

**Southeast Planning Review and Adjustment Committee /
Comité de révision de la planification de la Commission du Sud-Est**
Wednesday, May 25, 2022 / Le mercredi 25 mai, 2022

Staff Report / Rapport du personnel

Subject / Objet : Variance Request / Demandes de Dérogation

File number / Numéro du fichier 22-0849

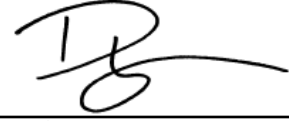
From / De :



Jeff Boudreau

Development Officer / Agent
d'aménagement

Reviewed by / Révisé par :



Dylan Geldart

Development Officer / Agent
d'aménagement

General Information / Information générale

Applicant / Requéant :

Mike Gould Rayworth & Roberts Surveys Ltd

Landowner / Propriétaire :

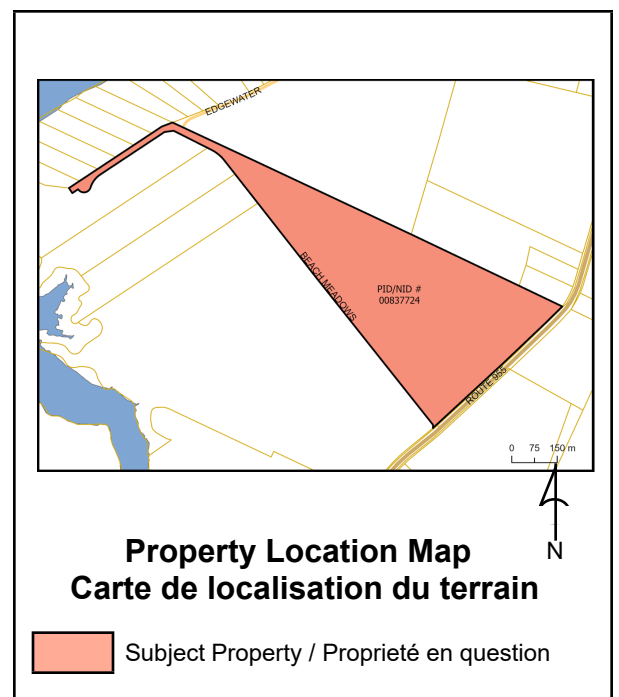
VanDom Holdings Inc.

Proposal / Demande :

Variance to reduce the required width of a lot on a tentative subdivision plan. / *Dérogation pour réduire la largeur requise d'un lot sur un plan de lotissement provisoire.*

Required width // *largeur requise* = 54 meters

Proposed width // *largeur proposée* = 24 meters



Site Information / Information du site

PID / NID: 00837724

Lot Size / Grandeur du lot: 34.06 hectares

Location / Endroit :

Cadman's Corner, LSD Murray Corner

Current Use / Usage présent :

Vacant

Zoning / Zonage :

Rural

Future Land Use Designation / Désignation de l'utilisation future du sol :

Not applicable / Pas applicable

Surrounding Use & Zoning / Usage des environs & Zonage :

Surrounding Uses: Residential and Vacant Lands / *Usage des environs: Résidentiel et terres vacantes*

Surrounding Zoning: Rural Zone (R) & Conservation (CON) / *Zonage des environs : Zone rurale (R) & Conservation (CON)*

Municipal Servicing / Services municipaux:

None / aucune

Policies / Politiques

Tantramar Planning Area Rural Plan Regulation / Règlement du plan rural du secteur d'aménagement de Tantramar

7. Policies related to Residential Development / Principes relatifs à Aménagement résidentiel

7.1 It is a policy to continue to allow dwellings in all areas of the Planning Area except the Conservation and Agricultural Dykelands Zones. / Il est établi comme principe de continuer à permettre la construction d'habitations dans toutes les zones du secteur d'aménagement, sauf dans les zones de conservation et de terres endiguées agricoles.

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

NEW BRUNSWICK REGULATION 80-159 under the COMMUNITY PLANNING ACT (O.C. 80-919) // RÈGLEMENT DU NOUVEAU-BRUNSWICK 80-159 pris en vertu de la LOI SUR L'URBANISME (D.C. 80-919)

6(4) Where a proposed subdivision is not to be serviced by a sewer system for public use, every lot or other parcel of land therein shall have and contain // Lorsqu'un lotissement proposé n'est pas desservi par un réseau public d'égouts, chaque lot ou autre parcelle de terrain doit avoir

(a) a width of at least fifty-four metres, // une largeur minimale de cinquante-quatre mètres,

(b) a depth of at least thirty-eight metres, and // une profondeur minimale de trente-huit mètres, et

(c) an area of at least four thousand square metres. // une superficie minimale de quatre mille mètres carrés.

Internal Consultation & External Consultation / Consultations internes et externes

This file was internally reviewed and discussed among staff. / Ce dossier a été examiné et discuté avec le personnel à l'interne.

Discussion

Introduction / Introduction

On May 4th, a tentative subdivision plan was submitted by VanDom Holdings Inc. on Route 955 in the LSD of Murray Corner. The purpose of the application was to create 6 lots for building purposes (Lots 22-01 through 22-06), while leaving a larger remnant lot to PID 00837724. Lots 22-01 to 22-06 will meet all provisions set forth by the subdivision by-law and are outside the scope of this variance. The frontage allotted to PID 00837724, on the other hand, will only measure 24 meters in width; triggering the need for a variance. As such, the applicant is requesting the following variances: / Le 4 mai, un plan provisoire de lotissement a été soumis par VanDom Holdings Inc. Sur la Route 955 dans le DSL de Murray Corner. L'objectif de la demande est de créer 6 lots à des fins de constructions (Lots 21-01 à 22-06) en laissant un lot reliquat plus large au NID 00837724. Les Lots 22-01 à 22-06 répondront à toutes les dispositions décrites dans l'arrêté de lotissement et sont en dehors de la portée de cette dérogation. La façade allouée à NID 00837724, en revanche, mesurera seulement 24 mètres en largeur ; déclenchant le besoin d'une dérogation. De ce fait, le requérant demande les dérogations suivantes :

1. Variance to reduce the required width of a remnant lot on a tentative subdivision plan from 54+ meters to 24 meters. / Dérogation pour réduire la largeur d'un lot reliquat sur un plan provisoire de lotissement de 54 + mètres à 24 mètres.

When assessing the basis of a variance, the Community Planning Act established the following criteria, or test: / *Lors de l'évaluation de base pour une dérogation, la Loi sur l'urbanisme établit les critères suivants, ou tests :*

1. Is it reasonable? / Est-elle raisonnable?

The minimum dimensions for lots without municipal water and sewer services are as follows: a width of 54 meters, a depth of 38 meters, and an area of at least 4,000 square meters. The purpose of these minimum dimensions are meant to control the lots area and shape, as well as to provide enough space for its intended use and on-site services (well and septic system). / *Les dimensions minimales pour des lots sans eau municipale et les services d'égouts sont les suivantes : une largeur de 54 mètres, une profondeur de 38 mètres et une superficie d'au moins 4000 mètres carrés. L'objectif de ces dimensions minimales est fait pour contrôler la superficie et la forme, ainsi que fournir assez d'espace pour son usage prévu et les services sur les lieux (puits et système septique).*

The remnant lot will meet all provisions set forth by the subdivision regulation, with exception to the lots width (proposed width = 24 meters). The purpose of maintaining a 54 meter lot width is to provide separation between dwellings and to allow sufficient space for on-site septic and wells without impeding neighboring properties. However, considering the rear portion of the property far exceeds these requirements established by the subdivision regulation (11.2 hectares), Staff are confident the lot can be used for its intended purpose. / *Le lot reliquat répondra à toutes les provisions décrites par le règlement de lotissement, à l'exception de la largeur (largeur proposée = 24 mètres). Le but de maintenir une largeur de 54 mètres pour un lot est de fournir une séparation entre les habitations et de fournir assez d'espace pour un septique et puits sur les lieux sans entraver sur les propriétés avoisinantes. Cependant, en tenant compte du fait que la partie arrière du lot dépasse largement ces exigences établies par le règlement de lotissement (11,2 hectares), le personnel est d'avis que le lot peut être utilisé en fonction de son utilisation prévue.*

2. Is it desirable for the development of the property? / Est-ce désirable pour le développement de la propriété?

Staff are of the opinion the proposed subdivision plan does not compromise the future development of the property. A site distance report was submitted as part of the this application for the remnant lot and indicated sufficient visibility as per the Department of Transportation's safety standards. With this in mind, it is reasonable to expect the future accesses can be upgrade to public streets and contribute to the future development of the site. / *Le personnel est d'avis que le plan de lotissement proposé ne compromet pas l'aménagement futur de la propriété. Un rapport de distance du site a été soumis en partie de cette demande pour le lot reliquat et a indiqué assez de visibilité selon les normes de sécurité du ministère des Transports. Dans cette optique, il est raisonnable de s'attendre que les accès futurs puissent être convertis en rues publiques et contribuent à l'aménagement futur du site.*

3. Is it within the intent of the Rural Plan? / Est-ce que la dérogation répond aux intentions du plan rural?

The Rural Plan intends to allow residential development and subdivisions in regions where there is suitable infrastructure for the uses intended. Considering that the remnant lot is large enough to accommodate an on-site septic system and provides sufficient visibility from the road, Staff are confident that the requested variance maintains the general intent and purpose of the Rural Plan. / *Le plan rural à l'intention de permettre l'aménagement résidentiel et des lotissements dans des régions où l'infrastructure convenable existe pour les fins prévues. En tenant compte que le lot reliquat est large assez d'accueillir un système septique sur place et fournit assez de visibilité à partir du chemin, le personnel est sûr que la dérogation demandée maintient l'intention générale et l'objectif du plan rural.*

Public Notice / Avis public

On May 11th, a public notice was sent to property owners within a 100 meter radius of the subject property. / *Le 11 mai, un avis public a été envoyé aux propriétaires immobiliers à l'intérieur de 100 mètres de la propriété en question.*

No comments have been received at the time of writing this report. / *Aucun commentaire n'a été reçu au moment de la rédaction de ce rapport.*

Legal Authority / Autorité légale

Community Planning Act / Loi sur l'urbanisme

78(1) An advisory committee or regional service commission may // *Tout comité consultatif ou toute commission de services régionaux peut :*

(a) subject to the terms and conditions it considers fit, permit a reasonable variance from the requirements of a subdivision by-law, if it is of the opinion that the variance is desirable for the development of land and is in keeping with the general intent of the by-law and any plan or scheme under this Act affecting the land, // *ou bien, sous réserve des modalités et des conditions qu'il juge indiquées, autoriser toute dérogation raisonnable aux exigences de l'arrêté de lotissement, qui, à son avis, est souhaitable pour l'aménagement d'un terrain et compatible avec l'objectif général de l'arrêté comme de tout plan, toute déclaration ou tout projet prévus par la présente loi touchant le terrain;*

(b) require that a subdivision plan include any terms and conditions attached to the variance, or // *ou bien exiger que le plan de lotissement comporte l'une quelconque des modalités et des conditions auxquelles est subordonnée la dérogation;*

(c) withdraw any or all of the terms and conditions attached to the variance under paragraph (b), by resolution, effective on the filing of an approved amending subdivision plan in the land registration office. // *ou bien lever tout ou partie des modalités et des conditions auxquelles est subordonnée la dérogation conformément à l'alinéa b) par voie de résolution, la levée ne prenant effet qu'au moment du dépôt, a*

Recommendation / Recommandation

Staff respectfully recommends the Southeast Planning Review and Adjustment Committee approves the variance to reduce the required width of a remnant lot on a tentative subdivision plan from 54+ meters to 24 meters as shown on the VanDom Holdings Inc Subdivision Plan (attached hereto), subject to the following conditions: / *Le personnel recommande respectueusement que le Comité de révision de la planification du Sud-Est approuve la dérogation pour réduire la largeur requise d'un lot reliquat sur un plan provisoire de lotissement de 54 + mètres à 24 mètres tel que montré sur le Plan de lotissement VanDom Holdings (ci-joint), sous réserve de la condition suivante :*

- the portion of the lot having less than 54 meters in width be identified as a 'no build zone'. / *Que la partie du lot ayant moins de 54 mètres de largeur soit identifiée comme « zone de non-construction. »*

Note: This report was written in_ 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 et traduit en version bilingue. En cas de conflit entre les deux langues, la langue dans laquelle le rapport a été rédigé a préséance.*

Route 955 (PID/NID 00837724)
 LSD of / DSL de Murray Corner
 Date: 5/3/2022



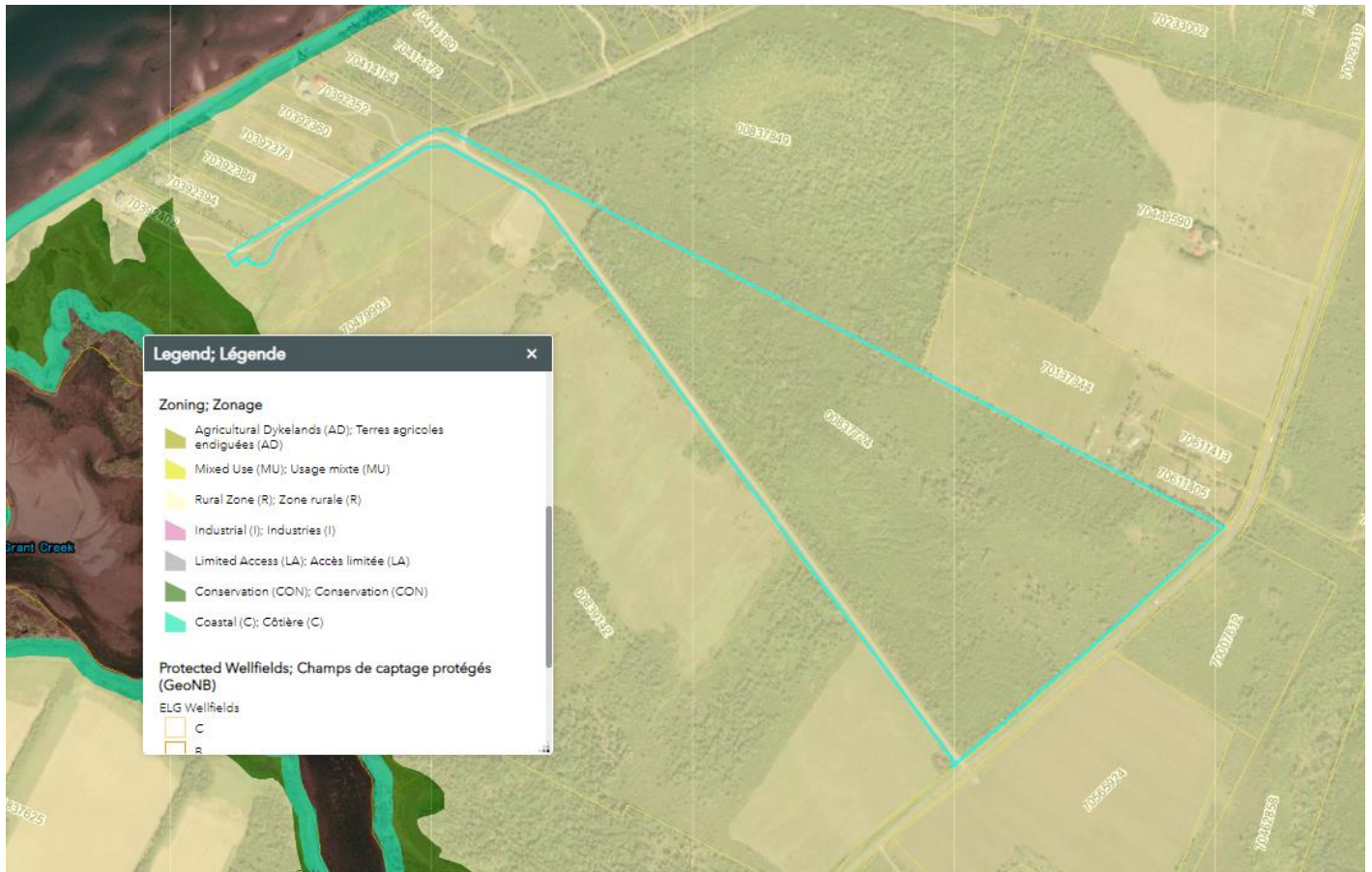
Main Office
 1234 rue Main Street
 2nd Floor, Unit/unité 200
 Moncton, NB E1C 1H7
 Tel/tél : 506-382-5386

Beaubassin Office
 815A rue Bombardier Street
 Route 15, Exit/sortie 37
 Shediac, NB E4P 1H9
 Tel/tél : 506-533-3637

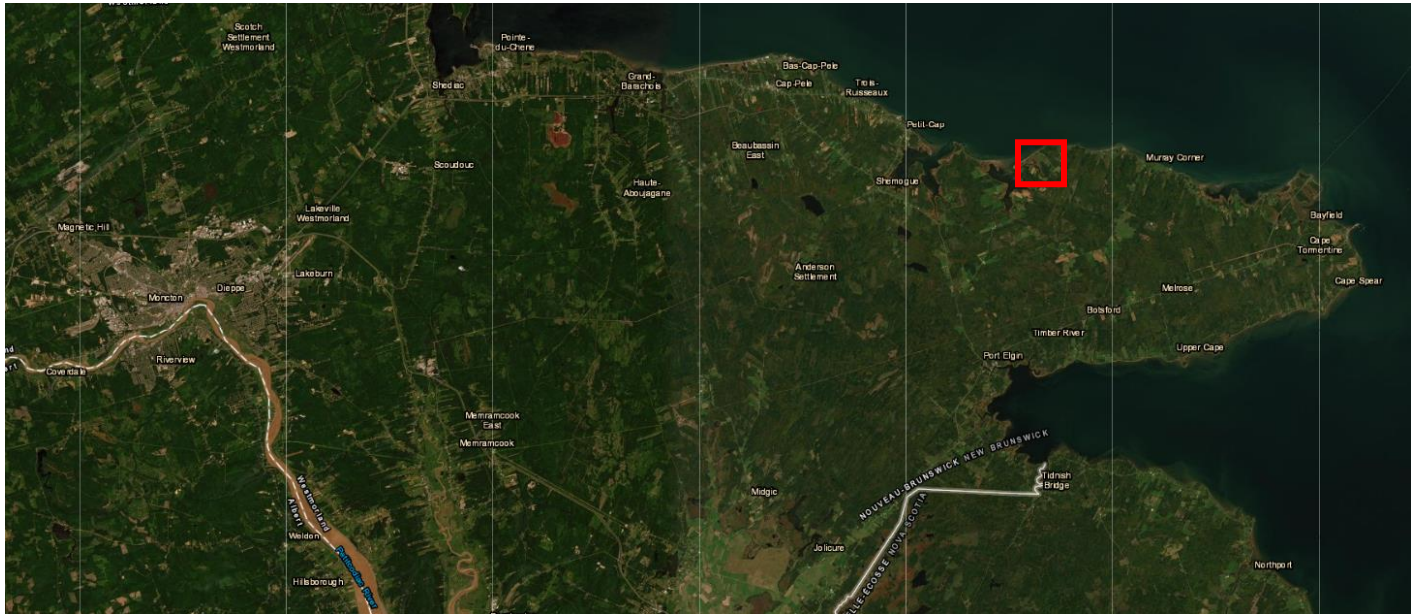
Tantramar Office
 112 rue Main Street
 Unit/unité C
 Sackville, NB E4L 0C3
 Tel/tél : 506-364-4701

Riverview Office
 Operations Centre
 300, rue Roberston Street
 Riverview, NB E1B 0T8
 Tel/tél : 506 382 3574

Zoning Map / Carte de Zonage



Aerial Map / Carte Aérienne



Main Office
 1234 rue Main Street
 2nd Floor, Unit/unité 200
 Moncton, NB E1C 1H7
 Tel/tél : 506-382-5386

Beaubassin Office
 815A rue Bombardier Street
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 Sackville, NB E4L 0C3
 Tel/tél : 506-364-4701

Riverview Office
 Operations Centre
 300, rue Roberston Street
 Riverview, NB E1B 0T8
 Tel/tél : 506 382 3574

Owners Certificate : We, Dianne VanDommelen (President of VANDOM Holdings Inc.) and Jeff VanDommelen (Secretary-Treasurer of VANDOM Holdings Inc.)

do hereby certify that we are the registered owners of the subdivided property as shown.

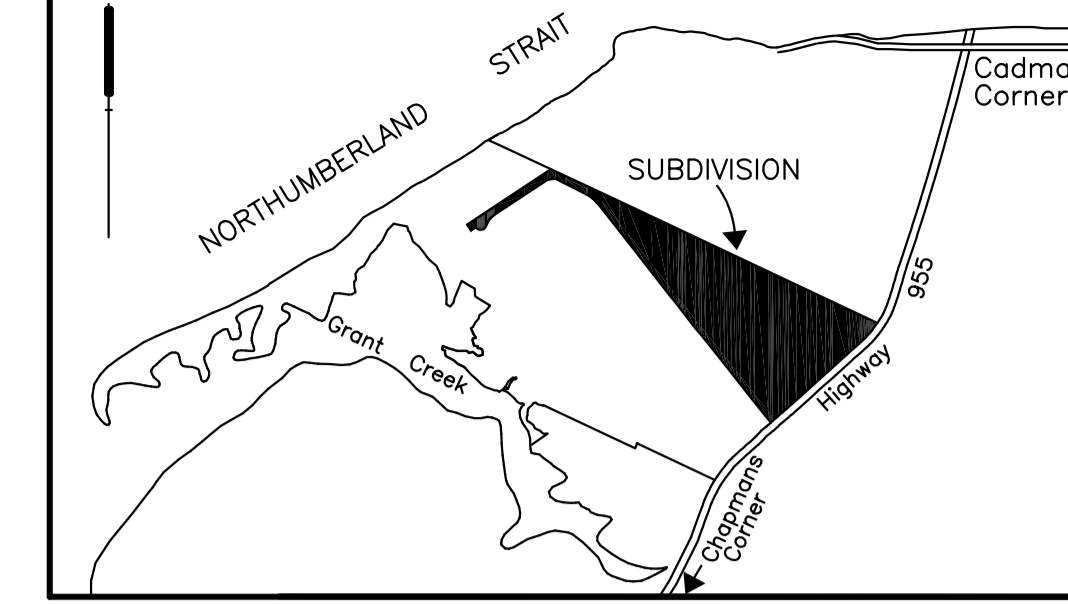
The purposes of this plan are:

- (1) To Amend Plan 16376692, Lands of VanDom Holdings Inc. to create Lots 22-01 to 22-06
- (2) To show a 20m wide proposed Easement "A" over Lot 22-02
- (3) To create a 5m wide Public Utility Easement, pursuant to Section 5, Reg. 2021-83 of the Community Planning Act as shown thus

CURVE TABLE				
NUM	ARC	RADIUS	AZIMUTH	DISTANCE
C1	49.966	275.853	41°03'10"	49.898
C2	57.199	130.083	309°17'19"	56.739
C3	54.407	80.011	217°07'41"	53.365
C4	51.808	23.003	82°00'27"	41.532
C5	65.994	150.086	309°17'20"	65.464

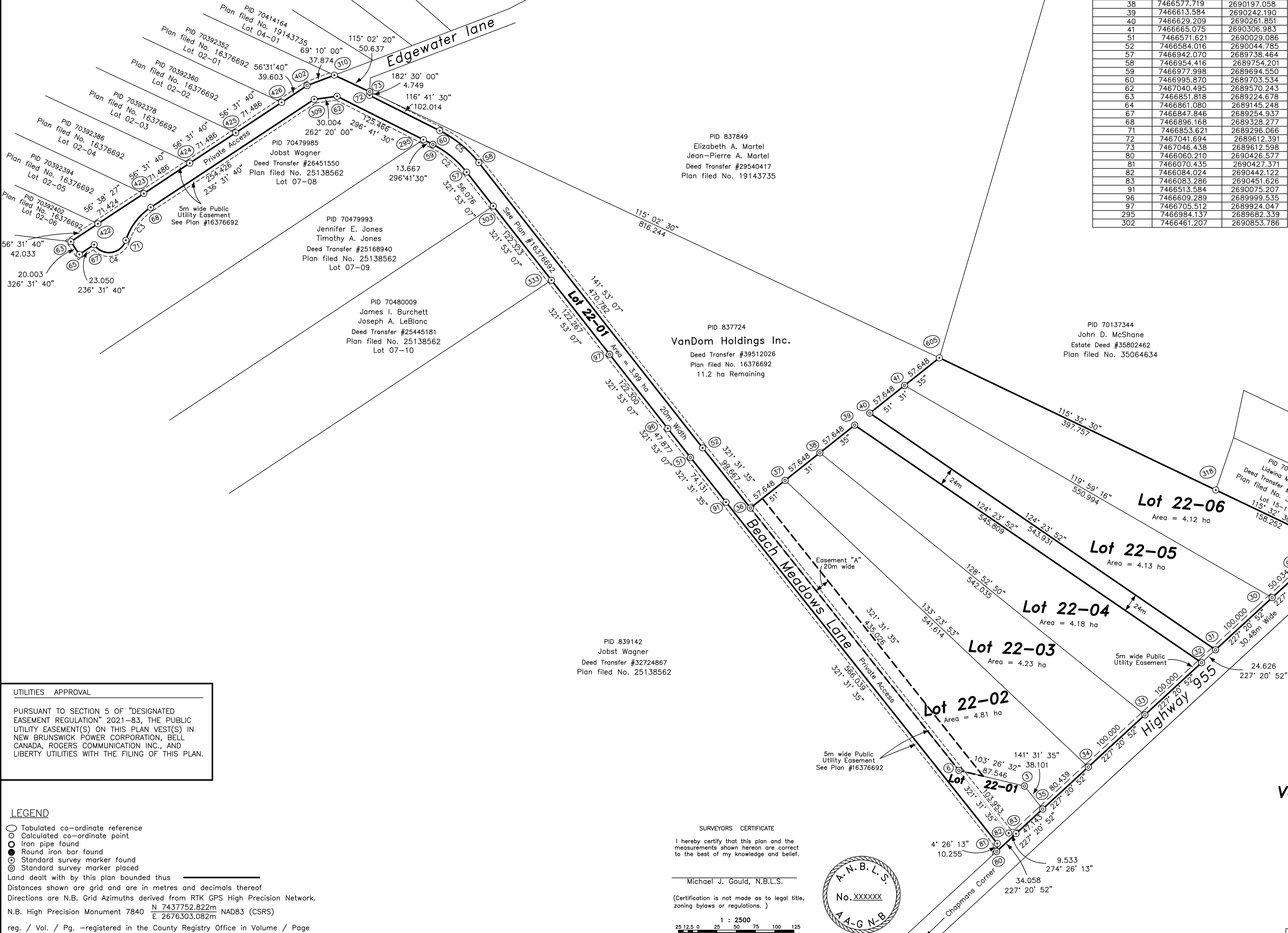
N.B. GRID CO-ORDINATES		
POINTNUMBER	NORTHING	EASTING
3	7466145.057	2690462.594
6	7466165.408	2690377.447
30	7466389.679	2690784.217
31	7466321.924	2690710.669
32	7466305.238	2690692.556
33	7466237.484	2690619.008
34	7466169.729	2690545.460
35	7466115.228	2690486.299
36	7466505.987	2690106.794
37	7466541.853	2690151.926
38	7466577.719	2690197.058
39	7466613.584	2690242.190
40	7466629.209	2690261.851
41	7466665.075	2690306.983
51	7466571.621	2690029.086
52	7466584.016	2690044.785
57	7466942.070	2689738.464
58	7466954.416	2689754.201
59	7466977.998	2689694.550
60	7466995.870	2689703.534
62	7467040.495	2689570.243
63	7466851.818	2689224.678
64	7466861.080	2689145.248
67	7466847.846	2689254.937
68	7466896.168	2689328.277
71	7466853.621	2689296.066
72	7467041.694	2689612.391
73	7467046.438	2689612.598
80	7466060.210	2690426.577
81	7466070.435	2690427.371
82	7466084.024	2690442.122
83	7466083.286	2690451.626
91	7466513.584	2690075.207
96	7466609.289	2689999.535
97	7466705.512	2689924.047
295	7466984.137	2689682.339
302	7466461.207	2690853.786

N.B. GRID CO-ORDINATES		
POINTNUMBER	NORTHING	EASTING
303	7466897.950	2689773.076
309	7467036.492	2689540.507
310	7467067.869	2689566.720
318	7466529.440	2690711.000
333	7466801.709	2689848.579
402	7467054.399	2689531.322
422	7466875.001	2689259.740
423	7466914.276	2689319.396
424	7466953.703	2689379.027
425	7466993.130	2689438.657
426	7467032.557	2689498.287
605	7466700.941	2690352.115
900	7466423.579	2690821.016



KEY PLAN SCALE: 1 : 30,000

N
W E
N. B. GRID NORTH



UTILITIES APPROVAL

PURSUANT TO SECTION 5 OF "DESIGNATED EASEMENT REGULATION" 2021-83, THE PUBLIC UTILITY EASEMENT(S) ON THIS PLAN VEST(S) IN NEW BRUNSWICK POWER CORPORATION, BELL CANADA, ROGERS COMMUNICATION INC., AND LIBERTY UTILITIES WITH THE FILING OF THIS PLAN.

LEGEND

- Tabulated co-ordinate reference
- Calculated co-ordinate point
- Iron pipe found
- Round iron bar found
- Standard survey marker found
- Standard survey marker placed

Land dealt with by this plan bounded thus _____

Distances shown are grid and are in metres and decimals thereof

Directions are N.B. Grid Azimuths derived from RTK GPS High Precision Network.

N.B. High Precision Monument 7840 N 7437752.822m NAD83 (CSRS)
E 2676303.082m

reg. / Vol. / Pg. --registered in the County Registry Office in Volume / Page

PID Parcel identifier

▲ Survey system co-ordinate monument

SURVEYORS CERTIFICATE

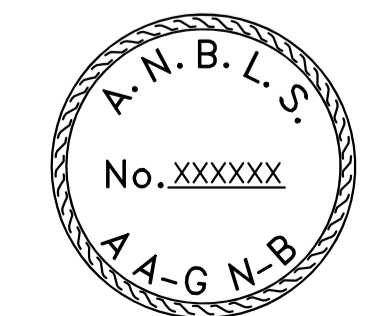
I hereby certify that this plan and the measurements shown hereon are correct to the best of my knowledge and belief.

Michael J. Gould, N.B.L.S.

(Certification is not made as to legal title, zoning bylaws or regulations.)

1 : 2500

25 12.5 0 25 50 75 100 125



Tentative

AMENDING SUBDIVISION PLAN
AMENDING PLAN # 16376692
LANDS OF

VanDom Holdings Inc. Subdivision
Lots 22-01 to 22-06
and showing proposed Easement "A"
West side of Highway 955, Cadman's Corner
Parish of Botsford, Westmorland Co.
Province of New Brunswick

Scale : 1 : 2,500

Surveyed by Michael J. Gould, N.B.L.S. , #390

Date of Survey April XX, 2022 Plan Date April XX, 2022

Rayworth & Roberts Surveys Ltd. 23 LaPlanche St. Amherst, N.S.	Drawn by : K.Tower	A-2817
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J-2 TENTATIVE SUBDIVISION INSPECTION REPORT

Date: April 28 2022

Subdivision Name: VANDOM Holdings INC. Subdivision

Parish: Botsford County: Westmorland D.O.T. Map Sheet No: 2110172

Purpose of Plan: TO Subdivide PFD 837724

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							
	Stopping 0.38 m	Intersection 1.30 m	Viewing left and right from access location							
	All Accesses (m)	Locals & Collectors Subdivision Accesses & Commercial, Industrial & Institutional Accesses (m) (residential accesses must only meet stopping sight distance)	Access 1 Description: <u>Remainder</u>				Access 2 Description:			
			Private Entrance <input checked="" type="checkbox"/>				Private Entrance <input type="checkbox"/>			
			Subdivision Access: Public <input type="checkbox"/> Private <input type="checkbox"/>				Subdivision Access: Public <input type="checkbox"/> Private <input type="checkbox"/>			
			Easting/Northing				Easting/Northing			
			Sight Distance: Adequate <input checked="" type="checkbox"/> Inadequate <input type="checkbox"/>				Sight Distance: Adequate <input type="checkbox"/> Inadequate <input type="checkbox"/>			
			Existing <input type="checkbox"/>		Existing <input type="checkbox"/>		Stopping		Intersection	
			L	R	L	R	L	R	L	R
50	65	115								
60	85	135								
70	110	160								
<u>80</u>	140	180	<u>180+180+</u>							
90	170	200								
100	210	215								
Inadequate sight distance caused by: _____										
Suggestions for improving sight distance: _____										

Grade Information:
Estimated maximum grade on Property: 1 %

Comments: _____

Drainage Design Information:
Municipal Services Easements Required? Yes No

Comments: _____

Intersecting Road Name or Number: Highway 955

Description of Intersecting Road Condition: _____

Status: Designated Not Designated Private Other

Comments: Access to Remainder is Proposed and is acceptable.

J-2 TENTATIVE SUBDIVISION INSPECTION REPORT

Date: April 8 2022

Subdivision Name: Van Dom Holdings Inc. Subdivision

Parish: Botsford County: Westmorland D.O.T. Map Sheet No: 2110122

Purpose of Plan: To Subdivide PID 837724

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							
	Stopping 0.38 m	Intersection 1.30 m		Viewing left and right from access location							
	All Accesses (m)	Locals & Collectors Subdivision Accesses & Commercial, Industrial & Institutional Accesses (m) (residential accesses must only meet stopping sight distance)		Access 1 Description: <u>Lot 22-1</u> Private Entrance <input checked="" type="checkbox"/>			Access 2 Description: <u>Lot 22-2</u> Private Entrance <input checked="" type="checkbox"/>				
				Subdivision Access: Public <input type="checkbox"/> Private <input type="checkbox"/> Easting/Northing			Subdivision Access: Public <input type="checkbox"/> Private <input type="checkbox"/> Easting/Northing				
Sight Distance: Adequate <input type="checkbox"/> Inadequate <input type="checkbox"/> Existing <input checked="" type="checkbox"/>		Sight Distance: Adequate <input checked="" type="checkbox"/> Inadequate <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									
<u>(80)</u>	140	180		<u>190+</u>	<u>190+</u>			<u>190+</u>	<u>190+</u>		
90	170	200									
100	210	215									

Inadequate sight distance caused by: _____

Suggestions for improving sight distance: _____

Grade Information:
Estimated maximum grade on Property: 1 %

Comments: _____

Drainage Design Information:
Municipal Services Easements Required? Yes No

Comments: _____

Intersecting Road Name or Number: Highway 955

Description of Intersecting Road Condition: _____

Status: Designated Not Designated Private Other

Comments: Access to Lot 22-1 is existing and is acceptable.
Access to Lot 22-2 is proposed and is acceptable.

J-2 TENTATIVE SUBDIVISION INSPECTION REPORT

Date: April 8 2022

Subdivision Name: Vandom Holdings Inc. Subdivision

Parish: Botsford County: Westmorland D.O.T. Map Sheet No: 2110122

Purpose of Plan: To Subdivide PID 837724

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							
	Stopping 0.38 m	Intersection 1.30 m	Viewing left and right from access location							
	All Accesses (m)	Locals & Collectors Subdivision Accesses & Commercial, Industrial & Institutional Accesses (m) (residential accesses must only meet stopping sight distance)	Access 1 Description: <u>Lot 22-5</u> Private Entrance <input checked="" type="checkbox"/>				Access 2 Description: <u>Lot 22-6</u> Private Entrance <input checked="" type="checkbox"/>			
			Subdivision Access: Public <input type="checkbox"/> Private <input type="checkbox"/>				Subdivision Access: Public <input type="checkbox"/> Private <input type="checkbox"/>			
			Easting/Northing				Easting/Northing			
Sight Distance: Adequate <input checked="" type="checkbox"/> Inadequate <input type="checkbox"/>				Sight Distance: Adequate <input checked="" type="checkbox"/> Inadequate <input type="checkbox"/>						
		Existing <input type="checkbox"/>		Existing <input type="checkbox"/>		Existing <input type="checkbox"/>		Existing <input type="checkbox"/>		
		Stopping		Intersection		Stopping		Intersection		
		L		R		L		R		
50	65	115								
60	85	135								
70	110	160								
<u>80</u>	140	180		<u>140+</u>	<u>140+</u>			<u>140</u>	<u>140</u>	
90	170	200								
100	210	215								

Inadequate sight distance caused by: _____

Suggestions for improving sight distance: _____

Grade Information:
Estimated maximum grade on Property: 1 %

Comments: _____

Drainage Design Information:
Municipal Services Easements Required? Yes No

Comments: _____

Intersecting Road Name or Number: Highway 955

Description of Intersecting Road Condition: _____

Status: Designated Not Designated Private Other

Comments: Access to Lot 22-5 is Proposed and is acceptable
Access to Lot 22-6 is Proposed and is acceptable, Edge
of the Road/ditch will need to be cut back and maintained

(Add additional page if necessary)

Inspector: W. J. Jones

J-2 TENTATIVE SUBDIVISION INSPECTION REPORT

Date: April 8 2022

Subdivision Name: Vandom Holdings Inc. Subdivision

Parish: Botsford County: Westmorland D.O.T. Map Sheet No: 21I0122

Purpose of Plan: To Subdivide PID 837724

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								
	Stopping 0.38 m	Intersection 1.30 m	Viewing left and right from access location								
All Accesses (m)	Locals & Collectors Subdivision Accesses & Commercial, Industrial & Institutional Accesses (m) (residential accesses must only meet stopping sight distance)		Access 1 Description: <u>Lot 22-3</u> Private Entrance <input checked="" type="checkbox"/>				Access 2 Description: <u>Lot 22-4</u> Private Entrance <input checked="" type="checkbox"/>				
			Subdivision Access: Public <input type="checkbox"/> Private <input type="checkbox"/>				Subdivision Access: Public <input type="checkbox"/> Private <input type="checkbox"/>				
			Easting/Northing				Easting/Northing				
			Sight Distance: Adequate <input checked="" type="checkbox"/> Inadequate <input type="checkbox"/> Existing <input type="checkbox"/>				Sight Distance: Adequate <input checked="" type="checkbox"/> Inadequate <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									
<u>80</u>	140	180	<u>140+</u>	<u>140+</u>				<u>140+</u>	<u>140+</u>		
90	170	200									
100	210	215									

Inadequate sight distance caused by: _____

Suggestions for improving sight distance: _____

Grade Information:
 Estimated maximum grade on Property: 1 %

Comments: _____

Drainage Design Information:
 Municipal Services Easements Required? Yes No

Comments: _____

Intersecting Road Name or Number: Highway 955

Description of Intersecting Road Condition: _____

Status: Designated Not Designated Private Other

Comments: Access to Lot 22-3 is Proposed and is acceptable
Access to Lot 22-4 is Proposed and is acceptable