREEK CATCHMENT
_____ CREEK CATCHMENT
SCALE
0
250
500M
1:9500
Old Coach Road
Peck Drive
Diligente Drive
Chambers Street
Gunningsville Boulevard
Ashland Crescent
Runneymeade Road
Whiterocks Drive
Bridgedale Boulevard
Pinewood Road
Robertson Street
Gunningsville Boulevard

FOREST SPECIES AND VEGETATION HEIGHT

Perhaps the most significant aspect of this land is its vast forest. Characterized by softwood species such as Spruce and hardwoods like Poplar, trees cover almost the entirety of the plan area. The majority of the hardwood stands can be found in the northern section of the area, with softwoods mainly in the south and east.

Looking at the height of vegetation, the range is between 3m and 20m. Within the central space of the plan area, the majority of the vegetation is 3m, with 11m space dispersed throughout. This greatly increases moving towards the perimeter, with a significant amount of vegetation reaching 15-20m.

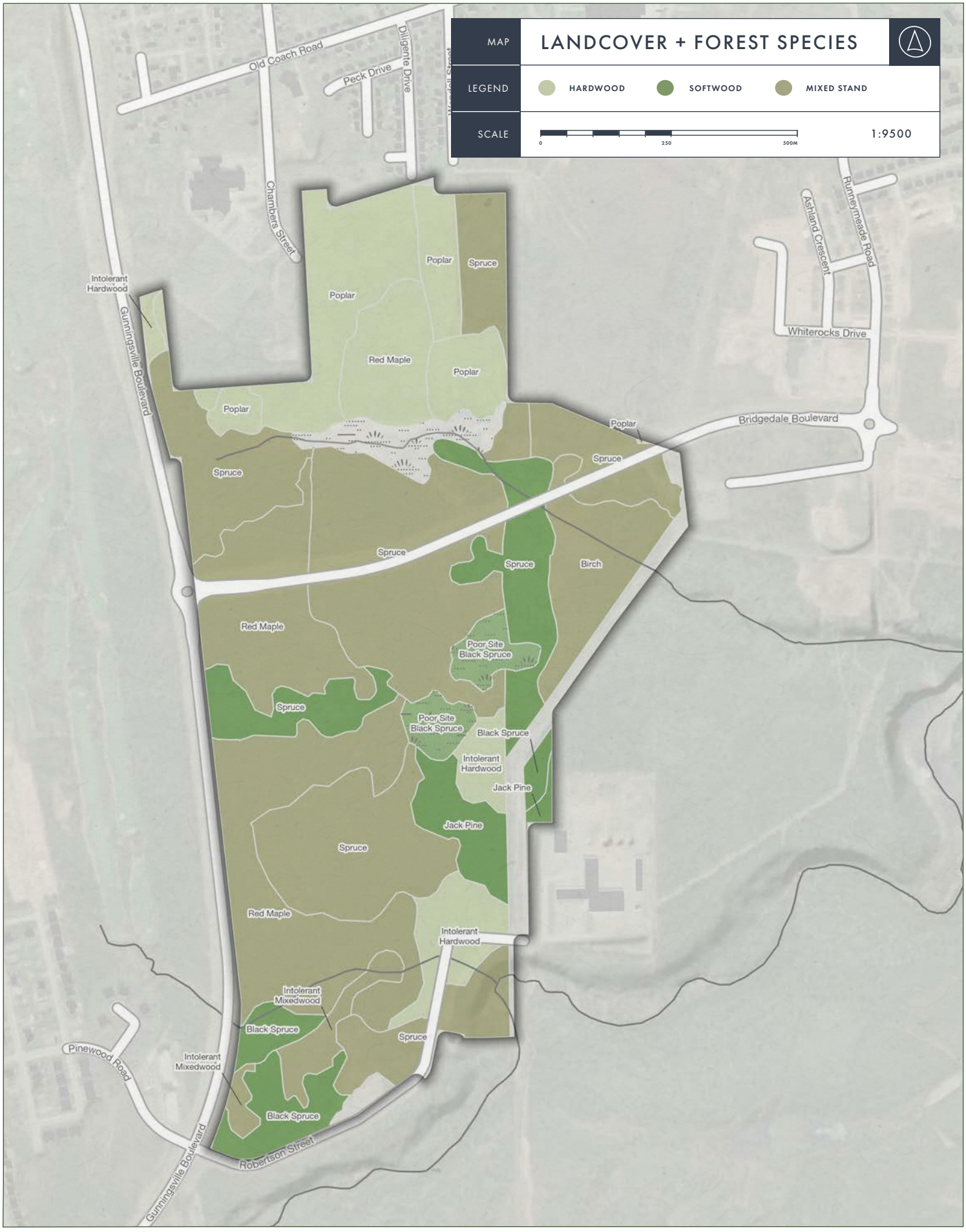
MILL CREEK STUDY

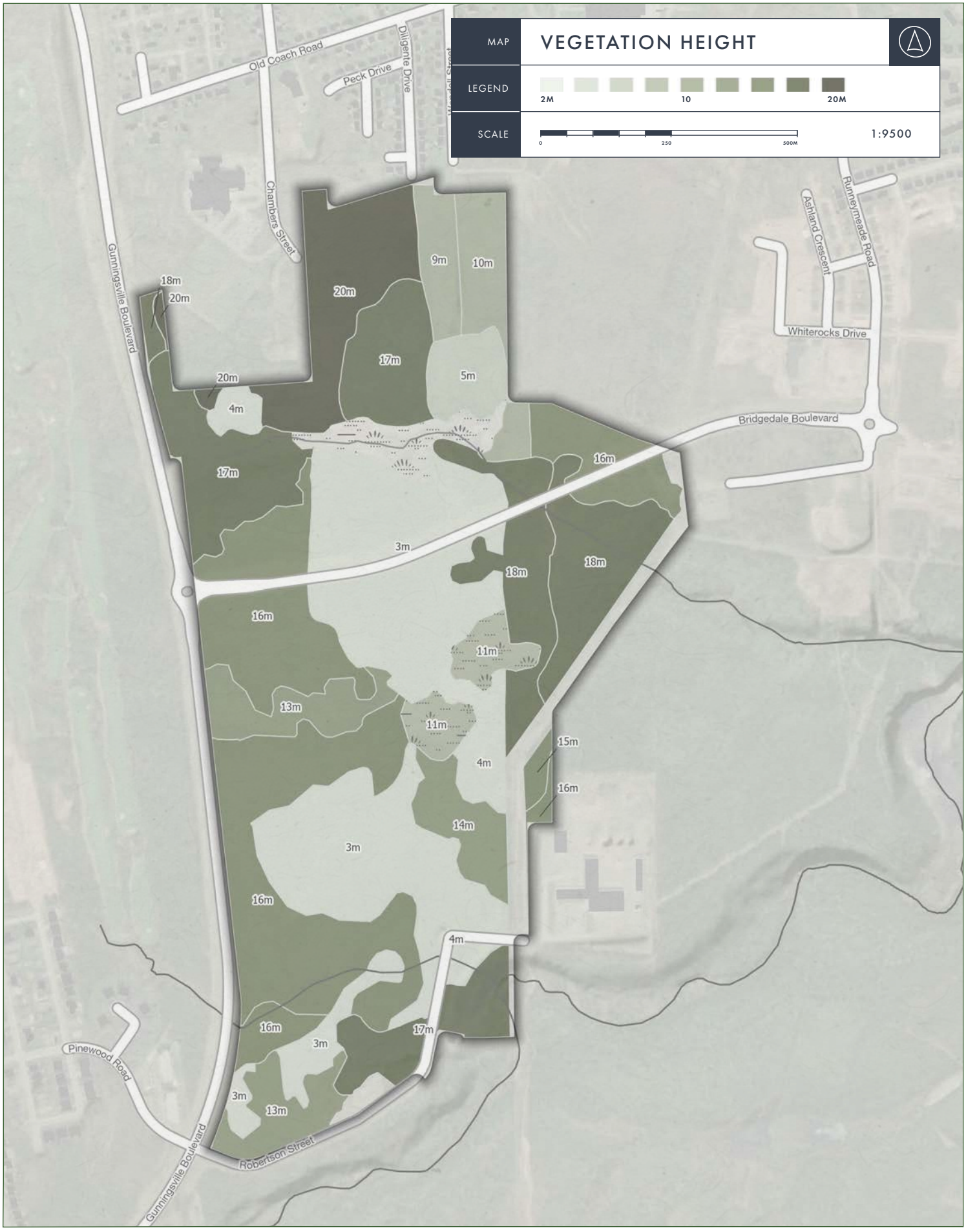
The Mill Creek Study (2020), prepared by the Municipal Natural Assets Initiative (MNAI) looks at the potential approaches to development within the area while maintaining its ecological profile. Its recommendations include:

+ Building only infrastructure that is necessary;
+ Developing close to roads to maximize infrastructure investment;
+ Providing flood buffer/corridor connection to park;
+ Reducing vulnerability and augment recreation value; and
+ Lowering asset management costs.

MILL CREEK NATURE PARK MASTER PLAN

The Mill Creek Nature Park Master Plan (2023) is used to plan facility development within the plan area. This includes updating park infrastructure and exploring sustainability initiatives relative to the park's natural environment.


MAP
LANDCOVER + FOREST SPECIES
LEGEND
HARDWOOD
SOFTWOOD
MIXED STAND
SCALE
0
250
500M
1:9500
Old Coach Road
Peck Drive
Diligente Drive
Wendell Street
Chambers Street
Ashland Crescent
Runneymeade Road
Whiterocks Drive
Bridgedale Boulevard
Gunningsville Boulevard
Pinewood Road
Robertson Street
Intolerant Hardwood
Poplar
Spruce
Red Maple
Birch
Poor Site Black Spruce
Black Spruce
Jack Pine
Intolerant Mixedwood


MAP
VEGETATION HEIGHT
LEGEND
2M
10
20M
SCALE
0
250
500M
1:9500
Old Coach Road
Peck Drive
Diligente Drive
Wendell Street
Chambers Street
Gunningsville Boulevard
Ashland Crescent
Runneymeade Road
Whiterocks Drive
Bridgedale Boulevard
Pinewood Road
Robertson Street
18m
20m
9m
10m
17m
5m
4m
16m
3m
11m
13m
15m
14m

UPLAND

4 HOUSING



HOUSING NEEDS

As in many communities across the country, housing availability and housing affordability have impacted the well-being of many Riverview residents. Based on the Housing Needs Assessment (2024), 65.3% of respondents highlighted affordability as a top concern. This sentiment aligns with the Riverview and Coverdale Area - Community Health Needs Assessment (2019), which found that 52% of respondents were in critical need of affordable housing, and 62% in high or critical need of rental housing. Along with this, 34.2% of tenants are spending 30% or more of their income on shelter.

There is currently a disparity between renters and homeowners within Riverview. The town has a relatively high level of home ownership, with 76.1% of households owning their residence, more than the provincial average of 73.0%. While it is encouraging that many in the town can own their homes, this leads to a higher demand for rental units for those who are not there yet. The Town's Affordable Housing Strategy concluded that the lower portion of rental housing plays a role in why the community is not growing as fast as Dieppe and Moncton.

CURRENT HOUSING STOCK

Currently, housing costs in Riverview are higher than the provincial median but lower than the national median. As of 2021, the housing stock for Riverview reflected a low-density community. Of the 8,655 dwellings, 5,505 were single-unit, while 1,440 were multi-unit. The Housing Needs Assessment expects this trend to shift, with a larger portion of the housing stock becoming multi-unit dwellings. The assumption is that the aging population will be leaving their single-detached homes for smaller options such as rowhouses and apartments. The Town's Age-Friendly Community Report (2023) emphasized this point. Of respondents, over 90% indicated that if they were to move, they would look for housing outside of a single-detached dwelling.

AFFORDABLE HOUSING STRATEGY

The Affordable Housing Strategy (2023) provides a tool for the 2024-2029 period to create and maintain affordable housing options within the town. The Strategy identifies action items to improve housing in the community including:

+ Reassess the availability and use of town owned land and assess the available of land acquisition;
+ Diversify housing typologies;
+ Ensure accessibility to amenities;
+ Develop and strengthen partnership opportunities;
+ Invest in a communications plan;
+ Align the approach with other policies and strategies;
+ Evaluate and continually improve; and
+ Invest in a communications plan.

AGE-FRIENDLY COMMUNITY REPORT

As noted above, the Age-Friendly Community Report provided insights for addressing Riverview's aging population. This survey targeted individuals over the age of 50 in the town, to gather perceptions on community services and infrastructure such as transportation, housing, healthcare, and more. The report found that many seniors currently do not utilize outdoor and recreational spaces due to a lack of amenities, sidewalks, public transit, lighting, and a perceived lack of safety. The report highlighted physical accessibility as a significant inhibitor for this demographic to being active in the community.

5 INFRASTRUCTURE



ROAD NETWORK

The study area is served by arterial roads, collector roads, and local roads. Arterial roads within the study area include Gunningsville Boulevard and Hillsborough Road (Route 114). Route 114 is also a provincially owned collector highway but is maintained by the Town. These arterial roads both connect at the Gunningsville Bridge and provide a direct link across the Petitcodiac River to downtown Moncton.

Several collector roads provide access from the arterial roads such as Bridgedale Boulevard, Old Coach Road, and Runneymeade Road. Local roads connect to the collector roads to provide localized access to home and businesses in the area.

Most roads within the study area are posted at a speed limit of 50 km/h. Exceptions include Hillsborough Road (Route 114) which is posted at 50 near the Gunningsville Bridge but transitions to a posted speed limit of 60 km/h to the east of the study area, Bridgedale Boulevard which is posted at 60 km/h, and Gunningsville Boulevard which is posted at 50 near the Gunningsville Bridge but transitions to 70 km/h to the south.

An area of concern is along Hillsborough Road. The unsignalized intersections along Hillsborough Road are experiencing significant delays from the minor road approaches during peak hours. The Average Annual Daily Traffic along Hillsborough Road ranges from 10,000 to 15,000 vehicles per day with peak hourly volumes up to 900 vehicles per direction. This makes it challenging for drivers to turn left onto Hillsborough Road during peak periods.

Traffic data was not available for the new Bridgedale Boulevard connection; however it is assumed that traffic flows well along Gunningsville Boulevard and Bridgedale Boulevard as there is very little development in this area.

ACTIVE TRANSPORTATION

Given the history and current use of the area, there is already an extensive multi-use trail network to the southeast of the plan area, incorporating the Mill Creek Nature Park and the future Riverview Recreation Complex. Along with the multi-use paths on Bridgedale and Gunningsville Boulevards, this creates a substantial network for pedestrians, cyclists, and other active transportation users to reach the future neighbourhood safely. Strava heatmap data shows that the trail system in the area is well used.

TRANSIT

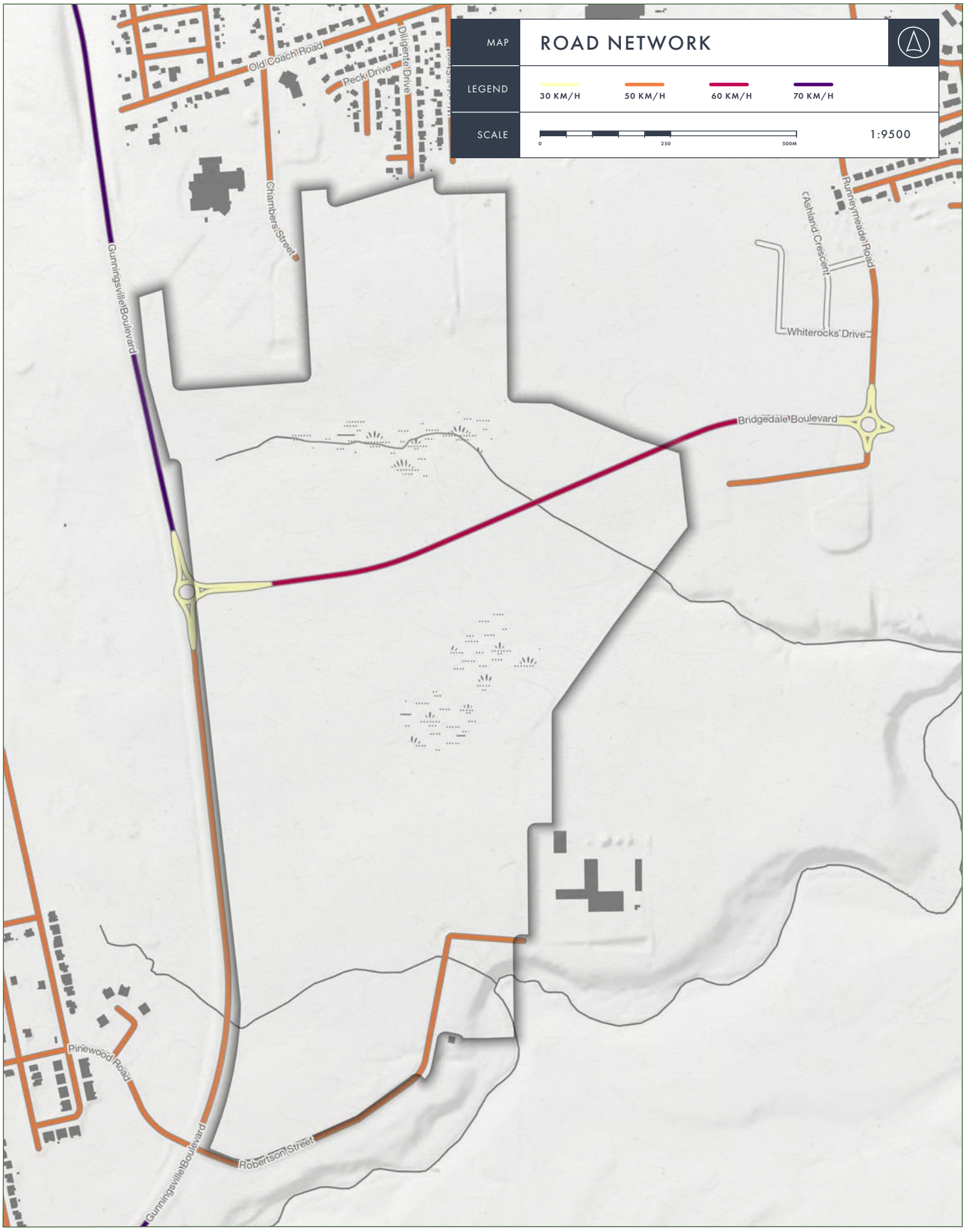
Codiac Transpo serves the cities of Dieppe, Moncton, and the Town of Riverview with 20 routes connecting the tri-community. 11 of the routes are wheelchair accessible and all buses are equipped with bicycle racks to encourage active transportation. Transit routes that travel to Riverview include 81, 82, 85, and 86. Routes 81, 82, and 86 all stop at 1110 Main St in Moncton near the Avenir Centre and travel into Riverview via the Gunningsville Bridge. Route 85 (Riverview Connector) does a loop of Riverview without crossing over to Moncton. The routes are well distributed with bus stops dispersed along each route. In 2024, the average riders per day in Riverview was 330, representing a 30% increase in ridership compared to 2023.

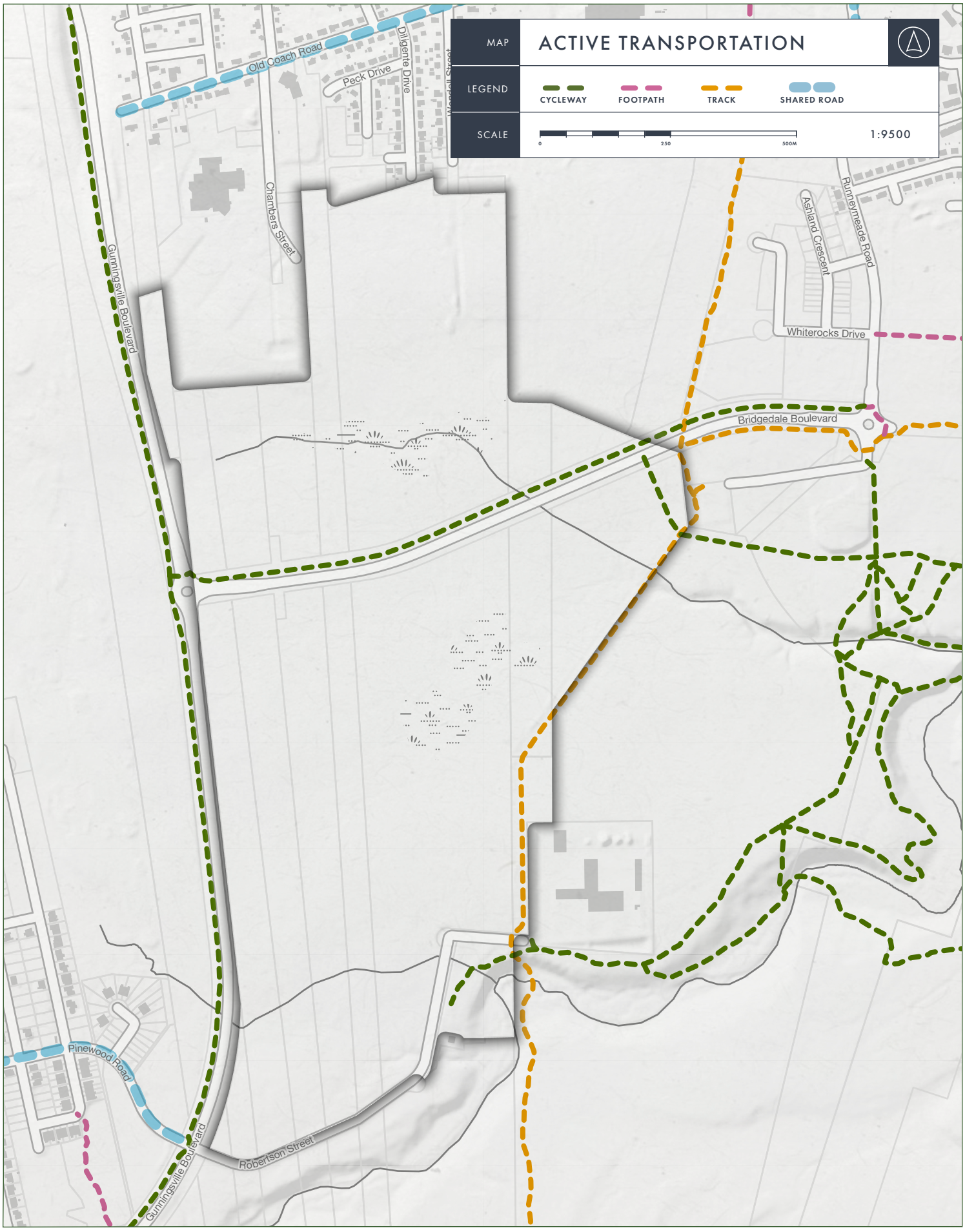
There are two main bus routes that run through the area:

+ Pinewood (86) - runs along Gunningsville Boulevard.
+ Riverview Connector (85) - runs along Gunningville, south of the roundabout before going down Bridgedale Boulevard and Runneymeade Road.

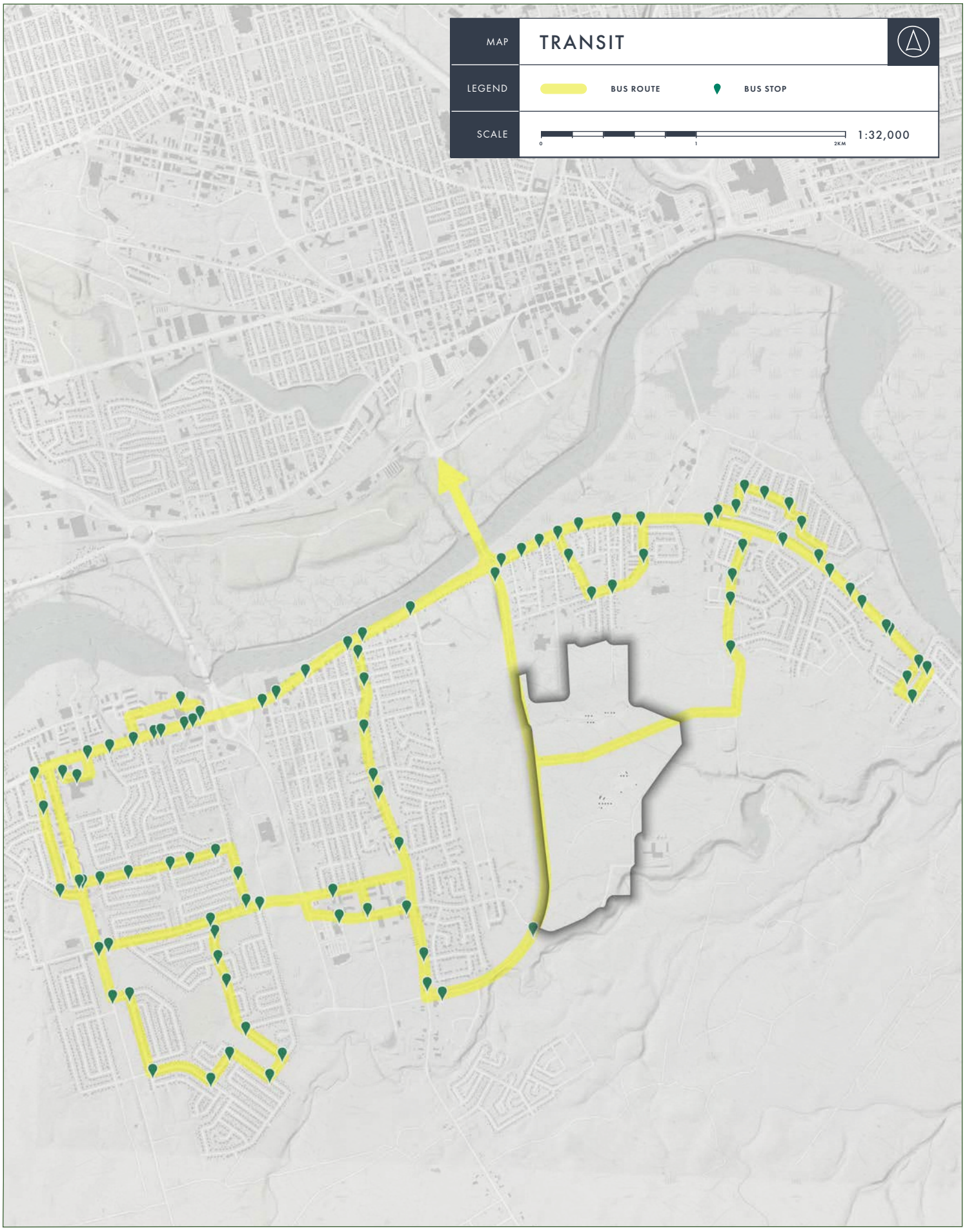
RIVERVIEW ACTIVE TRANSPORTATION PLAN

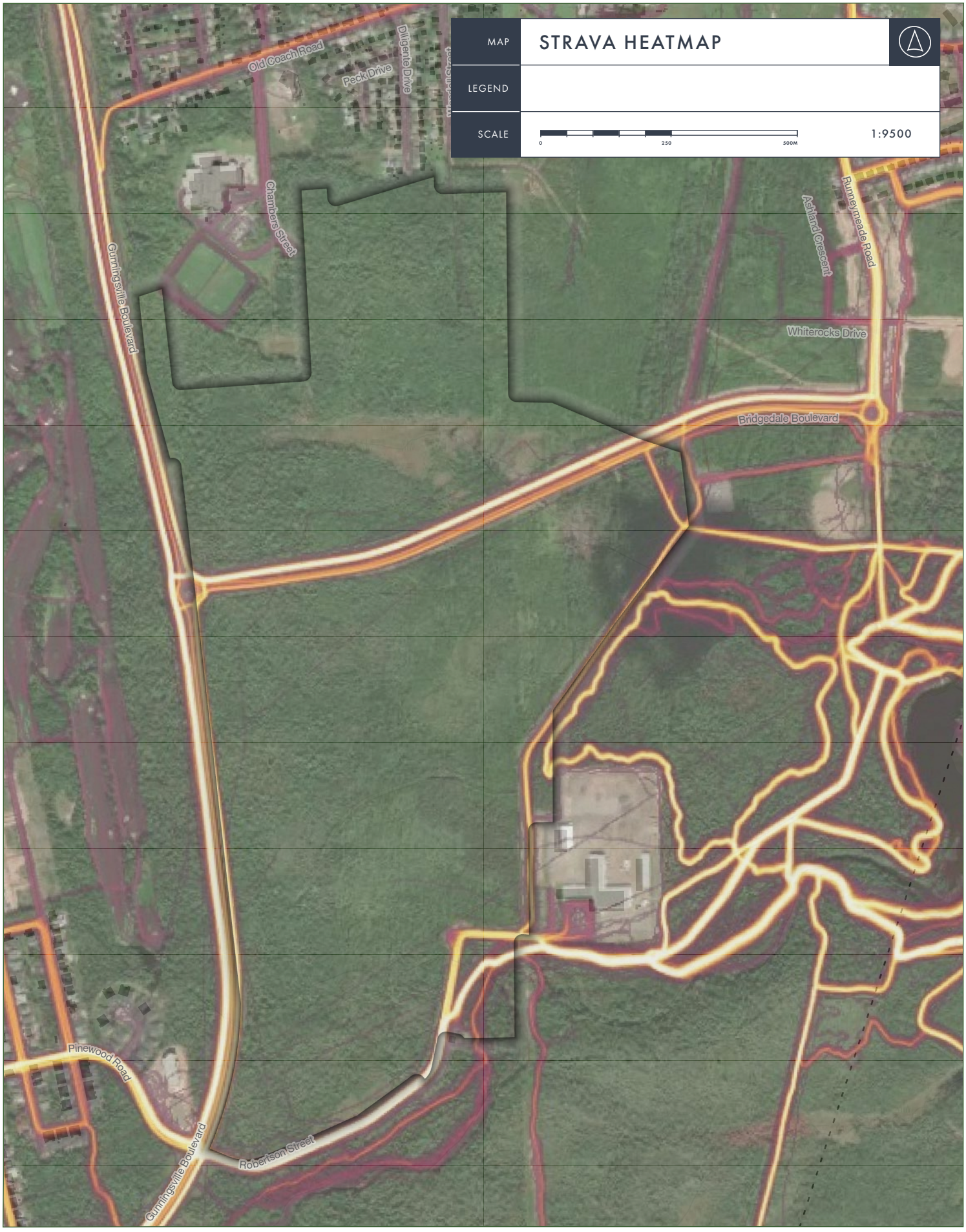
The Town's Active Transportation Plan (2013) breaks down the network into four designations of primary, secondary, and tertiary active transportation routes, and trails. To complement these, design standards for trails and streets were developed. This document is used as a baseline for all active transportation related planning within the town.


MAP
ROAD NETWORK
LEGEND
30 KM/H
50 KM/H
60 KM/H
70 KM/H
SCALE
0
250
500M
1:9500
Old Coach Road
Peck Drive
Diligente Drive
Chambers Street
Gunningsville Boulevard
Runneymeade Road
Ashland Crescent
Whiterocks Drive
Bridgedale Boulevard
Pinewood Road
Robertson Street
Gunningsville Boulevard


MAP
ACTIVE TRANSPORTATION
LEGEND
CYCLEWAY
FOOTPATH
TRACK
SHARED ROAD
SCALE
0
250
500M
1:9500
Old Coach Road
Peck Drive
Diligente Drive
Wendell Street
Chambers Street
Gunningsville Boulevard
Ashland Crescent
Runnymeade Road
Whiterocks Drive
Bridgedale Boulevard
Pinewood Road
Robertson Street
Gunningsville Boulevard

UPLAND


MAP
TRANSIT
LEGEND
BUS ROUTE
BUS STOP
SCALE
0
1
2KM
1:32,000


MAP
STRAVA HEATMAP
LEGEND
SCALE
0
250
500M
1:9500
Old Coach Road
Peck Drive
Diligente Drive
Chambers Street
Gunningsville Boulevard
Ashland Crescent
Runnymeade Road
Whiterocks Drive
Bridgedale Boulevard
Pinewood Road
Robertson Street
Gunningsville Boulevard

WATER SYSTEMS

The existing water distribution system in the area is located within the Town's Boosted Pressure Zone, with water being supplied from the Turtle Creek Water Treatment Plant the Trites Road Elevated Water Tank, supplied by the Whitepine Booster Station. Available water pressure zone mapping from the Town notably excludes the Secondary Plan area from the Pressure (boosted) zone, though it is likely a result of this area not being anticipated for development at the time the map was produced.

Although the existing watermain sizing suggests that Gunningsville and Bridgedale have substantial capacity, a more comprehensive assessment of the water distribution system should be completed.

Firstly, there is a lack of information on the existing Trites Road Elevated Water Tank. Information about the tank, such as its service area and water level, is necessary to more accurately assess the system's capacity to accommodate the fully developed Secondary Planning Area. Reviewing the design documents for the tank would also be beneficial to support the assessment.

Existing fire flow data or flow test results from the surrounding area should also be reviewed to assist in evaluating the current system's performance.
There is also a lack of information on the calculations and assumptions made for pipe sizing of existing stubs along Gunningsville Boulevard, Robertson Street, Chambers Street, Diligent Drive and Wendell Street. It will be important to verify that the pipe sizing is adequate to service the developed Secondary Planning Area.

Based on the available information, no capacity issues or constraints are anticipated for the water distribution system following the development of the Secondary Planning Area. Pipe sizing for the watermain on Bridgedale Boulevard was completed in 2020 by Aqua Data under post-development conditions, and no capacity issues related to the development were identified.

SANITARY SEWER SYSTEM

The Mill Creek Pumping Station Sewershed collects flows from the northwestern area above Bridgedale Boulevard, as well as the large majority of the area south of Bridgedale Boulevard. Sanitary sewer flows in this sewershed are directed to the Mill Creek Pumping Station, where they are pumped through twin 300mm diameter forcemains to the East End Sanitary Trunk Sewer and Greater Moncton Wastewater Commission (TransAqua).

There are currently two (2) 200mm diameter sanitary sewer stubs connected to the 200mm diameter main on the west end of Bridgedale Boulevard. These stubs will flow to the existing 300mm diameter main on Gunningsville Boulevard by gravity. Additionally, there are multiple 100mm diameter sanitary service lateral stubs that tie into the existing 450mm diameter gravity main, flowing north-east towards the Mill Creek Pumping Station.

There is also a 300mm diameter sanitary sewer main stub pointed north within the Secondary Planning Area that will flow to the Mill Creek Pumping Station.

Finally, there are two (2) 200mm diameter sanitary sewer stubs connected to the 300mm diameter sanitary main on Gunningsville Boulevard, between Bridgedale Boulevard and Robertson Street. These stubs are pointed east and would pick up flows from the Secondary Planning Area.

The Sanitary Easement Sewershed collects flows from the north-central and eastern areas above Bridgedale Boulevard, as well as from a small area south of the boulevard.

The total anticipated peak flow generated by future development in the area is 57.1 L/s. A portion of this flow will be generated by the Secondary Planning Area, from the Sanitary Easement Sewershed. The 300mm diameter sanitary easement main has

a total capacity of 88.1 L/s. As a result, it is estimated that the pipe will operate at 65% of its maximum capacity during peak flow conditions, indicating no known capacity issues in this area.

Based on the available information, no capacity issues or constraints are anticipated for the sanitary sewer system following the development of the Secondary Planning Area. Pipe sizing for Bridgedale Boulevard and the sanitary easement was completed in 2020 by WSP under post-development conditions, and no capacity issues were identified.

STORM SEWER SYSTEM

Ditches currently run along both sides of Bridgedale Boulevard, parallel to the roadway. As presented in the 2020 Bridgedale Boulevard – Storm Rationale memo from WSP, ditch depths were evaluated for a 1:100 year + 20% storm, with post-development conditions. Results from this analysis indicate that water depths in all ditches will remain below 1m. Since all ditches in the area have been constructed to a depth of at least 1m, no capacity issues are anticipated.

Three (3) road cross-culverts have been installed along Bridgedale Boulevard within the Secondary Planning Area. Since pre- and post-development conditions have been evaluated for the sizing of these pipes, there are no known or anticipated capacity issues.

According to the design rationale memo from WSP, culverts for access to fire hydrants along Bridgedale Boulevard have been sized for a 1:5 year storm with post-development conditions. These culverts are all 450mm in diameter and there are no known or expected capacity issues, as they have been sized for post-development conditions.

There is also one (1) culvert crossing the sanitary easement access road within the planning area. This 450mm diameter culvert has been sized for a 1:5 year storm with post-development conditions, therefore there are no expected capacity issues.

There is one (1) 900mm diameter cross-culvert on Robertson Street. This cross-culvert picks up stormwater flows from the ditches along Robertson Street and from an existing ditch coming from the north and sends the water southward to another existing ditch.

On Gunningsville Boulevard, there are also two (2) 450mm diameter storm sewer stubs connected to the storm main, between Bridgedale Boulevard and Robertson Street. These stubs are pointed east at the same locations as the sanitary stubs and would pick up flows from the Secondary Planning Area.

Chambers Street, Wendell Street, and Diligent Drive all have 300mm storm sewer mains. The flow from Chambers Street and Wendell Street is directed toward the Secondary Planning Area and could be connected to the new storm sewer system if needed.

Based on the available information, no capacity issues or constraints are anticipated for the storm sewer system following the development of the Secondary Planning Area. Pipe and ditch sizing for Bridgedale Boulevard was completed in 2020 by WSP under post-development conditions, and no capacity limitations were identified.

INFORMATION GAPS

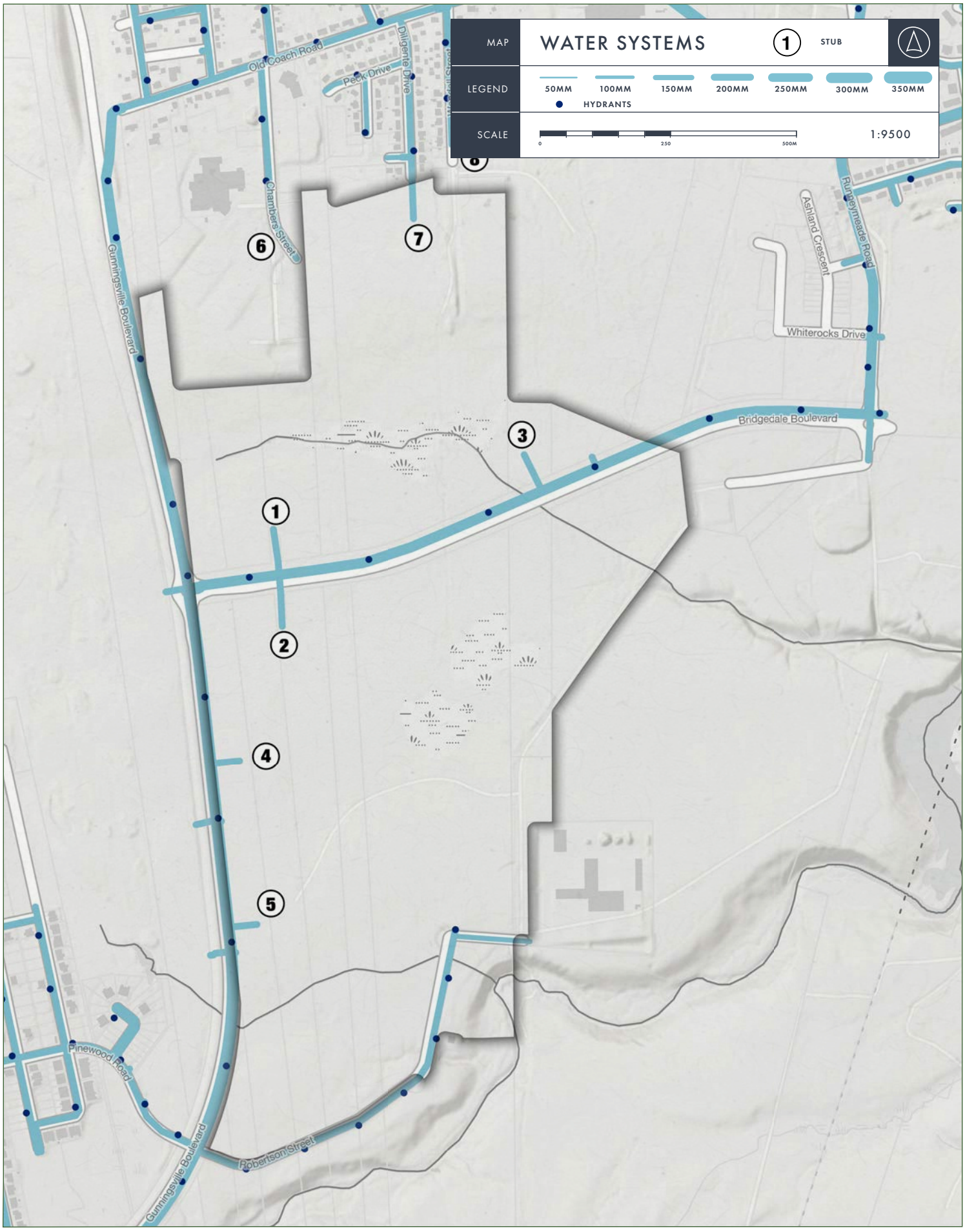
After reviewing the existing documents provided by the Town of Riverview, there are information gaps and missing data necessary for a comprehensive analysis of the existing sanitary and storm sewer system.

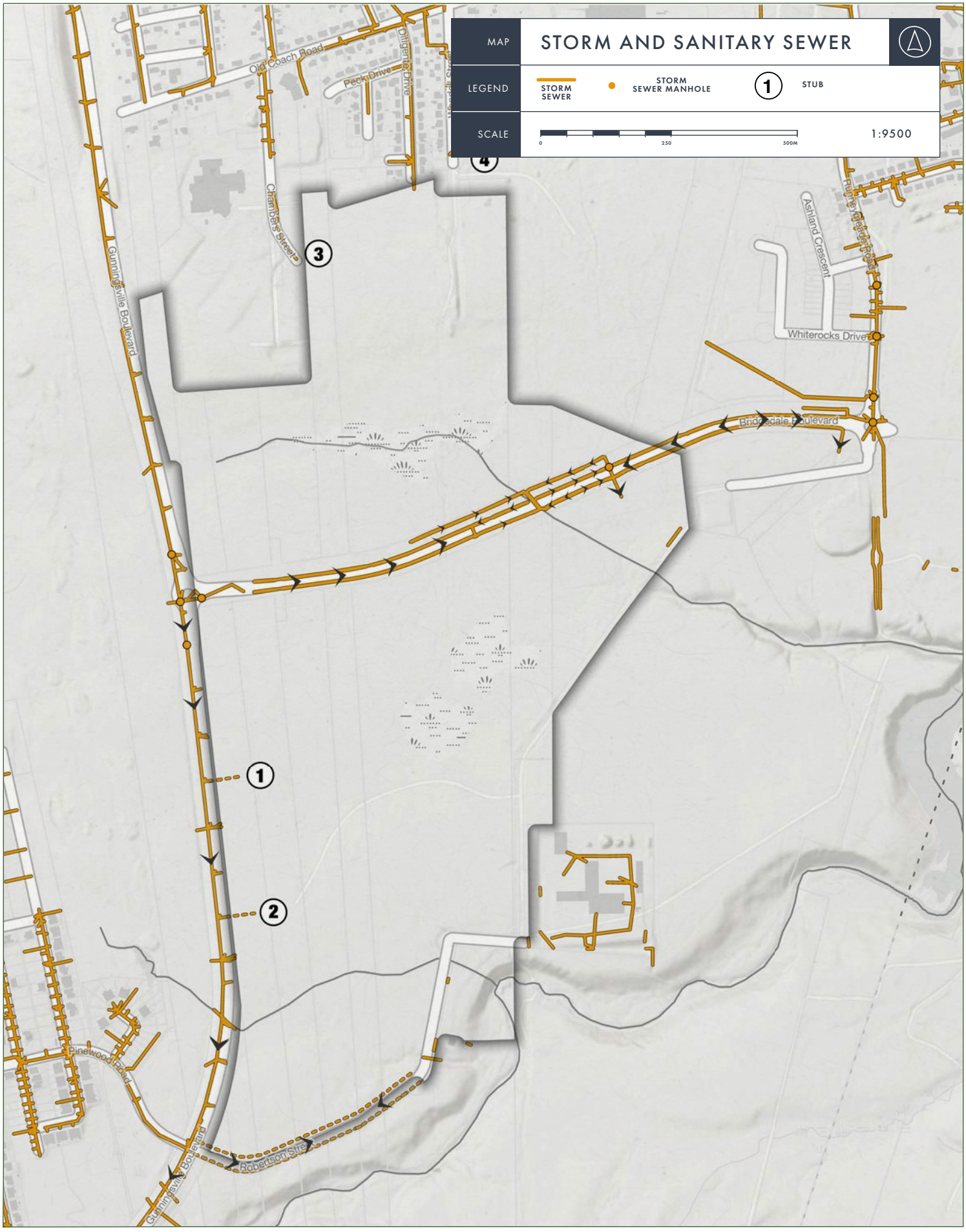
Firstly, access to any previous studies or design briefs for sanitary sewer system sizing within the Mill Creek Pumping Station Sewershed and stormwater management within the area south of Bridgedale Boulevard was not available.

Additionally, information on the calculations and assumptions made for pipe sizing along Gunningsville Boulevard, Robertson Street, Chambers Street, Diligent Drive and Wendell Street was not available.

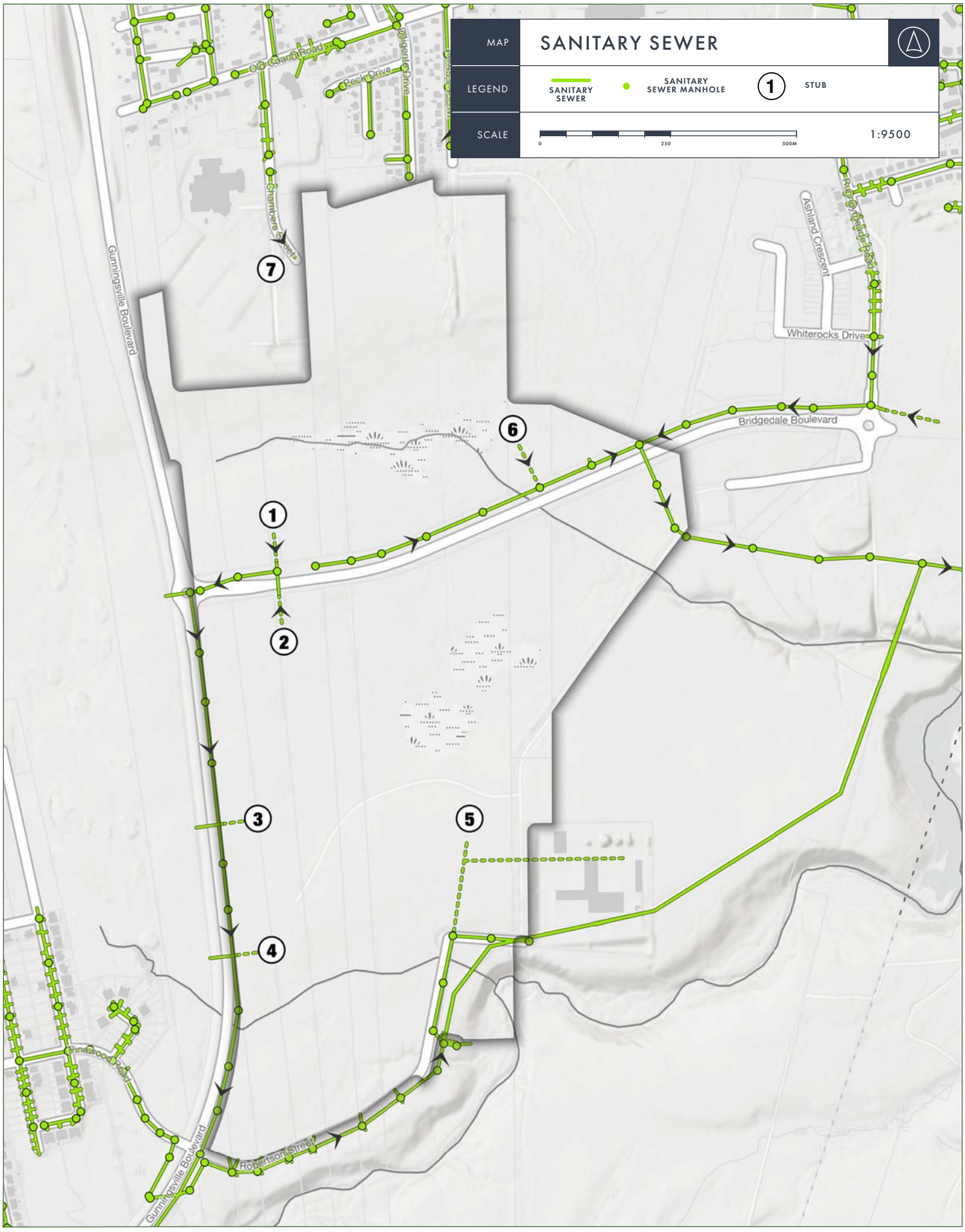
POWER CORRIDORS

There is a power transmission corridor that runs from the southern portion of the plan area, along the eastern border to the NB Power Station by Bridgedale Boulevard.


MAP
WATER SYSTEMS
1
STUB
LEGEND
50MM
100MM
150MM
200MM
250MM
300MM
350MM
HYDRANTS
SCALE
0
250
500M
1:9500
Old Coach Road
Peck Drive
Diligente Drive
Chambers Street
Gunningsville Boulevard
Ashland Crescent
Runnymeade Road
Whiterocks Drive
Bridgedale Boulevard
Pinewood Road
Robertson Street
Gunningsville Boulevard
1
2
3
4
5
6
7
8


MAP
STORM AND SANITARY SEWER
LEGEND
STORM SEWER
STORM SEWER MANHOLE
1
STUB
SCALE
0
250
500M
1:9500
Old Coach Road
Peck Drive
Diligentia Drive
Chambers Street
Gunningsville Boulevard
Ashland Crescent
Whiterocks Drive
Bridgedale Boulevard
Pinewood Road
Robertson Street
Gunningsville Boulevard
1
2
3
4

UPLAND


MAP
SANITARY SEWER
LEGEND
SANITARY SEWER
SANITARY SEWER MANHOLE
1
STUB
SCALE
0
250
500M
1:9500
Old Coach Road
Beck Drive
Ridgelea Drive
Chambers Street
Gunningsville Boulevard
Ashland Crescent
Ridgedale Road
Whiterocks Drive
Bridgedale Boulevard
Pinewood Road
Robertson Street
Gunningsville Boulevard
7
6
1
2
3
5
4


MAP
POWER CORRIDORS
LEGEND
POWER TRANSMISSION CORRIDOR
SCALE
0
250
500M
1:9500
Old Coach Road
Peck Drive
Diligente Drive
Wendell Street
Chambers Street
Gunningsville Boulevard
Ashland Crescent
Runnymeade Road
Whiterocks Drive
Bridgedale Boulevard
Pinewood Road
Robertson Street
Gunningsville Boulevard

UPLAND

6 LAND USE AND POLICY



PLANNING DOCUMENTS

The Town of Riverview is guided by a handful of planning documents, most prominently its Municipal Plan and Zoning By-law.

The Municipal Plan (2025) provides the overall framework for development and growth within Riverview. It establishes policies for managing development sustainably, maintaining Riverview's distinct character, and ensuring a high quality of life. The vision is that Riverview will be a dynamic community where people thrive, businesses prosper, and the natural environment is protected as growth occurs.

A key feature of the plan is the Urban Growth Boundary, which emphasizes the Town's commitment to efficient growth that maximizes the use of existing services and infrastructure before expanding outwards.

The plan describes strategic infrastructure and mobility projects that will enable future development, including the Bridgedale Boulevard corridor project. The Secondary Planning Area covering Gunningsville and Bridgedale Boulevards and Robertson Street is highlighted as a focus for coordinated, mixed-use, and higher-density development that will strengthen Riverview's economy. The Plan envisions this area as a growth hub with integrated transportation, services, and recreation opportunities that reinforce Riverview's identity as both a residential community and a regional growth centre.

Economic development initiatives are woven throughout the plan, including business attraction, support for diversifying industry, and enhancing the Town Centre as a cultural and commercial heart. Environmental policies safeguard the Turtle Creek watershed, promote green stormwater infrastructure, and preserve sensitive areas. Municipal services, including water, sewer, and waste, are to be maintained to high standards, with new development expected to contribute to infrastructure under a transparent cost-recovery framework.

Overall, the Plan balances growth management, housing diversity, infrastructure investment, and environmental stewardship, with the Gunningsville, Bridgedale and Robertson Secondary Planning Area emerging as a key opportunity to showcase Riverview's future as a connected, vibrant and resilient community.

FUTURE LAND USE

Under the previous Plan's Future Land Use Map (2013), most of the project area was under the Commercial designation, with some portions at the northern end of the area under the Residential designation.

However, the 2025 Future Land Use Map places the entire area in the Future Development designation. This designation is applied to areas within the Town that require detailed planing to ensure future development considers infrastructure capacity, environmental constraints, and a mix of land uses.

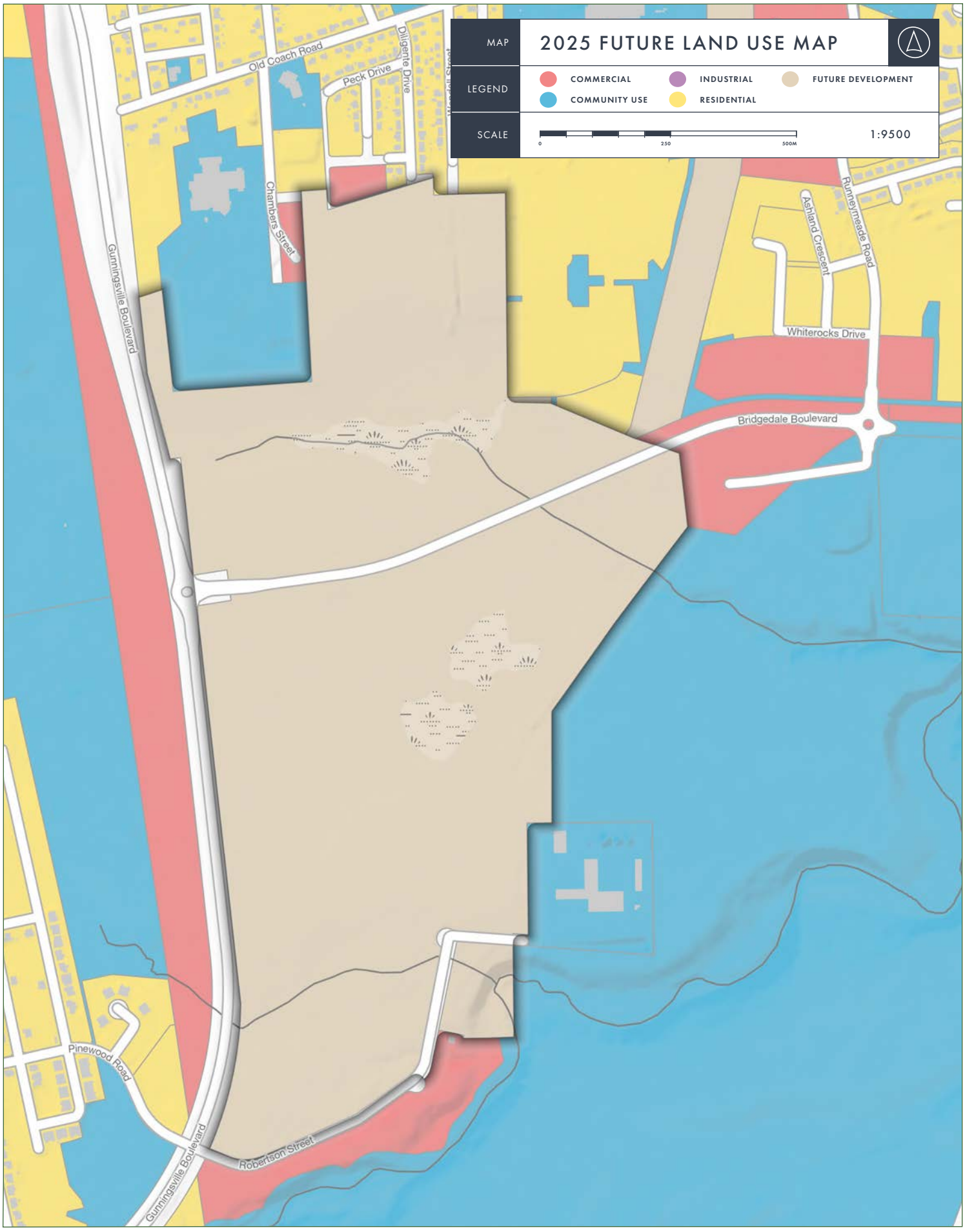
ZONING

Under the 2013 Land Use By-law, most of the project area was previously in the Commercial Mix zone. Areas to the north are in the former Residential Mix zone, while areas along Bridgedale Boulevard to the east of the project area were in the Multiple Unit Dwelling Zone.

The recently adopted and current 2025 Land Use By-law places the entire project area in the Future Development Zone. This zone permits only existing uses as-of-right, and is applied to land that is anticipated to have a more comprehensive development framework applied including a variety of land use types and intensities.

PROPERTY OWNERSHIP

There are 8 land owners in total throughout the Study Area, most of which have land holdings on either side of Bridgedale Boulevard. The municipality owns a large tract of land on the eastern side of the Secondary Plan area, and the remaining lands are held by 7 different private owners.


MAP
2025 FUTURE LAND USE MAP
LEGEND
COMMERCIAL
INDUSTRIAL
FUTURE DEVELOPMENT
COMMUNITY USE
RESIDENTIAL
SCALE
0
250
500M
1:9500
Old Coach Road
Peck Drive
Diligente Drive
Chambers Street
Gunningsville Boulevard
Ashland Crescent
Runneymeade Road
Whiterocks Drive
Bridgedale Boulevard
Pinewood Road
Robertson Street
Gunningsville Boulevard


MAP
PROPERTY OWNERSHIP
LEGEND
SCALE
0
250
500M
1:9500
Old Coach Road
Peck Drive
Diligente Drive
Wendell Street
Chambers Street
Gunningsville Boulevard
Ashland Crescent
Runnymeade Road
Whiterocks Drive
Bridgedale Boulevard
TOWN OF RIVERVIEW
TOWN OF RIVERVIEW
PRIVATE OWNERS
TOWN OF RIVERVIEW
TOWN OF RIVERVIEW
Pinewood Road
Robertson Street
Gunningsville Boulevard

UPLAND

7 AMENITIES



AMENITIES

COMMUNITY AMENITIES

There are currently several amenities within close proximity of the Study Area. These include the Riverview East School and Sports Fields, Moncton Golf Club, and the Mill Creek Nature Park. Further north, within Gunningsville, a daycare and more schools and institutions can be found.

OPEN SPACE CONNECTIVITY

The existing trails in the vicinity of the study area are already connected to the remainder of Riveview via the Bridgedale and Gunningsville multi-use trails. Advancing the existing network by connecting it to the surrounding secondary road network will provide even more convenient and safe choices for existing neighbourhood residents and future dwellers in the development area.

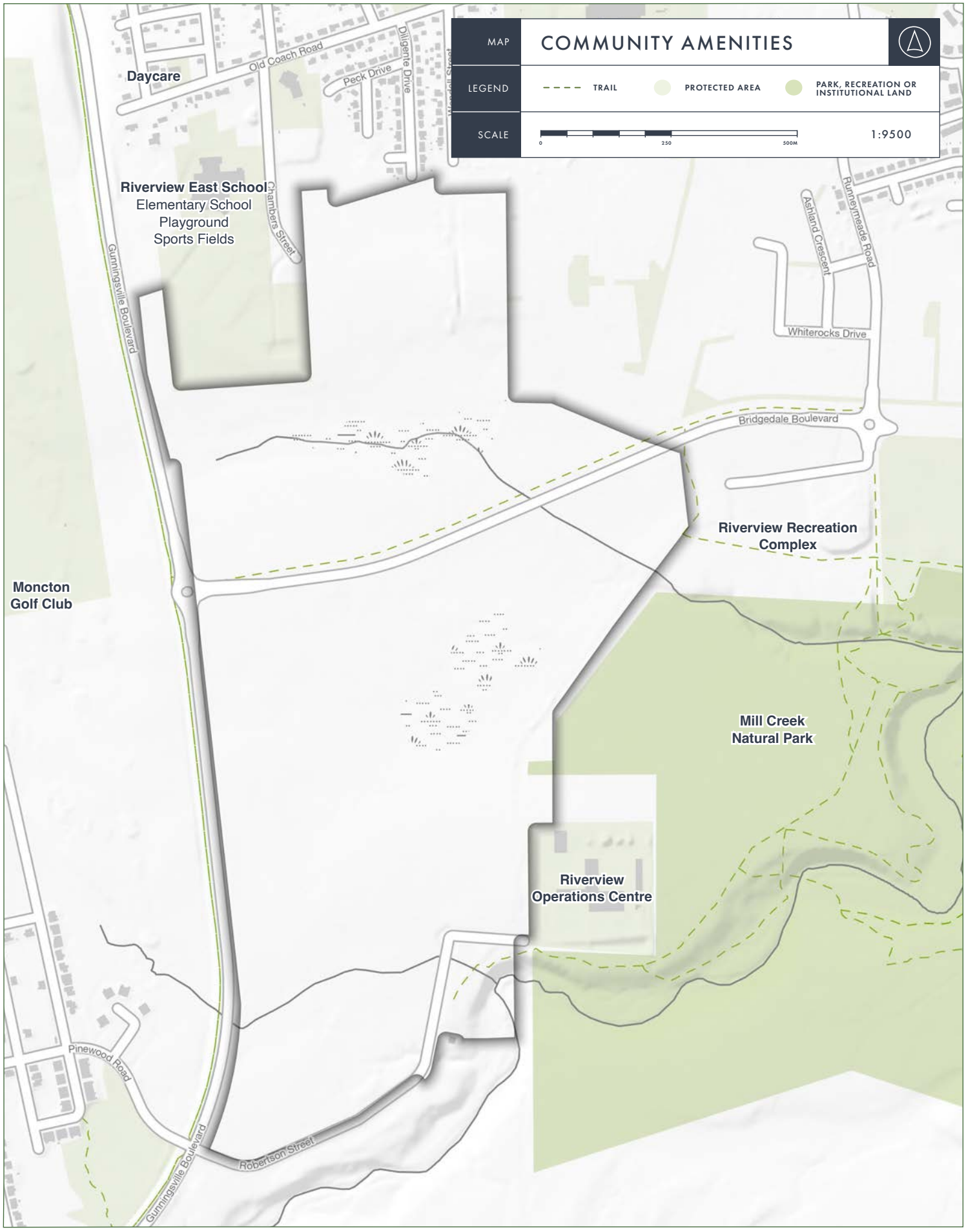
SERVICE GAPS

Despite the already existing amenities in the area, the Secondary Plan will need to address service gaps inherent to a greenfield development on the edge of a town.

With the closest grocery store (Sobeys) being located over 3km away from the Plan Area, providing opportunities for grocery stores and other small-scale retail and services will be important to afford new residents mixed-use conveniences and reduce car dependencies for day-to-day errands.

For new residents who chose not to own a car, as well as children and elderly who cannot drive, adding bus stops on Bridgedale and Gunningsville, and potentially routing transit into the new neighbourhood will be a critical component in building an all ages and all abilities community.

By and large the plan area should offer a thoughtful blend of services and amenities that support residents of all generations. This includes everyday essentials such as accessible sidewalks and paths, transit connections, shops, and community services within easy walking distance. Parks, playgrounds, and multi-use trails should provide recreation for children, youth, adults, and older residents alike, while community gathering spaces, such as plazas, gardens, and indoor meeting rooms, should foster social connection. Integrating health and wellness facilities, safe street design, and access to childcare, schools, and services should create a complete neighbourhood where everyone can live, move, and thrive comfortably.


MAP
COMMUNITY AMENITIES
LEGEND
TRAIL
PROTECTED AREA
PARK, RECREATION OR INSTITUTIONAL LAND
SCALE
0
250
500M
1:9500
Daycare
Old Coach Road
Peck Drive
Diligente Drive
Wendell Street
Riverview East School
Elementary School
Playground
Sports Fields
Chambers Street
Gunningsville Boulevard
Ashland Crescent
Runnymeade Road
Whiterocks Drive
Bridgedale Boulevard
Riverview Recreation Complex
Moncton Golf Club
Mill Creek Natural Park
Riverview Operations Centre
Pinewood Road
Robertson Street
Gunningsville Boulevard

BIBLIOGRAPHY

+ Age-Friendly Community Report
+ Commercial Market Threshold Report
+ Meteoblue
+ Mill Creek Master Plan
+ Mill Creek Study
+ MOU Mill Creek
+ Municipal Natural Assets Initiative
+ New Brunswick Clean Water Act
+ New Brunswick Clean Environment Act
+ Riverview Active Transportation Plan
+ Riverview Affordable Housing Strategy
+ Riverview and Coverdale Area Community Health Needs Assessment
+ Riverview Commmunity Economic Development Strategy
+ Riverview Housing Needs Assessment
+ Riverview Municipal Plan
+ Riverview Zoning By-law
+ Statistics Canada
+ Town of Riverview, A Look Forward to 2025

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