

**Southeast Planning Review and Adjustment Committee /
Comité de révision de la planification de la Commission du Sud-Est**

Staff Report / Rapport du personnel

Subject / Objet : Future Street Relocation

File number / Numéro du fichier : 16-1258

From / De :

Reviewed by / Révisé par :

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Lori Bickford

Development Officer / Agent d'aménagement

Development Officer / Agent d'aménagement

General Information / Information générale

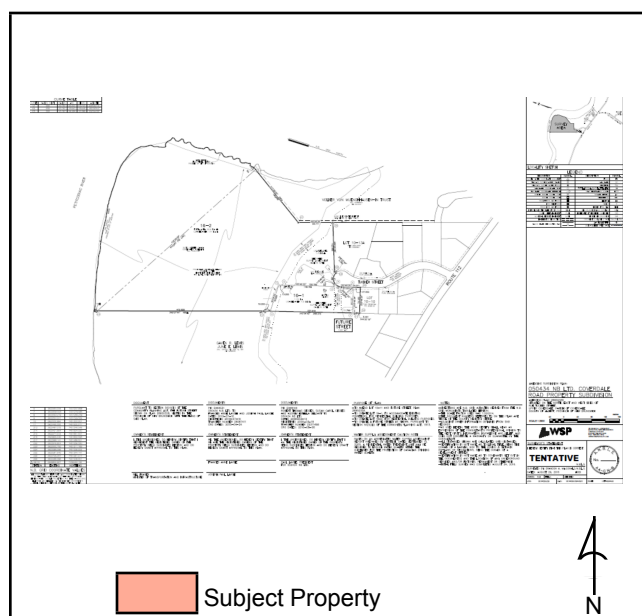
Applicant / Requéant :

Landowner / Propriétaire :

050434 NB Ltd.

Proposal / Demande :

To relocate future street



Site Information / Information du site

PID / NID: 5098173

Lot Size / Grandeur du lot: n/a

Location / Endroit :

Tucker Street

Current Use / Usage présent :

future street / residential building lot

Zoning / Zonage :

Agricultural

Future Land Use / Usage futur :

Residential

Surrounding Use & Zoning / Usage des environs & Zonage :

Agricultural and residential

Municipal Servicing / Services municipaux:

N/A

Access-Egress / Accès/Sortie : Route 112 and Tucher Street

Policies / Politiques

N/A

Zoning and/or Subdivision Regulation / Réglementations de zonage et/ou de lotissement

In arriving at a decision regarding a recommendation with respect to the location of streets in a proposed subdivision, the commission shall give consideration to; / *Lorsque la commission prend une décision concernant une recommandation liée à l'emplacement des rues dans un lotissement proposé, elle doit tenir compte des éléments suivants :*

- (a) the topography of the land, / *la topographie du terrain,*
- (b) the provision of lots suitable for the intended use, / *la mise à disposition de lots adaptés à l'utilisation prévue,*
- (c) street intersections and interceptions being as nearly as possible at right angles, / *dans la mesure du possible, les intersections et les interceptions doivent être installées à des angles droits,*
- (d) the provision of convenient access to the proposed subdivision and to lots within it,
and / *une voie d'accès pratique au lotissement proposé et aux lots qui se trouvent à l'intérieur du lotissement,*
- (e) the convenient further subdividing of the land or adjoining land. / *la division subséquente pratique du terrain ou de terres adjacentes.*

Internal Consultation & External Consultation / Consultations internes et externes

The Department of Transportation and Infrastructure was contacted for comments / *On a communiqué avec le ministère des Transports et de l'Infrastructure afin d'obtenir ses commentaires.*

Discussion

On May 25th, 2016 an application was made to relocate the future street on Tucker street as shown on the attached plan. The future street is being relocated as the driveway access to the adjacent property is currently encroaching on the future street and will eliminate one residential lot on the south side of the existing future street by adding it to proposed lot 16-1 which is to accommodate an existing dwelling.

Comments were received from the Department of Transportation and Infrastructure on October 20, 2016 and are hereto attached. DTI is in support of the project where the proposed location would not compromise the connectivity with neighboring properties.

The location of the street and the topography of the land are such that the proposal meets the requirements of the by-law for the commission to give a positive recommendation to the minister for the location of the future street. Therefore, the relocation of the future street is suitable for the development of the property.

Public Notice / Avis public

N/A

Legal Authority / Autorité légale

Section 55(2) of the Community Planning Act states; / *L'article 55 (2) de la Loi sur l'urbanisme stipule ;*

The assent of the Minister of Transportation under this section shall not be given until, / *Le ministre des Transports et de l'Infrastructure ne doit pas donner son assentiment en application du présent article*

(a) the commission has recommended the location of the streets mentioned in subsection (1) to the Minister. / *avant que la commission de services régionaux lui ait fait part de ses recommandations sur l'emplacement des rues mentionnées au paragraphe (1),*

Recommendation / Recommandation

Staff recommends that the Southeast Planning Review and Adjustment Committee **recommend** that the Minister of Transportation and Infrastructure / *Le personnel recommande que le Comité de révision de la planification du Sud Est recommande que le ministre des Transports et de l'Infrastructure*

- assent to the location of the future streets. / *accepte l'emplacement des rues futures.*

Note: This report was written in english and translated to a bilingual document. Where a conflict exists between the two languages, the language the report was written shall prevail. / **Note:** *ce rapport a été rédigé en anglais et traduit en version bilingue. En cas de conflit entre les deux langues, la langue dans laquelle le rapport a été rédigé a préséance.*