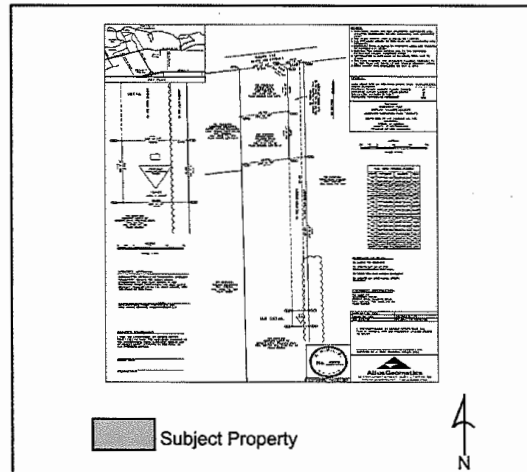


**Comité de révision de la planification de Beaubassin
Staff Report
Tentative Subdivision Application**

Subject : Brun Subdivision
Meeting Date: Aug 19, 2015
From : Jeff Boudreau
Manager of Subdivision Approval

GENERAL INFORMATION

Applicant:
Landowner : Ernest & Rolande Brun
Proposal: Proposed telecommunication tower site.

**SITE INFORMATION**

Location: Rt 133 Boudreau Office
PID: 00861245
Lot Size: 460 square metres
Current Use: Vacant land
Zoning: Resource Development
Future Land Use: Telecommunication Tower
Surrounding Use & Zoning: Residential and Resource Development
Municipal Servicing: N/A
Access/Egress: 15m Right of Way to Rt. 133

Municipal Plan Policies

- It is proposed that developers of radiocommunication installations and other new or altered radiocommunication structures be encouraged to first consult the appropriate federal agencies and the Beaubassin Planning Commission.
- It is proposed that radiocommunication installations and other new or altered radiocommunication structures be permitted subject to terms and conditions described in this by-law.
- It is proposed that the Beaubassin Planning Commission encourage developers to:
 - a) consider local concerns;
 - b) plan networks with a regional perspective;
 - c) install antennas on existing towers (or other existing structures);
 - d) limit the height of new towers;

Public Notice

Notice was sent to property owner's within 60m of the proposed lot.

Legal Authority

the advisory committee or commission may permit, subject to such terms and conditions as it considers fit,

(b) such reasonable variance from the requirements of the zoning by-law falling within paragraph 34(3)(a) as, in its opinion, is desirable for the development of a parcel of land or a building or structure and is in accord with the general intent of the by-law and any plan or statement hereunder affecting such development.


Recommendation

Staff respectfully recommends that the Beaubassin Planning Review & Adjustment Committee **approve** the variance for lot 15-01 to reduce the lot width from 54m to 20m and to reduce the required lot area from 4000 sm to 460 sm as shown on the tentative subdivision plan dated May 12, 2015.


subject to the following condition;

- The lot shall be used for no purpose other than a telecommunication tower and associated accessory buildings.

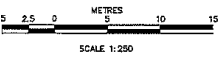
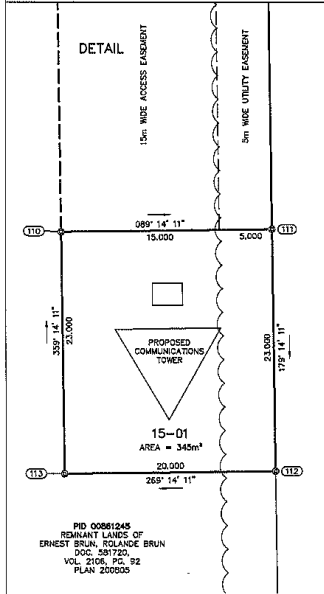
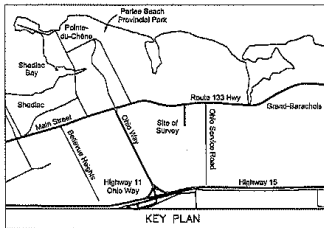
Staff also respectfully recommends that the Beaubassin Planning Review & Adjustment Committee **approve** the lot 15-01 on the attached subdivision plan dated May 12, 2015.



Jeff Boudreau, P Tech
Manager of Subdivision Approval



Sebastien Doiron, MCIP
Planning Director



UTILITIES APPROVAL

PURSUANT TO SECTION 5 OF "DESIGNATED EASEMENT REGULATION" 84-217, THE PUBLIC UTILITY EASEMENTS ON THIS PLAN VESTED IN NEW BRUNSWICK POWER CORPORATION AND BELL ALIANT REGIONAL COMMUNICATIONS L.P. (BELL ALIANT), WITH THE FILING OF THIS PLAN.

DATE: _____
 NEW BRUNSWICK POWER CORPORATION AND BELL ALIANT REGIONAL COMMUNICATIONS L.P.

OWNER'S STATEMENT:

I (WE), THE UNDERSIGNED, DO HEREBY CERTIFY THAT I (WE) AM (ARE) THE REGISTERED OWNER(S) OF THE PROPERTY(IES) BEING SUBDIVIDED HEREON AND DO HEREBY GRANT APPROVAL TO THIS PLAN, AS OUR INTERESTS APPEAR.

ERNEST BRUN _____

ROLANDÉ BRUN _____

PID 70249339
 ALBERTINE MELANSON,
 MARIE YVONNE MELANSON
 LAND TITLES: 2005-09-19
 DOC. 523590,
 VOL. 2489, PG. 284
 PLAN 18965, LOT 92-1

PID 70254811
 ERNEST BRUN,
 ROLANDÉ BRUN
 DOC. 581720,
 VOL. 2106, PG. 92
 PLAN 202805, LOT 95-2

PID 00881833
 ROLANDÉ MELANSON
 DOC. 63426E,
 VOL. 2938, PG. 344
 PLAN 18985

PID 00881245
 REMNANT LANDS OF
 ERNEST BRUN, ROLANDÉ BRUN
 DOC. 581720, VOL. 2106, PG. 92
 PLAN 200605

SEE DETAIL

PID 00881245
 REMNANT LANDS OF
 ERNEST BRUN, ROLANDÉ BRUN
 DOC. 581720, VOL. 2106, PG. 92
 PLAN 200605



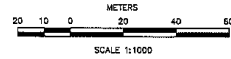
COPYRIGHT PROTECTED

- NOTES:**
- DIRECTIONS SHOWN ARE NEW BRUNSWICK COORDINATE GRID AZIMUTHS REFERENCED TO NEW BRUNSWICK GRID MONUMENT 20487.
 - THE SCALE FACTOR USED IS EQUAL TO 1.000066.
 - ALL DISTANCES SHOWN ON THIS PLAN ARE CALCULATED GRID DISTANCES.
 - DISTANCES FROM BUILDING TO PROPERTY LINES ARE ROUNDED TO NEAREST 0.01 METER.
 - BUILDING TIES SHOWN HEREON ARE TO THE CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.
 - CERTIFICATION IS NOT MADE AS TO LEGAL TITLE, NOR TO ZONING.
 - THE PLAN NUMBERS AND DOCUMENT NUMBERS REFERRED TO ON THIS PLAN ARE THOSE OF THE COUNTY REGISTRY OFFICE.
 - FIELD SURVEY WAS COMPLETED ON NOV 4, 2014.

LEGEND:

- LAND DEALT WITH BY THIS PLAN SHOWN THUS
- UTILITY EASEMENT
 - STANDARD SURVEY MARKER PLACED (SMST)
 - STANDARD SURVEY MARKER FOUND (SMFD)
 - CALCULATED COORDINATE POINT
 - TABULATED COORDINATE REFERENCE

TENTATIVE
 SUBDIVISION PLAN
BRUN SUBDIVISION
 (AMENDING SUBDIVISION PLAN "200605")
 SOUTH SIDE OF N.B. HIGHWAY NO. 133
 BOURGEOIS
 PARISH OF SHEDAC
 COUNTY OF WESTMIDLAND
 PROVINCE OF NEW BRUNSWICK



N.B. GRID NAD83 (CSRS)			
POINT	NORTHING	EASTING	DESC
100	7471386.133	2655160.628	CALC
101	7471378.253	2655102.612	CALC
102	747149.390	2655183.852	CALC
103	747149.235	2655172.452	CALC
104	7471468.162	2655159.731	SMFD
105	7471448.255	2655101.517	SMFD
106	7471528.892	2655178.764	SMFD
110	7471160.812	2655183.870	SMSET
111	7471180.878	2655183.658	SMSET
112	7471137.881	2655183.978	SMSET
113	747137.614	2655183.977	SMSET
114	7471386.143	2655160.654	SMFD
115	7471388.855	2655180.630	SMFD
116	7471378.284	2655102.833	CALC
117	7471518.182	2655186.891	CALC
118	7471525.238	2655101.862	CALC
119	7471518.246	2655100.380	CALC
20487	7471585.743	2655256.748	MON

PURPOSE OF PLAN:

- TO AMEND PID 00881245
- TO CREATE LOT 15-01 FOR TELECOMMUNICATION PURPOSES.
- TO SHOW 15m WIDE ACCESS EASEMENT.
- TO CREATE 5m WIDE PUBLIC UTILITY EASEMENT.

PROPERTY INFORMATION:

PID 00881245
 REGISTERED OWNER:
 ERNEST BRUN, ROLANDÉ BRUN
 DOC. 581720, VOL. 2106, PG. 92
 PLAN 200605

DATE: MAY 12, 2015

DRAWN BY: GTW

CHECKED BY: JTG

JOB #: 181745

DRAWING: 181745SD.DWG

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAN IS CORRECT, AND THE BUILDING(S) LOCATED IS(ARE) AS SHOWN.

SURVEYED BY G. TODD WILLISTON, N.B.L.S. #393