



**March 17, 2025**

**To:** Local Governance Commission  
HSBC Place  
520 King Street  
Fredericton, NB, E3B 6G3  
LGC-CGL@gnb.ca

**Subject:** Proposal for Boundary Change Report – Inclusion of Parcels PID 05041710 and PID 05026612 into the Town of Riverview

Dear Members of the Local Governance Commission,

The Town of Riverview is pleased to submit this report in support of a proposed boundary adjustment to incorporate two parcels of land (PID 05041710 and PID 05026612) into the Town's municipal limits. These parcels, totaling 275 acres, were purchased by the Town on January 20, 2023, as part of our ongoing commitment to the conservation and expansion of the Mill Creek Nature Park. Currently under the jurisdiction of Fundy Albert, these lands are functionally part of the park and their inclusion within Riverview's boundaries ensures alignment with the Town's land use planning, conservation efforts, and long-term community development goals.

This proposal has been developed in accordance with the requirements outlined in the Local Governance Commission Act and includes a comprehensive review of the impacts on population, taxation, service provision, and stakeholder engagement. The Town has conducted outreach with affected landowners and received positive feedback regarding the proposed change. This report provides a detailed account of the rationale, implications, and transition plan for the boundary adjustment.

We appreciate the Commission's consideration of this proposal and look forward to working collaboratively to facilitate a seamless transition. Should you require any further information, we would be happy to provide additional details.

### **Report on Proposed Boundary Adjustment**

1. Name of the Local Government: Town of Riverview

2. Category of Local Government: Municipality (Town)

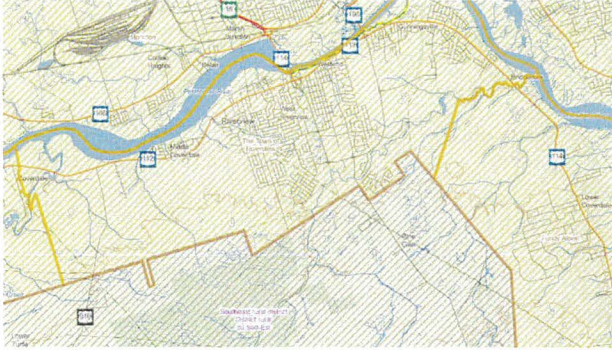
3. Territorial/Boundary Limits of the Local Government:

The Town of Riverview currently encompasses [designated municipal boundaries](#), with the proposed adjustment including two additional parcels of land:

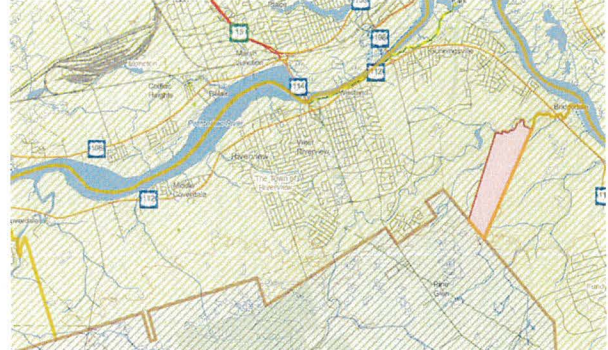
- PID 05041710
- PID 05026612

These parcels, totaling 275 acres, are contiguous to the existing boundary and form an extension of Mill Creek Nature Park.

Before Boundary Change



After Boundary Change



#### 4. Composition of Council:

The Riverview Town Council consists of elected representatives, including:

- Mayor (1 elected at large)
- Councillors (combination of 3 at-large and 4 ward representatives)
- The specific [territorial limits of wards](#) remain unchanged under this proposal, with the new PIDs falling under Ward 1.

#### 5. Estimated Population and Tax Base:

- Population Impact: No change, as the parcels are undeveloped woodlots.
- Tax Base Impact: The parcels' assessed values for 2025 are:
  - PID 05041710: \$5,100
  - PID 05026612: \$6,100
- The incorporation of these parcels into the Town's boundary will not impact the current municipal tax rate.

#### 6. Estimated Impact on Services Provided by the Local Government and Regional Service Commission (RSC):

- No additional municipal services (e.g., water, sewer, road maintenance) are required, as the parcels will remain undeveloped within the Mill Creek Nature Park.
- The Regional Service Commission (RSC) will not experience a material impact, as the parcels were already designated for recreational and conservation purposes.

#### 7. Estimated Impact on Local Commissions or Boards:

- No significant impact is expected on local commissions or boards. The land will continue to serve its environmental and recreational purpose under Town management.

#### 8. Plan for Proposed Tax Rate Changes:

- The parcels will fall under the Town of Riverview's municipal tax rate, which for 2025 is set at \$1.3826 per \$100 of assessed property value.
- The estimated tax revenue generated from the incorporation of these parcels will be minimal, given their classification as undeveloped woodlots.

9. Estimated Impact of Obligations Under the Official Languages Act:

- The boundary adjustment does not introduce any changes to the Town's obligations under the Official Languages Act. All municipal services will continue to be provided in accordance with existing language policies.

10. Summary of Public Engagement and Consultation Results:

- Outreach: The Town issued formal notification letters to all landowners within 100 metres of the proposed boundary change.
- Responses: Two landowners contacted the Town for further discussion.
- Feedback: All responses were positive. Landowners expressed support for the expansion of the Mill Creek Nature Park and the preservation of the land adjacent to their properties.
- Concerns: The two landowners who reached out sought confirmation that the boundary adjustment would not affect their current or future land use within Fundy Albert. The Town provided assurance that only the two identified PIDs are subject to the change, with no impact on surrounding properties.

11. Detailed Transition Plan:

- Administrative Updates: Upon approval, the boundary will be updated in municipal records, tax assessments, and zoning maps (zoned as open space and conservation).
- Communication: A final notification will be issued to affected landowners and relevant government bodies confirming the change.
- Environmental Stewardship: The Town will integrate these parcels into the Mill Creek Nature Park's operational management plan to ensure continued conservation and recreational use.
- Legal and Regulatory Compliance: The adjustment will be formalized through the appropriate legislative and municipal procedures.

This boundary adjustment aligns with the Town of Riverview's long-term planning objectives and conservation efforts. The proposal has received positive community feedback and will ensure cohesive land management within Mill Creek Nature Park. The Town looks forward to working with the Local Governance Commission and stakeholders to finalize this transition.

Sincerely,



Andrew J. LeBlanc  
**Mayor**  
Town of Riverview

**CC:** *Riverview Town Council,  
Colin Smith, Town Manager,  
Fundy Albert Local Government,  
Southeast Regional Service Commission,*