

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

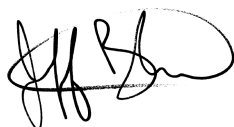
Staff Report / Rapport du personnel

Subject / Objet : White Birch Subdivision Inc. - Justin Drive Extension

File number / Numéro du fichier 20-1316

From / De :

Reviewed by / Révisé par :




Jeff Boudreau
Development Officer / Agent d'aménagement

Phil Robichaud
Planner / Urbaniste

General Information / Information générale

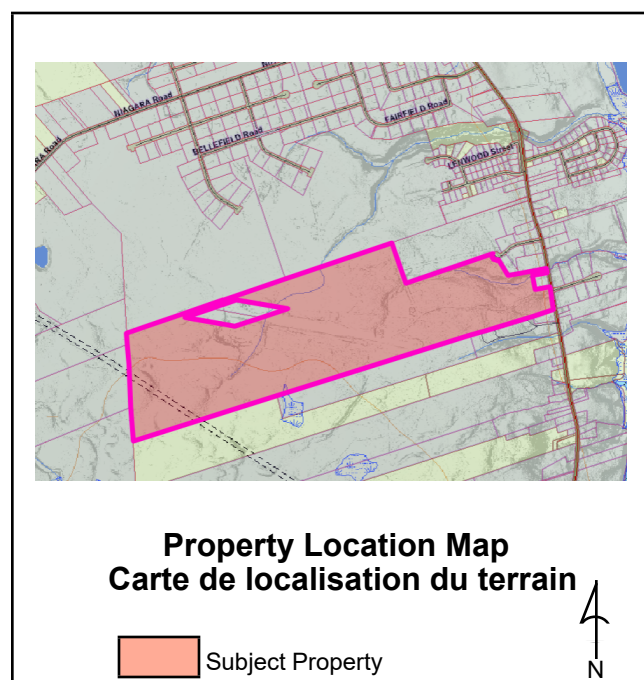
Applicant / Requéant :

Landowner / Propriétaire :

White Birch Subdivisions

Proposal / Demande :

create 3 new residential lots and extend Justin Drive /
*créer 3 nouveaux lots résidentiels et aggrandir la rue
Justin Drive.*



Site Information / Information du site

PID / NID: 05086699

Lot Size / Grandeur du lot: 115 ha

Location / Endroit :

Lower Coverdale

Current Use / Usage présent :

vacant

Zoning / Zonage :

r2

Future Land Use / Usage futur :

n/a

Surrounding Use & Zoning / Usage des environs & Zonage :

R2 and A

Municipal Servicing / Services municipaux:

private well and septic

Access-Egress / Accès/Sortie : Route 114

Policies / Politiques

6(2) It is proposed to permit residential development only on lots that have Department of Environment and Local Government and Department of Health and Wellness approvals as required. / *Il est proposé d'autoriser les aménagements résidentiels uniquement sur les lots qui ont été approuvés par le ministère de l'Environnement et des Gouvernements locaux et par le ministère de la Santé et du Mieux-être au besoin.*

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

5(4) 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; / *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 asked to review and provide comments on this plan. The response is included in this report. / *On a demandé au ministère des Transports et de l'Infrastructure et au ministère de l'Environnement et des Gouvernements locaux de réviser et de commenter le plan. Leurs réponses sont incluses dans ce rapport.*

Discussion

On July 16, 2020 an application was completed to extend a public street (Justin Drive) and create 3 new lots for residential purposes. / *Le 16 juillet 2020, une demande a été complétée pour agrandir une rue publique (chemin Justin Drive) et créer 3 nouveaux lots à des fins résidentielles.*

The Plan was sent to the Department of Transportation and Infrastructure and after several discussions about the vesting back of the existing public road (turn around), a copy of the letter from Mr. Paul Lightfoot to Mr. Jeff Boudreau dated August 18, 2021, is attached to this report. / *Le plan a été envoyé au ministère des Transports et de l'Infrastructure et suivant plusieurs discussions par rapport au transfert de la rue publique existante (tournant) une copie de la lettre de M. Paul Lightfoot à M. Jeff Boudreau en date du 18 août 2021 figure à l'annexe de rapport.*

This plan is outside the White Birch Estates Subdivision and is only proposing 3 new residential lots this amount of lots does not require any water study or environmental impact assessment. / *Le plan est en dehors du projet White Birch Estates et propose seulement 3 nouveaux lots ce qui est dessous le montant qui oblige une étude d'eau ou une étude d'impact environnemental.*

A soil assessment report has not yet been submitted by the owner, however, every lot exceeds the New Brunswick Technical Guidelines for Onsite Sewage Disposal Systems. / *Un rapport d'évaluation du sol*

n'a pas encore été soumis par le propriétaire foncier, toutefois, chaque lot excède 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; / *Le paragraphe 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 peut donner son assentiment prévu au présent article tant que n'ont pas été remplies les conditions suivantes :*

(a) the commission has recommended the location of the streets mentioned in subsection (1) to the Minister. / *la commission de services régionaux recommande au ministre des Transports et de l'Infrastructure l'emplacement des rues visées au paragraphe (1);*

Recommendation / Recommandation

Staff respectfully recommends that the The Southeast Planning Review and Adjustment Committee recommends that the Minister of Transportation and Infrastructure; / *Les membres du personnel recommandent 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 Justin Drive as shown on the Hillview Estates Phase 3 / *consente à l'emplacement de la rue Justin Drive tel démontré sur le plan de lotissement Hillview Estates Phase 3*

subject to the following conditions: / soumis aux conditions suivantes :

1. A satisfactory soils report be submitted to the development officer prior to final plan endorsement. / *Un rapport d'évaluation des sols satisfaisant doit être soumis à l'agent d'aménagement avant l'approbation finale du plan.*
2. The development officer shall not approve the final subdivision plan until all conditions as outlined by the Provincial Department of Transportation and Infrastructure, in a letter from Mr. Paul Lightfoot to Mr. Jeff Boudreau dated Aug 18, 2021 have been satisfied. / *L'agent d'aménagement devra s'abstenir d'approuver le plan final du lotissement avant que toutes les conditions énumérées par le ministère provincial des Transports et de l'Infrastructure dans une lettre de M. Paul Lightfoot à M. Jeff Boudreau en date du 18 août 2021 soient satisfaites.*

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-W-044

August 18, 2021

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

Subject: Tentative Hillview Estates Phase 3 Subdivision, Parish of Coverdale, Albert 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.

The developer should initiate the discontinuance and transfer of the portion of the cul de sac to be removed before they present the final plan for the Minister's assent.

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.



- 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.
- Any temporary turnaround must meet the requirements shown in "Figures A3, 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.
- The street(s) shall be constructed so that there are acceptable sight distances at all driveway accesses to the lots and at all street intersections.
- 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.
- A suitable turning area must be constructed at the end of any temporary dead-end street created by developing the subdivision proposal in phases.

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.