

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

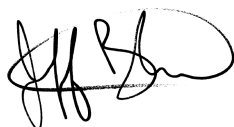
Staff Report / Rapport du personnel

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

File number / Numéro du fichier 20-2076

From / De :

Reviewed by / Révisé par :




Jeff Boudreau
Development Officer / Agent d'aménagement

Joshua Adams
Planner / Urbaniste

General Information / Information générale

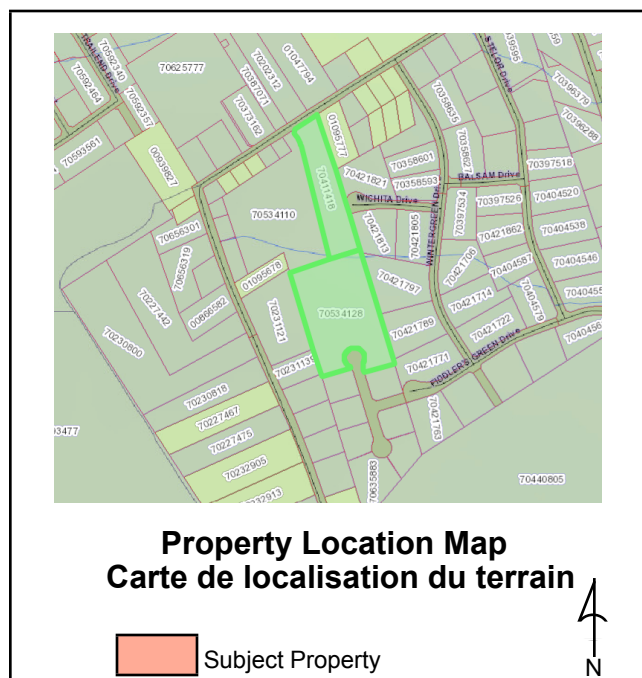
Applicant / Requéant :

Landowner / Propriétaire :

Hidden Pines Estates

Proposal / Demande :

Recommendation to the Minister to create a new public street (Hidden Pines) and two future streets /
Recommandation au Ministre pour une nouvelle rue publique (langton) et deux rue future.



Site Information / Information du site

PID / NID: 70534128, 70411418

Lot Size / Grandeur du lot: 6ha

Location / Endroit :

Lutes Mountain

Current Use / Usage présent :

Vacant land

Zoning / Zonage :

Agricultural

Future Land Use / Usage futur :

Surrounding Use & Zoning / Usage des environs & Zonage :

Agricultural

Municipal Servicing / Services municipaux:

private well and septic

Access-Egress / Accès/Sortie : Hidden pines, wichita, Zack Rd.

Policies / Politiques

Resource Uses / Usages des ressources

Proposals / Propositions

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 Sub-division 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 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

Department of Transportation and Infrastructure was consulted. / *On a consulté le ministère des Transports et de l'Infrastructure.*

Discussion

In september of 2020 Mr. Ronald Gautreau applied for an extension of Hidden pines street and create 9 new residential lots. / *En septembre of 2020, M. Ronald Gautreau a soumis une demande pour prolonger la promenade Hidden pines afin de créer 9 nouveaux lots résidentiels.*

The department of Transportation was consulted and has accepted the layout subject to the conditions contained in the letter from Mr. Paul Lightfoot to Mr. Jeff Boudreau dated Jan 27, 2021 and hereto attached. / *On a consulté le ministère des Transports et ce dernier a accepté le tracé sous réserve des conditions indiquées dans la lettre du 27 Janvier 2021 rédigée par M. Paul Lightfoot à l'intention de M. Jeff Boudreau (ci jointe).*

This layout completes the connection of wichita drive with hidden pines and meets all requirements of

section 5 of the subdivision regulation. There are concerns with the layout at the north end of the property as lot 20-16 leaves a long narrow sliver of land adjacent to the public street. This would be more useful if the adjacent parcel 70534110 were able to gain access to this new street however the existing lot fabric makes avoiding this very difficult. the adjacent parcel is currently developed as a residential dwelling as well as professional office location. / *Cet aménagement complète la connexion de Wichita Drive avec Hidden Pines et répond à toutes les exigences de l'article 5 du règlement de lotissement. La disposition à l'extrémité nord de la propriété suscite des inquiétudes, car le lot 20-16 laisse une longue bande de terrain étroite adjacente à la rue publique. Cela serait plus utile si la parcelle adjacente 70534110 pouvait accéder à cette nouvelle rue, mais la structure actuelle du terrain rend cette opération très difficile. La parcelle adjacente est actuellement aménagée en logement résidentiel et en bureau professionnel.*

Public Notice / Avis public

No Public Notice was sent as there are no variances for this subdivision/ *aucun avis fut envoyé car ce lotissement ne comprends pas de dérogations.*

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 Southeast Planning Review and Adjustment Committee recommend to the Minister the location of the Hidden Pines street extension as shown on the Hidden Pines Estates Phase 2 Subdivision plan dated October 9, 2020 / *Le personnel recommande que le Comité de révision de planification Sud-est recommande aux Ministre l'emplacement du prolongement de la rue Hidden Pines tel démontré sur le plan de lottissement Hidden Pines Estates Phase 2 daté le 9 Octobre 2020.*

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.*

REGISTRATION STAMP

ALL COMPUTATIONS PERFORMED AND COORDINATES SHOWN ON THIS PLAN ARE BASED ON THE NEW BRUNSWICK STEREOGRAPHIC DOUBLE PROJECTION AND THE NAD83(CRS) ELLIPSOID AS REALIZED BY SERVICE NEW BRUNSWICK'S HIGH PRECISION CONTROL NETWORK

CURVE	RP	LENGTH	RADIUS	CHORD	AZIMUTH
C7	80	6.560	30.000	6.547	311°51'14"
C8	80	13.119	30.000	13.015	330°38'46"
C9	82	19.679	30.000	19.328	181°57'59"
C10	85	38.591	23.000	34.221	332°41'29"
C11	85	29.249	23.000	24.000	293°10'27"
C12	85	38.591	23.000	34.221	173°39'26"
C13	93	15.867	102.000	15.871	167°38'10"
C14	93	23.691	102.000	23.637	179°45'07"
C15	110	30.850	78.000	30.483	354°08'15"
C16	110	40.120	102.000	38.662	354°08'15"
C17	83	30.855	78.000	30.076	174°17'54"
C18	82	16.912	50.000	16.832	335°11'20"

LINE	LENGTH	BEARING
L-1	2.823	73°10'27"
L-2	12.705	34°52'10"
L-3	0.803	09°22'21"
L-4	1.836	34°52'10"
L-5	0.540	169°24'21"

DEVELOPMENT OFFICER'S APPROVAL STAMP

PURCHASER'S AGREEMENT

WE, THE UNDERSIGNED, UNDERSTAND THAT ANY FUTURE CONVEYANCE OF ANY PORTION OF THE CONSOLIDATED LOT CREATED BY THIS PLAN AND INCLUDING PARCEL 20-A, SHALL CONSTITUTE A NEW SUBDIVISION, AND WILL REQUIRE ADDITIONAL DEVELOPMENT OFFICER APPROVAL.

JEREMY LOYAL GILLMORE (PID 70658752)

VIRGINIA WHITNEY GILLMORE (PID 70658752)

PURCHASER'S AGREEMENT

I, THE UNDERSIGNED, UNDERSTAND THAT ANY FUTURE CONVEYANCE OF ANY PORTION OF THE CONSOLIDATED LOT CREATED BY THIS PLAN AND INCLUDING PARCEL 20-B, SHALL CONSTITUTE A NEW SUBDIVISION, AND WILL REQUIRE ADDITIONAL DEVELOPMENT OFFICER APPROVAL.

PID 70534110

AREA 52 LTD

DEED/TRANSFER 38975168

LOT 10-10000

PLAN 29461855

REG'D 11/10/10

RONALD GAUTREAU (PRESIDENT) FOR: HIDDEN PINE ESTATES INC. (PID 70534128)

PURCHASER'S AGREEMENT

I, THE UNDERSIGNED, UNDERSTAND THAT ANY FUTURE CONVEYANCE OF ANY PORTION OF THE CONSOLIDATED LOT CREATED BY THIS PLAN AND INCLUDING PARCEL 20-C SHALL CONSTITUTE A NEW SUBDIVISION, AND WILL REQUIRE ADDITIONAL DEVELOPMENT OFFICER APPROVAL.

RONALD GAUTREAU (PRESIDENT) FOR: HIDDEN PINE ESTATES INC. (PID 70534128)

PROPERTY INFORMATION

TRANSFER TO DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE/ DEPARTMENT OF TRANSPORTS ET DE L'INFRASTRUCTURE.

PID: 70635891

OWNER'S STATEMENT

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I REPRESENT THE REGISTERED OWNER OF THE PROPERTY BEING SUBDIVIDED HEREON AND DO HEREBY GRANT APPROVAL TO THIS PLAN, AS MY INTERESTS APPEAR.

FOR TRANSPORTATION AND INFRASTRUCTURE / TRANSPORTS ET DE L'INFRASTRUCTURE

NEW BRUNSWICK POWER CORPORATION AND BELL CANADA DATE

PROPERTY INFORMATION

DEED/TRANSFER TO JOSEPH MICHEL RONALD GAUTREAU MARIÉ GLORIA GAUTREAU

REGISTERED: SEPTEMBER 1, 2004 INSTRUMENT: 19025858

LOT: 70411418

LOT: 04-1

PLAN: 18924804

OWNER'S STATEMENT

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE REGISTERED OWNERS OF THE PROPERTY BEING SUBDIVIDED HEREON AND DO HEREBY GRANT APPROVAL TO THIS PLAN, AS OUR INTERESTS APPEAR.

JOSEPH MICHEL RONALD GAUTREAU (PID 70411418)

MARIÉ GLORIA GAUTREAU (PID 70411418)

PROPERTY INFORMATION

DEED/TRANSFER TO DEEDORAN ANN GALLER JAVOIE

REGISTERED: AUGUST 4, 2017 INSTRUMENT: 37247286

PID: 70534128

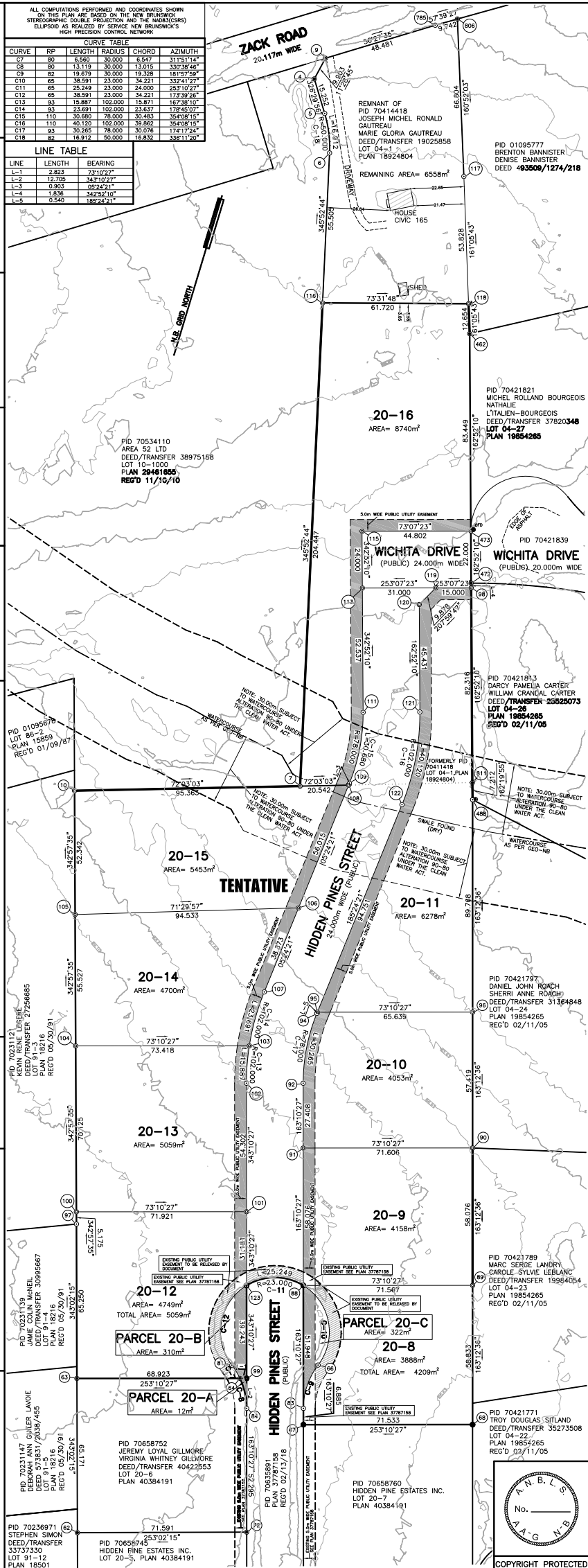
LOT: 10-1001

PLAN: 29461655

OWNER'S STATEMENT

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I REPRESENT THE REGISTERED OWNER OF THE PROPERTY BEING SUBDIVIDED HEREON AND DO HEREBY GRANT APPROVAL TO THIS PLAN, AS MY INTERESTS APPEAR.

RONALD GAUTREAU (PRESIDENT) FOR: HIDDEN PINE ESTATES INC. (PID 70534128)



N.B. GRID COORDINATE VALUES NAD83 (CRS)

POINT	EASTING (m)	NORTHING (m)	DESCRIPTION
1	2623541.733	7458866.681	PLAN
2	2623550.152	7458733.083	PLAN
3	2623556.564	7458458.564	PLAN
4	2623560.599	7458458.564	PLAN
5	2623568.458	7458446.565	PLAN RP
6	2623543.704	7458486.386	PLAN
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File No. : 78-H-514

January 27, 2021

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

Subject: Tentative Hidden Pines Estates Phase 2 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.

...2



- 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).

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- 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.
Morency-Cormier, Renee, District 3 (Moncton), sent via E-mail.