



BY-LAW No. 300-8-2
A BY-LAW TO AMEND THE TOWN OF RIVERVIEW ZONING BY-LAW
No.300-8

BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF RIVERVIEW AS FOLLOWS:

The Council of the Town of Riverview under the authority vested in it by Section 53 of the *Community Planning Act*, SNB 2017, c.19 amends By-law No. 300-8, the Town of Riverview Zoning By-law and enacts as follows:

1. By-law No 300-8, the Town of Riverview Zoning By-law, is amended by adding to Section 6.1 Design Standards for the Mixed Use Zone read as the following:

“h)When located in the ER-Boulevard Designation, residential uses shall provide commercial or community uses on the entire ground floor fronting the street.”

2. By-law No 300-8, the Town of Riverview Zoning By-law, is amended by adding the following line to the header of 8.1 Residential Zones Use Table:

“*=Additional Secondary Municipal Plan Land Use Designation Conditions Applicable”

And by adding an “*” next to:

R-LR Education Use C

R-MR Medical Clinic –

R-MR Personal Service Shop –

R-MR Restaurant –

3. By-law No 300-8, the Town of Riverview Zoning By-law, is amended by adding “Commercial Use” to the table of uses defined in Section 8.1 Residential Zones Uses Table, in alphabetical order with the following indicators:

R-LR –

R-MR – *

R-HR –

4. By-law No 300-8, the Town of Riverview Zoning By-law, is amended by repealing and replacing Section 8.3.1.1 Main Uses as follows:

“8.3.1.1 Main Uses

Any land, building or structure may be used for the purposes of and for no other purpose, than:

a) Manufactured Dwelling

b) Residential Care Facility, Subject to Section 2.15

c) Semi-detached or Two-Unit Dwelling

d) Single Unit Dwelling

e) Townhouse or Rowhouse Dwelling, Maximum of 4 Units, Subject to Section 6.3

f) Two unit dwelling, Subject to Section 6.3.2

g) Educational Use, in the ER-Residential Designation”

5. By-law No 300-8, the Town of Riverview Zoning By-law, is amended by adding the following conditional uses to Section 8.4.2 Conditional Uses:
- “h) In the ER-District Designation
- i) Medical Clinic, subject to Section 6.1
 - ii) Personal Service Shop, subject to Section 6.1
 - iii) Restaurant, with the exception of drive-thrus, subject to Section 6.1
 - iv) Retail Use, limited to a pharmacy, subject to Section 6.1
 - v) Commercial Use, limited to uses such as wellness facilities, fitness centers, or gyms, subject to Section 6.1”
6. All other requirements shall remain the same.

ENACTED this _____ day of _____, A.D. 2027.

MAYOR
Andrew J. LeBlanc

TOWN CLERK
Marieka Dow

First Reading
Second Reading
Third Reading

DRAFT