

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

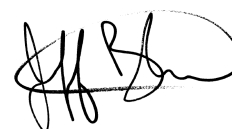
Staff Report / Rapport du personnel

Subject / Objet : To create lot on an access other than a public street

File number / Numéro du fichier 21-2514

From / De :

Reviewed by / Révisé par :

Phil Robichaud

Jeff Boudreau

Development Officer / Agent d'aménagement

General Information / Information générale

Applicant / Requéant :

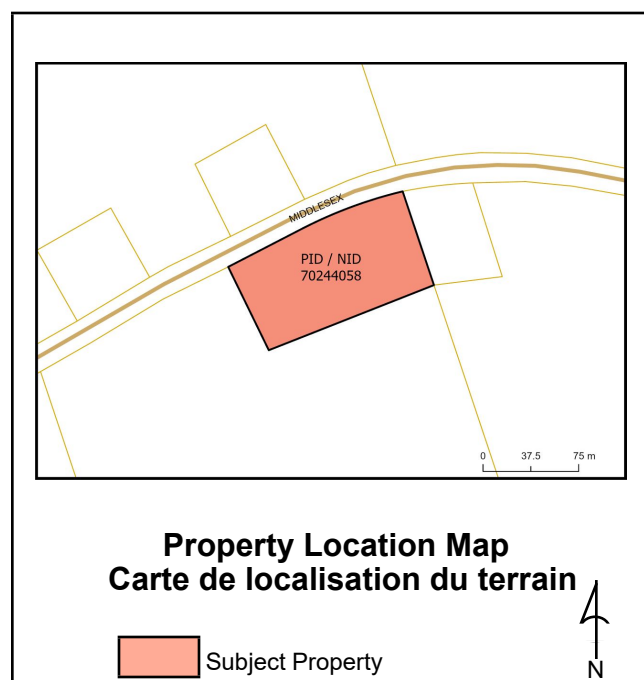
Welch Surveys

Landowner / Propriétaire :

LAWRENCE CARTER

Proposal / Demande :

To create lot 2021-7 for a communications tower on an access other than a public street / *To create lot 2021-7 for a communications tower on an access other than a public street*



Site Information / Information du site

PID / NID: 70244058

Lot Size / Grandeur du lot: 1.25 ha

Location / Endroit :

155 Middlesex Road

Current Use / Usage présent :

Residential

Zoning / Zonage :

N/A

Future Land Use / Usage futur :

N/A

Surrounding Use & Zoning / Usage des environs & Zonage :

Residential

No Zoning

Municipal Servicing / Services municipaux:

Private

Access-Egress / Accès/Sortie : Middlesex Road

Policies / Politiques

N/A

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

Provincial Subdivision Regulation / Règlements provincial sur le lotissement

Lots, Blocks And Other Parcels / Lots, Îlots Et Autres Parcelles De Terrain

Section 6(1) every lot, block and other parcel of land in a proposed subdivision shall abut / *Chaque lot, îlot ou autre parcelle de terrain d'un projet de lotissement doit donner*

(a) a street owned by the Crown, or / *sur une rue appartenant à la Couronne, ou*

(b) such other access as may be approved by the commission as being advisable for the development of land. / *sur une autre voie d'accès que la commission de services régionaux peut approuver comme étant utile à l'aménagement du terrain.*

Internal Consultation & External Consultation / Consultations internes et externes

The project has been internally reviewed. A sight distance has been requested of the surveyor. / *Le projet a été examiné à l'interne. L'arpenteur a été demandé de soumettre un rapport lié à la distance de visibilité.*

Discussion

Welch Surveys submitted a tentative subdivision plan to create a new lot for the purpose of a telecommunication tower. Communication towers are subject to Industry Canada requirements for public consultation and potential colocation of infrastructure. / *Welch Surveys ont soumis un plan de lotissement provisoire visant à créer un nouveau lot en vue d'installer une tour de télécommunications. Les tours de télécommunications sont assujetties aux exigences d'Industrie Canada en matière de consultation publique et de co emplacement possible d'infrastructures.*

When considering what is advisable for the development of land, a publicly maintained road is the best means of providing access. This provides the assurance of public services including snow plowing, garbage collection, school busing and more importantly, emergency services (ex: Ambulance and Fire Truck accessibility). If the lot does not front on a public street, then the above services are not guaranteed at the time of development or in the future. / *Lorsqu'on tient compte de ce qui est recommandé en ce qui a trait à l'aménagement d'un terrain, le meilleur mode d'accès constitue une route qui fait l'objet d'un entretien public. Ainsi, les services publics sont garantis dans ce secteur, comme le déneigement, la collecte des déchets, le transport scolaire et surtout, les services d'urgence (p. ex. : facilité d'accès pour les ambulances et les camions d'incendie). Si le lot n'est pas situé sur une rue publique, les services susmentionnés ne sont pas garantis lors de la mise sur pied de l'aménagement ou à l'avenir.*

The provision for approving lots on private access (right-of-way) should be exercised only in extraordinary cases, where the creation of a public street would not be possible and the access could possibly be brought to a public standard at a later time. / *La disposition liée à l'approbation des lots sur une voie d'accès privé (droit de passage) devrait seulement être mise en pratique dans des cas extraordinaires, comme lorsque la création d'une rue publique n'est pas possible et que la voie d'accès pourrait se conformer aux normes publiques à l'avenir.*

In this case, the lot is intended for the use of a telecommunication tower site and is proposed on a 5.06m wide right of way for access and utility routing, which currently exists as a woods road. The lot is located off Middlesex Road and a stopping sight report has been requested from the surveyor to ensure it is a safe

access. / Dans ce cas, on prévoit utiliser le lot pour installer une tour de télécommunications, et le lot proposé est situé sur un droit de passage d'une largeur de 5.06 mètres aux fins d'accès et d'acheminement pour les services publics. Le lot se trouve sur la chemin Middlesex, et l'arpenteur va fournir un rapport de visibilité d'arrêt lié au droit de passage afin de faire en sorte qu'il s'agisse d'un accès sécuritaire.

No on-site septic disposal system or potable water well will be required on this site due to the proposed use. / En raison de l'usage proposé, aucune fosse septique privée ni aucun puits d'eau potable ne sera requis sur le site.

As a communication tower is a permitted use, the request follows the intent. / Étant donné qu'une tour de télécommunications constitue un usage permis, la demande respecte l'objectif.

Public Notice / Avis public

Public notice sent to all landowners within 100 metres of subject property. / Un avis a été envoyé aux propriétaires des lots dans un rayon de 100 mètres autour du lot concerné.

Legal Authority / Autorité légale

Provincial Subdivision Regulation / Règlement provincial sur le lotissement

Lots, Blocks And Other Parcels / Lots, Îlots Et Autres Parcelles De Terrain

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Recommendation / Recommandation

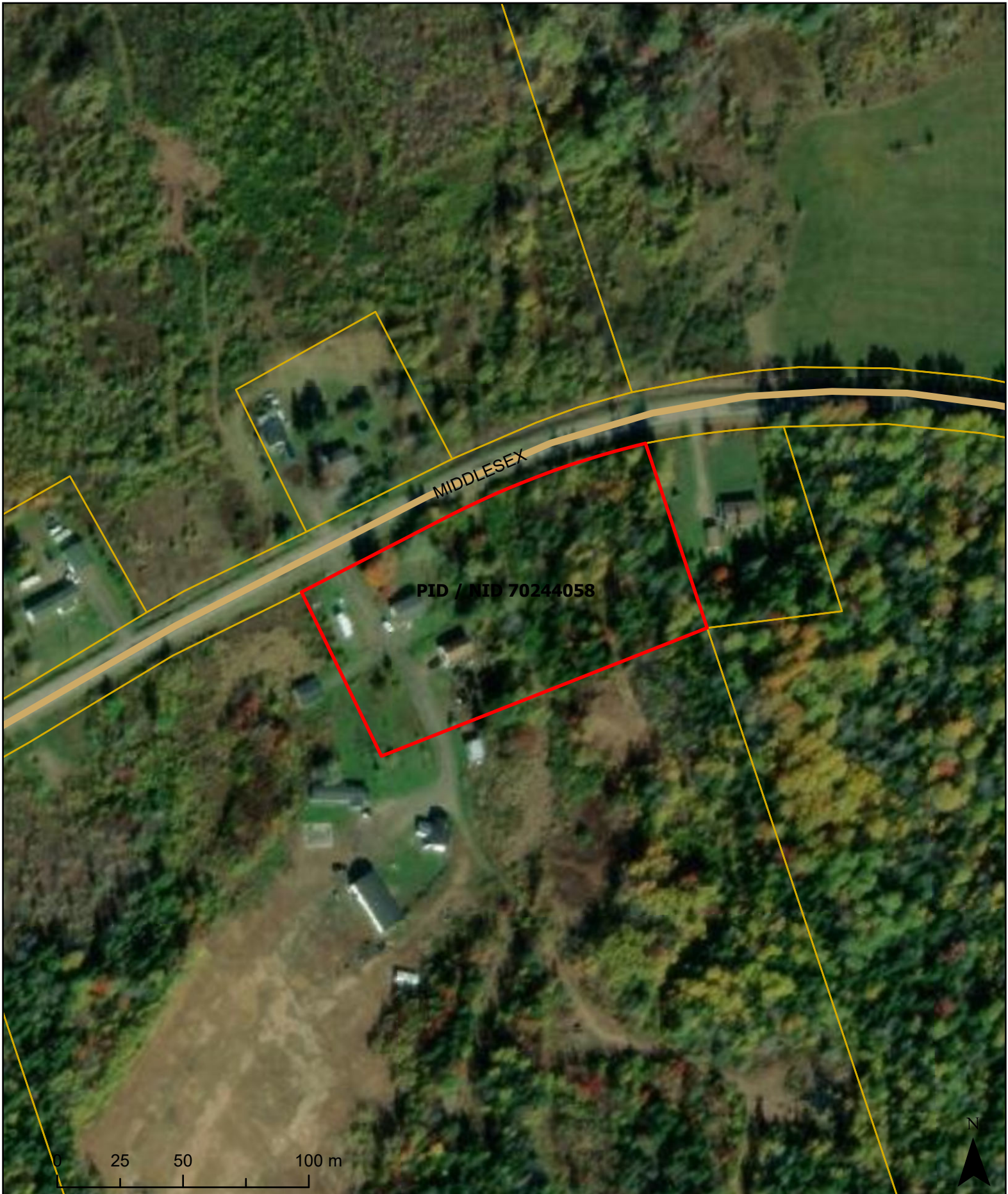
Staff respectfully recommends that the Southeast Planning Review & Adjustment Committee **approve** the Lot 2021-7 as shown on the Lawrence & Margaret Carter & Donna Tingley subdivision plan attached. / Le personnel recommande respectueusement que le Comité de révision de la planification de Sudest **approuve** le lot 2021-7 tel identifier sur le plan de lotissement Lawrence & Margaret Carter & Donna Tingley ci-joint.

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.

155 Middlesex Road (PID/NID 70244058)

L.S.D. of / D.S.L. de Salisbury

Date: 11/9/2021



All computations performed and co-ordinates shown on this plan are based on the New Brunswick Stereographic Double projection and the NAD83(CSRS) ellipsoid, derived from SNB's adjusted co-ordinate monuments or High Precision Network co-ordinate monuments and direct Real Time GPS observations.

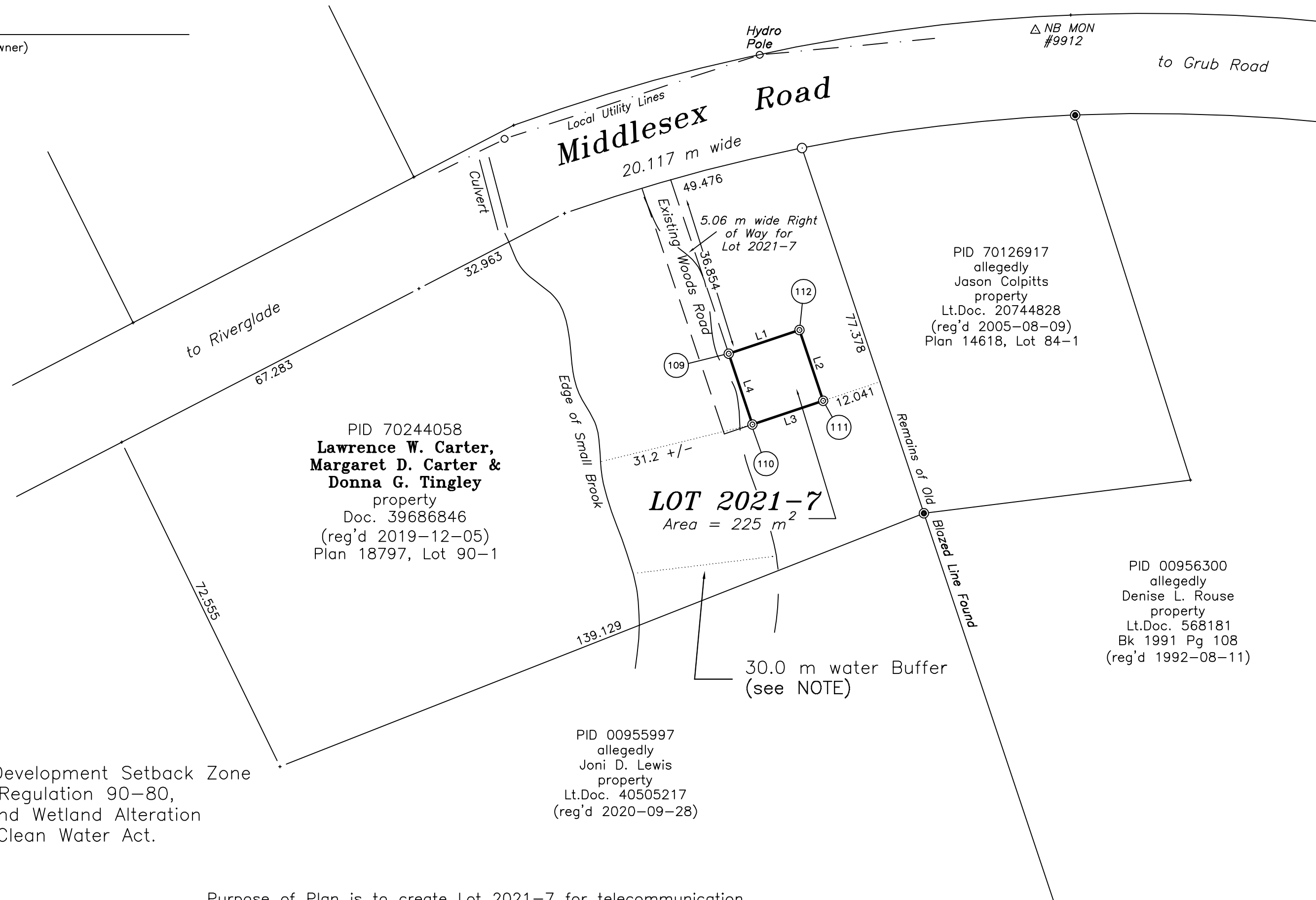
I hereby certify that I am the owner or agent of the surveyed property and give approval to this survey.

Lawrence Carter (owner)

Margaret Carter (owner)

Donna Tingley (owner)

CALL TABLE		
Course	Azimuth	Distance
L1	71°30'00"	15.000
L2	161°30'00"	15.000
L3	251°30'00"	15.000
L4	341°30'00"	15.000

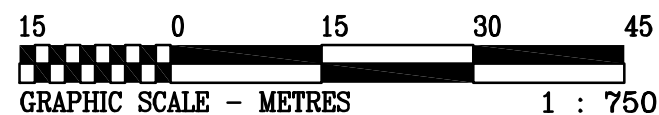
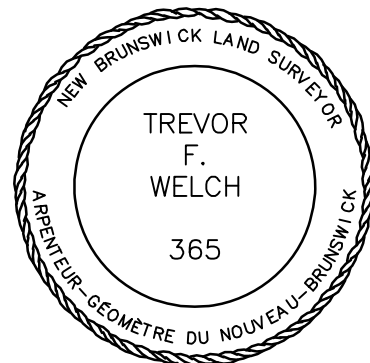
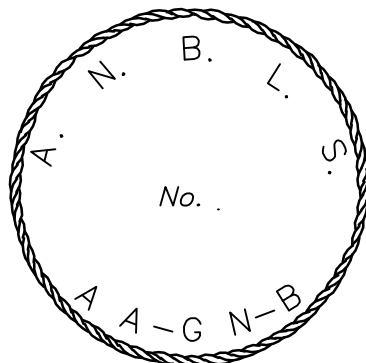


NOTE: 30 m Development Setback Zone is subject to Regulation 90-80, Watercourse and Wetland Alteration Regulation - Clean Water Act.

Purpose of Plan is to create Lot 2021-7 for telecommunication tower purposes, being a portion of PID 70244058.

And to show the 6.0 metre wide Right of Way for the benefit of Lot 2021-7.

Centre of Lot 2021-7 is 45.96196171 by -65.05704644 with a Grid elevation of 72 metres (derived from observations of NB MON 9912).



CO-ORDINATE TABLE			
Point	Easting	Northing	Description
109	2611832.287	7441220.559	SM PL
110	2611837.047	7441206.334	SM PL
111	2611851.272	7441211.094	SM PL
112	2611846.512	7441225.319	SM PL
9911	2611569.873	7441145.455	NB MON
9912	2611893.930	7441285.481	NB MON

Scale Factor = 1.00

LOCATION SKETCH

N.B. GRID NORTH



Grant Reference Plan No 131
Scale 1:31680

SUBDIVISION PLAN
**Lawrence & Margaret
Carter & Donna
Tingley Subdivision**

Lot 2021-7
Middlesex Road
Parish of Salisbury, County of
Westmorland
Province of New Brunswick
Date of Survey September 27, 2021

I, Trevor F. Welch, N.B.L.S. hereby certify that I have surveyed those lands dealt with by this plan and that the information directly associated with such lands is correct to the best of my knowledge and belief. Peripheral information is shown for reference purposes only and is not certified to be correct.



Date	ha	m ²
Standard survey marker found	---	●
Standard survey marker placed	---	⊙
Calculated co-ordinate point	---	○
Iron bar found	---	●
Iron pipe found	---	●
Service New Brunswick Parcel Identifying number	---	PID
N.B. Grid Monument	---	△
Distance called for in Deed	---	(deed)
Wooden Post found	---	⚓
Land Titles	---	LT

Notes

1. Azimuths are based on the New Brunswick Co-ordinate Grid System and were derived from observations of monuments as listed in the co-ordinate table.
2. All distances and co-ordinate values are expressed in meters. Distance may be converted into feet by dividing by 0.3048
3. All azimuths and distances are calculated unless otherwise indicated.
4. Adjacent property owner information was obtained from Service New Brunswick mapping for reference only and are not certified to be correct.
5. All plans and deed referenced on this plan are registered in the Westmorland County registry office or in the Provincial Land Titles Registry system.

WELCH SURVEYS Ltd.
8389 Route 107, Glassville, N.B.
E7L 1B5 (email : trevor@welchsveys.ca)
phone (506) 246-6000 File 21-091

TENTATIVE SUBDIVISION INSPECTION REPORT

Date:		
Subdivision Name:		
Parish:	County:	D.O.T. Map Sheet No:
Purpose of Plan:		

Sight Distance at Proposed Intersections (Eye Height=1.05 m):											
Posted Speed Limit Along Highway (km/h)	Object Height & Required Sight Distance		Measured Sight Distance Along Highway								
	<u>Stopping</u> 0.38 m	<u>Intersection</u> 1.30 m	Viewing left and right from access location								
	<u>All</u> <u>Accesses</u> (m)	<u>Locals & Collectors</u> Subdivision Accesses & Commercial, Industrial & Institutional Accesses (m) (residential accesses must only meet stopping sight distance)	Access 1 Description:				Access 2 Description:				
			Private Entrance <input type="checkbox"/>				Private Entrance <input type="checkbox"/>				
			Subdivision Access <input type="checkbox"/>				Subdivision Access <input type="checkbox"/>				
				Easting/Northing		Easting/Northing					
				Sight Distance:				Sight Distance:			
				Adequate <input type="checkbox"/> Inadequate <input type="checkbox"/>				Adequate <input type="checkbox"/> Inadequate <input type="checkbox"/>			
				Existing <input type="checkbox"/>				Existing <input type="checkbox"/>			
				Stopping		Intersection		Stopping		Intersection	
				L	R	L	R	L	R	L	R
50	65	115									
60	85	135									
70	110	160									
80	140	180									
90	170	200									
100	210	215									
Inadequate sight distance caused by: _____											

Suggestions for improving sight distance: _____											

Grade Information:
Estimated maximum grade on Property: _____ %
Comments:

Drainage Design Information:
Municipal Services Easements Required? Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:

Intersecting Road Name or Number: _____
Description of Intersecting Road Condition: _____

Status: Designated <input type="checkbox"/> Not Designated <input type="checkbox"/> Private <input type="checkbox"/> Other <input type="checkbox"/>

Comments: _____

(Add additional page if necessary)

Inspector: _____

SUBDIVISION ASSESSMENT

Subdivision _____ Phase _____ # of Lots _____
 Location _____ Surveyor _____
 Owner/Agent _____ Telephone _____
 Date of Assessment _____ Date of Plan _____
 _____ 20 _____
 Is variance Required Yes No

VISUAL INSPECTION

	Acceptable	Refused	Acceptable	Refused	N/A
Lot Area	Set-backs - Industry				
Lot width	Set-backs from Dumps, Landfills, Lagoons, etc.				
Lot Depth			Yes	No	
Is the land within the watershed of a communal water supply					
Is the land subject to flooding					
Estimation of Slope					
	<input type="checkbox"/>	< 10%	<input type="checkbox"/>	10-20%	<input type="checkbox"/>
				> 20%	

SOIL PROFILE

of Soil Test Holes Requested (Show Location on Plan) _____ Date Requested _____
 Soil Type _____

 Depth of Water Table _____ or > 1.2 m Depth of Bedrock _____ or > 1.2 m

SUMMARY

	Quantity	Lot Designation	Type	
Lots acceptables	_____	_____	_____	<input type="checkbox"/> Conventional system
*Lots Requiring Modification	_____	_____	_____	
*Lots Requiring Variances	_____	_____	_____	<input type="checkbox"/> Non-conventional system
*Lots Refused	_____	_____	_____	

Legend	Type	Litres/Day	Bedrooms	Frontage
	A	1365	3	54
	B	2730	4	59
	C	4090	7	63
	D	5860	10+	68

*Specific Comments

Date _____ 20 _____ Signature _____
 Project # _____ Page 1 of _____

Soil Evaluation Test Pit Profile

Lot Designation _____

Depth of Pit		<p style="text-align: center;">Pit Profile Details (Show apparent soil classification layers, thickness & density)</p>
Depth of Water Table		
Depth of Root Penetration		
Depth of Mottling		
Depth of Bedrock		
Approximate Position	Easting	
	Northing	
(Depth is measured from bottom of organic or topsoil layer)		
Evaluator		
Date		

Comments _____

Soil Classification Descriptions

Soil Classification		Dry Soil	Moist Soil
Sandy Gravel	A	Loose stones and single grains which feel gritty. Squeezed in the hand, the soil mass falls apart when the pressure is released.	Squeezed in the hand, it forms a cast which crumbles when touched. Does not form a ribbon between thumb and forefinger.
Silty Sand	B	Aggregates easily crushed; very faint velvety feeling initially but with continued rubbing the gritty feeling of sand soon dominates.	Forms a cast which bears careful handling without breaking. Does not form a ribbon between the thumb and forefinger.
Sandy Silt	C	Aggregates are crushed under moderate pressure; clods can be quite firm. When pulverized, soil has velvety feel after continued rubbing. Casts bear careful handling.	Casts can be handled quite freely without breaking. Very slight tendency to ribbon between thumb and forefinger. Rubbed surface is rough.
Clayey Silt	D1	Aggregates are firm but may be crushed under moderate pressure. Clods are firm to hard. Smooth, flour-like feel dominates when soil is pulverized.	Cast can be freely handled without breaking. Slight tendency to ribbon between thumb and forefinger. Rubbed surface has a broken or rippled appearance.
Silty Clay	D2	Very firm aggregates and hard clods that strongly resist crushing by hand. When pulverized, the soil takes on a somewhat gritty feeling due to the harshness of the very small aggregates which persist.	Cast can bear much handling without breaking. Pinched between the thumb and forefinger, it forms a ribbon whose surface tends to feel slightly gritty when dampened and rubbed. Soil is plastic, sticky and puddles easily.
Clay	D3	Aggregates are hard; clods are extremely hard and strongly resist crushing by hand. When pulverized, it has a grit-like texture due to the harshness of numerous very small aggregates which persist.	Casts can bear considerable handling without breaking. Forms a flexible ribbon between thumb and forefinger and retains its plasticity when elongated. Rubbed surface has a very smooth, satin feeling. Sticky when wet and easily puddles.
Soil Density		Loose	Compact
			Tight

Project # _____

Page 2 of _____