

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

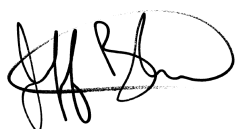
Staff Report / Rapport du personnel

Subject / Objet : recommendation to the minister for a new public street

File number / Numéro du fichier 19-061

From / De :

Reviewed by / Révisé par :




Jeff Boudreau
Development Officer / Agent d'aménagement

Phil Robichaud
Planner / Urbaniste

General Information / Information générale

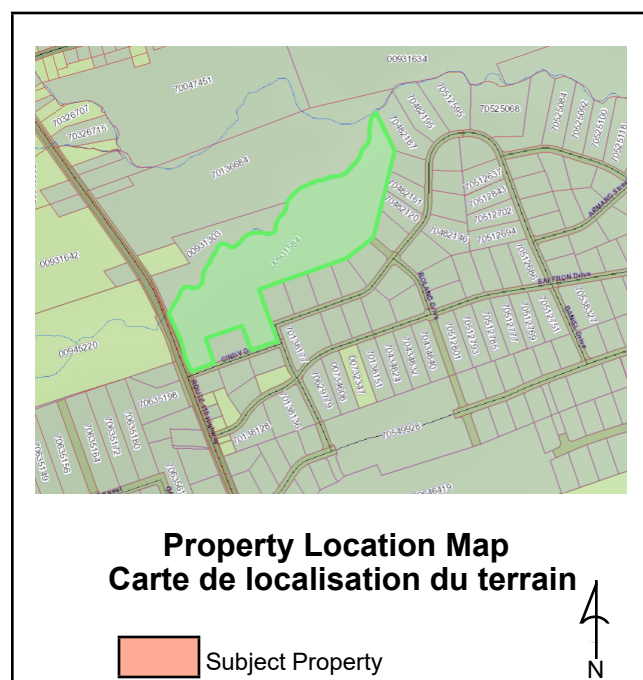
Applicant / Requéant :

Landowner / Propriétaire :

IB Quality Homes

Proposal / Demande :

create 8 new residential lots and a new public street.
(Brookridge court) / *Création de 8 nouveaux lots
résidentiels et une nouvelle rue publique (rue
Brookridge)*



Site Information / Information du site

PID / NID: 931584

Lot Size / Grandeur du lot: 15ha

Location / Endroit :

Irishtown

Current Use / Usage présent :

vacant

Zoning / Zonage :

Agriculture

Future Land Use / Usage futur :

N/A

Surrounding Use & Zoning / Usage des environs & Zonage :

Agricultural / residential
Agricole / résidentiel

Municipal Servicing / Services municipaux:

N/A

Access-Egress / Accès/Sortie : Route 115

Policies / Politiques

12(2) It is proposed to permit residential low density and residential high density uses within the Agricultural zone on lands meeting the requirements for such developments. / *Il est proposé d'autoriser, dans une zone résidentielle à faible densité et à forte densité, des usages de la zone agricole sur les terrains qui répondent aux critères pour de tels aménagements.*

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

Provincial Subdivision Regulation / Règlement provincial sur le lotissement

Streets / Rues

5(4) In arriving at a decision regarding a recommendation with respect to the location of streets in a proposed subdivision, the regional service commission shall give consideration to / *Avant de statuer sur une recommandation relative à l'emplacement des rues d'un lotissement proposé, la commission de services régionaux doit*

- a) the topography of the land, / *tenir compte de la topographie du terrain,*
- b) the provision of lots suitable for the intended use, / *veiller à la création de lots qui puissent servir à la destination qui leur est attribuée,*
- c) street intersections and interceptions being as nearly as possible at right angles, / *s'assurer que les intersections de rues sont perpendiculaires dans la mesure du possible,*
- d) the provision of convenient access to the proposed subdivision and to lots within it, and / *prendre les mesures nécessaires pour assurer un accès aisé au lotissement proposé et aux lots qu'il comporte, et*
- e) the convenient further subdividing of the land or adjoining land. / *prendre les mesures nécessaires pour rendre aisé le lotissement ultérieur du terrain visé ou des terrains attenants.*

Internal Consultation & External Consultation / Consultations internes et externes

The Department of Transportation and Infrastructure was contacted for comments / *Le ministère des Transports et de l'Infrastructure a été contacté, pour obtenir des commentaires.*

Discussion

An application was received to subdivide land north of Daniel Drive to create a new public street as well as 8 new residential lots. / *Une demande fut reçue pour lotir un terrain au nord de la rue Daniel pour créer une nouvelle rue publique et 8 nouveaux lots résidentiels.*

This plan meets all requirement of the community planning act and the DTI construction guidelines, no variances are required for this plan. / *Le plan répond à toutes les exigences de la Loi sur l'urbanisme et les lignes directrices de construction de MTI, aucune dérogation n'est nécessaire pour ce plan.*

The plan was submitted to DTI for comments and was accepted without modifications. / *Le plan fut soumis au ministère des Transports et de l'Infrastructure pour obtenir des commentaires et fut accepté sans modifications.*

The plan only creates 8 new lots in total and is therefore not required to be reviewed with regards to a water supply assesement / *Le plan crée seulement 8 nouveaux lots, donc il n'y a aucune obligation d'entreprendre une étude d'impact d'eau.*

A soil assessment report has not been conducted at this time however every lot meets the New Brunswick Technical Guidelines for Onsite Sewage Disposal Systems. / *À ce moment, aucun rapport d'étude du sol n'a été effectué. Toutefois, le lot respecte les Lignes directrices techniques relatives aux systèmes autonomes d'évacuation des eaux usées du Nouveau-Brunswick.*

Public Notice / Avis public

n/a

Legal Authority / Autorité légale

Section 87(2) of the *Community Planning Act* states; / **L' article 87(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 respectfully recommends that the Southeast Planning Review and Adjustment Committee **recommends** that the Minister of Transportation and Infrastructure assent to the location of Brookridge court as shown on the Alderic Leblanc Subdivision plan. / *Le personnel recommande respectueusement que le Comité de révision de la planification du Sud-Est **recommande** que le ministre des Transports et de l'Infrastructure approuve l'emplacement de Brookridge court tel que montré sur le plan de lotissement Alderic Leblanc.*

subject to the following conditions: / Sous réserve des conditions suivantes :

1. The development officer shall not approve the final subdivision plan until all conditions as outlined by the Provincial Department of Transportation and Infrastructure letter from Mr. Paul Lightfoot to Mr. Jeff Boudreau Dated August 23, 2021, have been satisfied. / *L'agent de développement ne doit pas approuver le plan de lotissement définitif avant le respect de toutes les conditions décrites dans la lettre du ministère provincial des Transports et de l'Infrastructure envoyée à M. Jeff Boudreau par M. Paul Lightfoot le 23 août, 2021*

2. A soil assessment report shall be sent to the development officer prior to the final plan endorsement. / *Il faut envoyer un rapport d'étude du sol à l'agent de développement avant l'approbation définitive du plan.*

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.*

File No. : 78-A-389

August 23, 2021

Mr. Jeff Boudreau
Regional Service Commission 7
Moncton Office, Terminal Plaza
1234 Main Street, Unit 200
Moncton, NB E1C 1H7

Subject: Tentative Alderic Leblanc Subdivision, Parish of Moncton, Westmorland County.

Dear Mr. Boudreau,

The location of the proposed street(s) shown on the tentative subdivision plan mentioned above is acceptable to the Department of Transportation and Infrastructure.

When the Regional Service Commission 7 recommends the proposed public street(s) to the Minister of Transportation and Infrastructure and the Development Officer approves the tentative plan, then the proposed public street(s) will then be acceptable to the Department of Transportation and Infrastructure when the following conditions are met:

- The developer is required to submit a street design including a plan and profile and cross sections showing top and bottom of foreslopes and backslopes, direction of ditch flow, pipe sizes, Local Government Services Easements and street right-of-way width for the proposed streets. The design drawings must be prepared and stamped by a registered Professional Engineer of New Brunswick and submitted to the Department prior to the Minister signing the final plan.
- The drainage system shall be designed to consider the drainage basin as a whole and must accommodate not only runoff water from the subdivision area but also, where applicable, the system shall be designed to accommodate the runoff water from those areas adjacent to and upstream from the subdivision itself, as well as its effects on lands downstream. It is the developer's responsibility to determine how the run-off water from the lots and the proposed public streets will be carried away to ensure that it does not have a negative effect on the proposed lots and the existing properties in the area. A detailed drainage report must accompany the drainage plan in order to evaluate the drainage pattern. Where environmental permits are required, copies should be forwarded to the Department of Transportation and Infrastructure. Prior to the Minister signing the final plan, stamped copies of the engineered drainage study and design shall be forwarded to the Department.
- The proposed street name(s) must be submitted to the Department of Public Safety NB 911 Services Section and approved to ensure compliance with the NB 911 Civic Addressing Standards. The street name approval must be forwarded to this Department before the Minister can approve the final subdivision plan.

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- The developer will be required to pay the Department of Transportation and Infrastructure for the costs of the supply and installation of all the traffic control signs that are required along the new streets in this subdivision. The District Transportation Engineer will determine the number of signs and their associated cost.
- The developer shall construct the proposed street(s) to meet or exceed the provincial standards specified in the "**Minimum Standards for the Construction of Subdivision Roads and Streets.**". The Standard can be viewed on the Internet sites www2.gnb.ca/content/gnb/en/departments/dti/publications.html or www2.gnb.ca/content/gnb/fr/ministeres/mti/publications.html or at the Property Services Branch, Department of Transportation and Infrastructure in Fredericton. The developer will be required to construct the street(s) to the top of the subbase including ditching, cross-culverts, and any turnaround area before the Minister of Transportation and Infrastructure will accept a surety for any remaining construction work. The grade on the new street(s) shall not exceed the maximum allowable grade of 8% and the grade on the turning area shall not exceed the maximum allowable grade of 3%. The normal street construction season is from June 1 to November 30. Street construction work performed during the off-season must be pre-approved by the District Transportation Engineer.
- The developer shall provide "Local Government Services Easements" with a 10-m minimum width for all drainage ditches crossing the proposed lots and the remnant property that are intended to drain water to and away from the street ditches in the proposed development. The minimum grade for drainage ditches is 1.0%.
- The developer will have the option of being directly responsible for the chip sealing or having the work performed by the Department of Transportation and Infrastructure. In either case, the developer will be required to deposit a surety with the Department of Transportation and Infrastructure for the costs associated with the chip sealing of the proposed new street. The chip sealing will be performed to the specifications established by the Department of Transportation and Infrastructure.
- The right-of-way limits at the proposed street intersection(s) shall be laid out as shown on "Figure A10" of the Minimum Standards.
- A suitable turning area must be constructed at the end of any temporary dead-end street created by developing the subdivision proposal in phases. The temporary turnaround must meet the requirements shown in "Figures A4 or A5" of the Minimum Standards.
- The right-of-way limits of the proposed street(s) must be properly posted with standard survey markers to identify the property to be vested in the Crown as (a) public street(s).
- Additional street right-of-way allowance will be necessary where the topography of the land or the soil type requires extra width for deeper or wider ditches. The street right-of-way may have to be widened to more than the minimum 24 metres in some areas to ensure that the ditch and the backslope/foreslope are within the area to be vested in the Crown as a public street. The additional street right-of-way width will be necessary for future street maintenance activities. Standard survey markers shall not be placed in the ditches.

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- The street(s) shall be constructed so that there are acceptable sight distances at all driveway accesses and street intersections as per 4.3.7 of the Minimum Standards.
- The turn(s) along the proposed street(s) shall be designed as curves as specified in "Section 5.2.1" of the Minimum Standards. The back-to-back curves shall be separated by a minimum tangent length of 15 m as specified in the Urban Supplement to the Geometric Design Guide for Canadian Roads produced by the Transportation Association of Canada.

It is the responsibility of people building, upgrading, or repairing highway facilities to ensure that the environment is protected and that legislative requirements are met. It is important to prevent erosion and sedimentation from occurring by having erosion and sediment control measures in place before and during roadway construction and maintenance.

The District Transportation Engineer must be notified prior to the beginning of the street construction work, as periodic inspections will be carried out during construction to assess construction methods and/or additional engineering requirements.

It should be noted that a draft copy of the final plan must be sent to both the Regional Services Commission and the Department of Transportation and Infrastructure, Property Services Branch in Fredericton, for final inspection before the registration plan is prepared and sent to the Development Officer. The Development Officer will forward the final plan to the Department of Transportation and Infrastructure for the assent of the Minister of Transportation and Infrastructure.

Please give a copy of this letter to the developer and the surveyor.

Sincerely,



Paul Lightfoot, P.Eng
Rural Subdivisions Coordinator

- c.c. Camilla Chown, Property Services Branch, NBDTI, sent via E-mail
Vincent Rousell, District 3 (Moncton), sent via E-mail.
Lisa Parsons, District 3 (Moncton), sent via E-mail.
Morency-Cormier, Renee, District 3 (Moncton), sent via E-mail.