

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

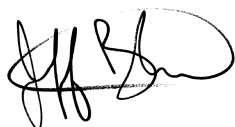
**Staff Report / Rapport du personnel**

**Subject / Objet :** subdivision with new streets

**File number / Numéro du fichier** 22-2233

**From / De :**

**Reviewed by / Révisé par :**




Jeff Boudreau

Development Officer / Agent d'aménagement

Phil Robichaud

Planner / Urbaniste

**General Information / Information générale**

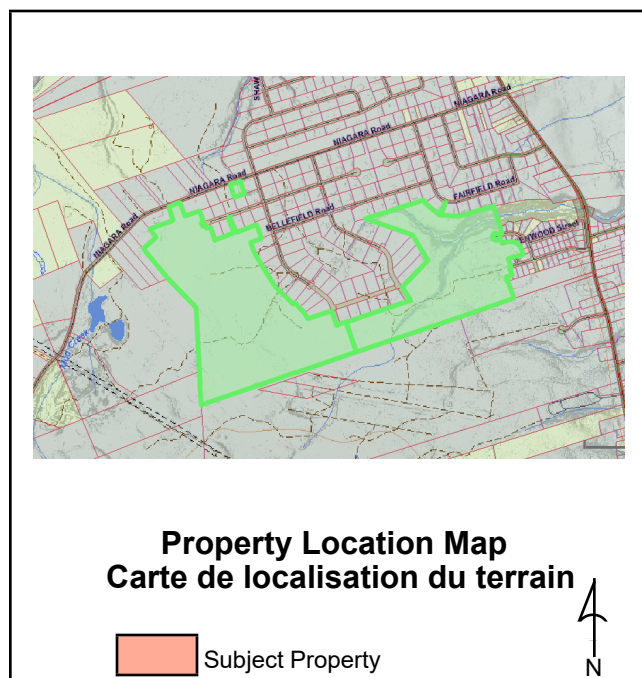
**Applicant / Requéant :**

**Landowner / Propriétaire :**

RCL Financial Services LTD.

**Proposal / Demande :**

to extend smith field road and pertersfield street as well as a new street Maefield Street and a future street including 17 new residential lots.



**Site Information / Information du site**

**PID / NID:** 01035393, 05086699

**Lot Size / Grandeur du lot:** 100ha

**Location / Endroit :**

Fundy Albert (lower coverdale)

**Current Use / Usage présent :**

vacant

**Zoning / Zonage :**

Residential

**Future Land Use / Usage futur :**

n/a

**Surrounding Use & Zoning / Usage des environs & Zonage :**

Residential

**Municipal Servicing / Services municipaux:**

Private well and septic

**Access-Egress / Accès/Sortie :** Petersfield to niagara

## **Policies / Politiques**

Westmorland Albert Rural Plan

2 g) To guide residential growth in a sustainable way that maximizes infrastructure use by directing new development to existing residential nodes;

3.1 b) It is a policy to recognize established residential nodes and zone them as Residential (R)

## **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.*

**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**

Staff consulted with DELG and DTI / *Le personnel a consulté le MEGL et le MTI*

## **Discussion**

A type 2 subdivision plan named White Birch Estates phase 13 was submitted on November 7, 2022. The purpose of the subdivision is to: / *Un lotissement de type 2 nommé White Birch Estates Phase 13 a été soumis le 7 novembre, 2022. L'objet du lotissement est de :*

\* create a total of 17 new residential lots / *créer un total de 17 nouveaux lots résidentiels*

\* extend Petersfield Street / *prolonger la rue Petersfield*

\* extend Smith Field Road / *prolonger la rue Smith Field*

\* create Maefield street / *créer le chemin Maefield*

\* create future streets / *créer des rues futures*

The new street and the street extensions are intended to be vested to the Department of Transportation and Infrastructure as public streets. Before the Minister of Transportation and Infrastructure assents to a Public Street, the Planning Review and Adjustment Committee needs to provide a recommendation in regards to the location of the street. Under the Provincial Subdivision Regulation, the recommendation of the street should consider the topography of the land, if the lots can be used for intended residential purposes, street intersections, provision of convenient access, and the consideration for the future subdivision of adjoining land. The recommendation relates to the location of the streets, and not necessarily the proposed lots. Lots

may be subject to small changes or additional processes. / *La nouvelle rue et les nouveaux prolongements de rues sont prévus d'être assignés au ministère des Transports et de l'Infrastructure comme rues publiques. Avant que le ministère des Transports et de l'Infrastructure consente à la rue publique, le Comité de révision de la planification doit fournir une recommandation concernant l'emplacement de la rue. Selon le Règlement provincial sur le lotissement, la recommandation de la rue doit tenir compte de la topographie du terrain, si les lots peuvent être utilisés à des fins résidentielles prévues, les intersections de rue, la disposition d'accès faciles et la considération du lotissement futur des terres adjacentes. La recommandation est liée à l'emplacement des rues, et pas nécessairement les lots proposés. Les lots peuvent être soumis aux modifications mineures ou des processus supplémentaires.*

The proposal is the continuation of an overall subdivision plan that started in 2006 called White Birch Estates. An Environmental Impact Assessment was completed and a total of 9 conditions were imposed on the subdivision. The Environmental Impact Assessment Branch was contacted in regards to the proposal complying with the certificate of determination. The Department mentioned that a hydrogeological assessment (pumping test) would be required before any further development of this project. After the eventual completion of the pumping test, a report will have to be submitted for review and will have to be approved by the Department of Environment and Local Government before the development of the next phase of the project. / *La proposition est la continuation d'un plan d'ensemble de lotissement commencé en 2006 et nommé White Birch Estates. Une étude d'impact sur l'environnement a été terminée et un total de 9 conditions ont été imposées sur le lotissement. La direction d'Étude d'impact sur l'environnement a été contactée concernant la conformité de la proposition au certificat de décision. Le ministre a mentionné qu'une évaluation hydrogéologique (test de pompage) sera requise avant de poursuivre l'élaboration de ce projet. À la suite du test de pompage, un rapport devrait être soumis pour examen et nécessitera l'approbation du ministère de l'Environnement et Gouvernements locaux avant l'élaboration de la prochaine phase du projet.*

The Department of Transportation and Infrastructure was contacted. The Department had no specific concerns to the proposal and listed a set of conditions that the applicant must follow before vesting the street to the Minister. The proposed conditions are standard procedure for a type 2 subdivision. Staff proposes that the conditions from the Department be satisfied before final approval of the subdivision plan. / *Le ministère des Transports et de l'Infrastructure a été contacté. Le ministère n'avait aucune préoccupation précise concernant la proposition et il a énuméré un ensemble de conditions que le requérant doit suivre avant d'assigner la rue au ministre. Les conditions proposées sont une procédure normale pour un lotissement de type 2. Le personnel propose que les conditions du ministère soient satisfaites avant l'approbation finale du plan de lotissement.*

The surveyor commented that the soil was found to have sandy clay soil, silty clay soil, or clay soil and that the type of septic system to be installed shall be determined by the septic installer. All proposed lots are over 4000 m<sup>2</sup> and are typically deemed acceptable for residential purposes. / *L'arpenteur a commenté que le sol est argile sableuse, argile limoneuse ou argile et que le type de système septique à être installé sera déterminé par l'installateur de septique. Tous les lots proposés sont plus de 4000 m<sup>2</sup> et sont généralement jugés acceptables à des fins résidentielles.*

The name of the new street Maefield was circulated to the Bureau NB 9-1-1 of the Department of Public Safety. The purpose of circulating the plan to this Department is to ensure that the proposed street name is safe. They should not be located in proximity to another street with the same name or with a name that is similar. The name Maefield does not exist anywhere else in the province. / *Le nom de la nouvelle rue, Maefield, a été circulé au Bureau du service d'urgence NB 911 du ministère de la Sécurité publique. L'objectif de circuler le plan à ce ministère est afin d'assurer que le nom de rue proposé est sûr. Les rues ne devraient pas être situées en proximité à une autre rue du même nom ou d'un nom similaire. On ne retrouve pas le nom Maefield ailleurs dans la province.*

Finally, the proposal is meeting street requirements under Provincial Subdivision Regulation, such as: / *Enfin, la proposition satisfait les exigences de rues selon le Règlement Provincial sur le lotissement :*

- \* The street has a gradient of less than eight percent, / *Une rue a une déclivité inférieure à huit pour cent,*
- \* The proposed streets are sufficiently wide (minimum of 24 meters proposed). / *Les rues proposées sont larges assez (minimum de 24 mètres proposés)*
- \* Future streets are proposed to allow the possibility for the future development on the remnant property. / *Les rues futures sont proposées pour permettre la possibilité pour le développement futur sur la propriété*

restante.

## **Public Notice / Avis public**

N/A

## **Legal Authority / Autorité légale**

87(1)

If a subdivision plan of land in a rural community that has not made a by-law under section 10 of the Local Governance Act with respect to the service of roads and streets provides for the laying out of public or future streets or a subdivision plan of land not in a municipality provides for the laying out of public or future streets, approval of the plan by the development officer shall not be given until the plan has been assented to by the Minister of Transportation and Infrastructure. / *Lorsque le plan de lotissement d'un terrain situé dans une communauté rurale qui n'a pas pris d'arrêté relativement à la voirie en vertu de l'article 10 de la Loi sur la gouvernance locale prévoit le tracé de rues publiques ou futures ou lorsque le plan de lotissement d'un terrain non situé dans une municipalité prévoit un tel tracé, son approbation émanant de l'agent d'aménagement ne peut être accordée tant que le plan n'a pas reçu l'assentiment du ministre des Transports et de l'Infrastructure.*

87(2)

The assent of the Minister of Transportation and Infrastructure under this section shall not be given until, (a) the regional service commission or the advisory committee, as the case may be, has recommended the location of the streets referred to in subsection (1) or (1.1) to the Minister of Transportation and Infrastructure; / *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) la commission de services régionaux ou le comité consultatif, selon le cas, recommande au ministre des Transports et de l'Infrastructure l'emplacement des rues visées au paragraphe (1) ou (1.1);*

## **Recommendation / Recommandation**

Staff respectfully recommends that the The Southeast Planning Review and Adjustment Committee recommends that the Minister of Transportation and Infrastructure; / *Le personnel recommande 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 Petersfield Street , Smithfield road, and Maefield street as shown on the White Birch Estates Phase 13 / *consente à l'emplacement de la rue Petersfield, Smithfield et Maefield tel démontré sur le plan de lotissement White Birch Estates Phase 13*

**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 de développement 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 March 14, 2023 have been satisfied. / *L'agent de développement devra s'abstenir d'approuver le plan final de 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 14 mars 2023 soient satisfaites.*
3. The developer shall comply with all conditions of the environmental impact assessment certificate of determination. / *Le proposant doit se conformer avec toute condition du certificat de détermination de l'étude d'impact environnemental*

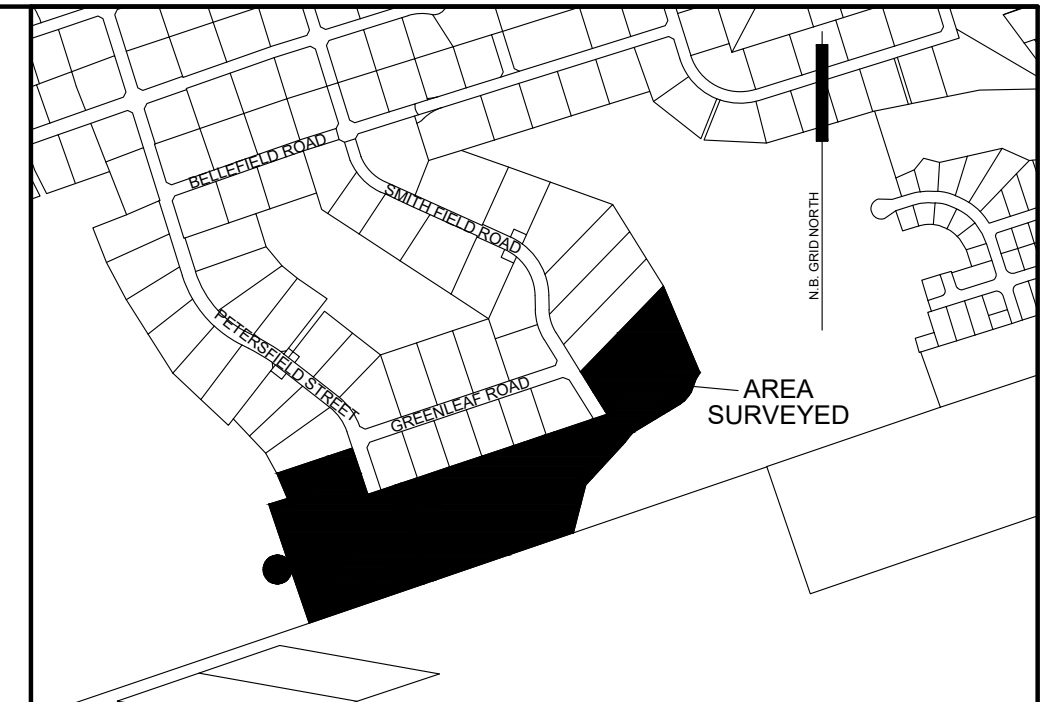
**Note:** This report was written in english and translated to a bilingual document. Where a conflict exists between the two languages, the language the report was written shall prevail. / **Note:** *ce rapport a été rédigé en anglais et traduit en version bilingue. En cas de conflit entre les deux langues, la langue dans laquelle le rapport a été rédigé a préséance.*

N.B. GRID NAD83 (CSRS)											
POINT	NORTHING	EASTING	DESC	POINT	NORTHING	EASTING	DESC	POINT	NORTHING	EASTING	DESC
106	7448270.924	2637513.218	SMFD	122	7448240.598	2636934.719	CALC	138	7448343.772	2637201.470	SMPL
107	7448351.407	2636959.256	SMPL	123	7448246.814	2636972.584	SMPL	139	7448337.433	2637173.694	CALC
108	7448341.256	2636826.474	SMPL	124	7448169.211	2636999.144	SMPL	140	7448320.565	2637151.833	SMPL
109	7448357.278	2636885.883	SMPL	125	7448255.658	2637026.453	SMPL	141	7448315.644	2637140.377	CALC
110	7448368.865	2636938.432	SMPL	126	7448250.154	2637035.583	SMPL	142	7448302.262	2637101.019	SMPL
111	7448380.653	2636991.891	SMPL	127	7448188.722	2637056.151	SMPL	143	7448286.941	2637055.958	SMPL
112	7448286.484	2637023.420	SMPL	128	7448196.494	2637078.858	SMPL	144	7448291.326	2637047.108	SMPL
113	7448278.712	2637018.734	SMPL	129	7448255.291	2637059.172	SMPL	145	7448383.401	2637073.432	SMPL
114	7448269.970	2636965.487	SMPL	130	7448264.183	2637063.577	SMPL	146	7448400.545	2637124.639	SMPL
115	7448264.281	2636930.631	CALC	131	7448281.217	2637113.680	SMPL	147	7448291.597	2637356.717	CALC
116	7448260.829	2636912.269	SMPL	132	7448215.924	2637135.625	SMPL	148	7448330.770	2637366.862	CALC
117	7448246.164	2636858.727	SMPL	133	7448236.897	2637196.900	SMPL	149	7448374.710	2637378.243	CALC
118	7448223.436	2636866.435	SMPL	134	7448297.143	2637176.281	SMPL	150	7448448.918	2637446.457	CALC
119	7448237.639	2636918.649	SMPL	135	7448292.921	2637148.103	CALC	151	7448461.266	2637456.047	CALC
120	7448134.238	2636896.963	SMPL	136	7448295.956	2637187.796	CALC	152	7448466.461	2637461.131	CALC
121	7448151.724	2636948.054	SMPL	137	7448320.534	2637217.153	SMPL	153	7448503.627	2637522.973	CALC

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	AZIMUTH
C2	55.550	446.007	55.515	254° 41' 00"
C3	54.148	422.007	54.111	254° 46' 57"
C4	18.881	446.007	18.880	259° 27' 51"
C5	16.341	422.007	16.340	259° 34' 04"
C6	12.480	80.000	12.468	066° 45' 10"
C7	28.645	80.000	28.493	261° 28' 47"
C8	27.751	80.000	27.612	052° 20' 45"
C9	11.586	80.000	11.576	275° 53' 12"
C10	43.609	25.000	38.287	050° 03' 47"
C11	29.762	25.000	28.035	325° 59' 09"
C12	30.313	25.000	28.490	257° 08' 41"
C13	53.929	25.000	44.064	086° 19' 29"
C14	42.569	25.000	37.623	335° 43' 23"
C15	19.163	80.000	19.117	113° 46' 54"
C16	38.368	80.000	38.001	134° 22' 59"

PLANNING APPROVAL:

REGISTRATION:



LOCATION MAP  
Not To Scale

NOTES:

- ALL COMPUTATIONS PERFORMED AND COORDINATES SHOWN ON THIS PLAN ARE BASED ON THE NEW BRUNSWICK STEREOGRAPHIC DOUBLE PROJECTION AND THE NAD83 (CSRS) ELLIPSOID AS REALIZED BY SERVICE NEW BRUNSWICK'S ACTIVE CONTROL SYSTEM.
- ALL DISTANCES SHOWN ARE GRID DISTANCES CALCULATED USING A COMBINED SCALE FACTOR UTILIZING GEOID MODEL HTZ.0.
- DIRECTIONS ARE N.B. GRID AZIMUTHS ESTABLISHED USING GNSS.
- CERTIFICATIONS IS NOT MADE AS TO LEGAL TITLE, NOR TO ZONING.
- THE PLAN NUMBERS AND DOCUMENT NUMBERS REFERRED TO ON THIS PLAN ARE THOSE OF THE COUNTY REGISTRY OFFICE.
- FIELD SURVEY WAS COMPLETED ON JANUARY 4, 2018.

LEGEND:

- LAND DEALT WITH BY THIS PLAN SHOWN THUS
- UTILITY EASEMENT
  - STANDARD SURVEY MARKER PLACES (SMPL)
  - FINANCIAL SURVEY MARKER FOUND (SMFD)
  - CALCULATED COORDINATE POINT (CALC)
  - TABULATED COORDINATE REFERENCE

PURPOSE OF PLAN:

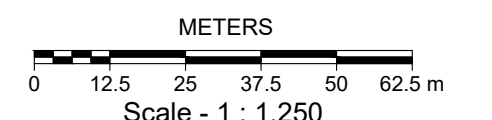
- TO AMEND PID 05120183, FUTURE STREET, PLAN 43225433
- TO CREATE LOTS 22-24 TO 22-40 FOR RESIDENTIAL BUILDING PURPOSES
- TO CREATE A PORTION OF MAEFIELD STREET, 24.00m WIDE, (PUBLIC) PURSUANT TO SECTION 87(5)(a) OF THE COMMUNITY PLANNING ACT, 2017.
- TO CREATE PORTIONS OF PETERSFIELD STREET, 24.00m WIDE, (PUBLIC) PURSUANT TO SECTION 87(5)(a) OF THE COMMUNITY PLANNING ACT, 2017.
- TO CREATE A PORTION OF SMITH FIELD ROAD, VARIABLE WIDTH (PUBLIC) PURSUANT TO SECTION 87(5)(a) OF THE COMMUNITY PLANNING ACT, 2017.
- TO CREATE A 24.00m WIDE FUTURE STREET PURSUANT TO SECTION 87(5)(b) OF THE COMMUNITY PLANNING ACT 2017.
- TO CREATE PUBLIC UTILITY EASEMENT SHOWN, PURSUANT TO SECTION 5, "DESIGNATED EASEMENT REGULATION" 2021-83 OF THE COMMUNITY PLANNING ACT.
- TO CREATE LOCAL GOVERNMENT SERVICES EASEMENT SHOWN, PURSUANT TO SECTION 4, "DESIGNATED EASEMENT REGULATION" 2021-83 OF COMMUNITY PLANNING ACT.

STREET DECLARATIONS

- PURSUANT TO SECTION 87(5)(a) OF THE COMMUNITY PLANNING ACT, 2017, THE 24.00m WIDE PUBLIC STREET (MAEFIELD STREET) VESTS IN THE CROWN WITH THE FILING OF THIS PLAN.
- PURSUANT TO SECTION 87(5)(a) OF THE COMMUNITY PLANNING ACT, 2017, THE 24.00m WIDE PUBLIC STREET (PETERSFIELD STREET) VESTS IN THE CROWN WITH THE FILING OF THIS PLAN.
- PURSUANT TO SECTION 87(5)(a) OF THE COMMUNITY PLANNING ACT, 2017, THE VARIABLE WIDTH PUBLIC STREET (SMITH FIELD ROAD) VESTS IN THE CROWN WITH THE FILING OF THIS PLAN.
- PURSUANT TO SECTION 87(5)(b) OF THE COMMUNITY PLANNING ACT, 2017, THE 24.00m WIDE FUTURE STREET VESTS IN THE CROWN WITH THE FILING OF THIS PLAN.



50 DRISCOLL CRESCENT, SUITE 201  
MONCTON, NB  
(506) 857 0022



NOTE: AREAS ON THIS PLAN ARE SUBJECT TO THE WATERCOURSE AND WETLANDS ALTERATION REGULATION (REG 90-80), OF THE CLEAN WATER ACT.

NOTE: WATERCOURSES, WETLANDS AND THE 30 METRE BUFFERS ARE AREAS OF ENVIRONMENTAL CONSTRAINTS THAT REQUIRE OBTAINING A PERMIT ISSUED BY THE DEPARTMENT OF ENVIRONMENT AND LOCAL GOVERNMENT BEFORE CARRYING OUT ALTERATIONS SUCH AS EXCAVATION, CUTTING OF VEGETATION, EROSION CONTROL, ETC. IT IS THE RESPONSIBILITY OF THE LANDOWNER TO ENSURE NO ALTERATIONS TAKE PLACE IN THOSE AREAS WITHOUT A WAWA PERMIT.

PROPERTY INFORMATION:

PID 05086989  
REGISTERED OWNER(S): RCL FINANCIAL SERVICES LTD.  
LAND TITLES: 2006-01-03  
DOC: 39699979  
REG. DATE: 2020-03-26

PID 01035393  
REGISTERED OWNER(S): RCL FINANCIAL SERVICES LTD.  
LAND TITLES: 2005-12-28  
DOC: 39699979  
REG. DATE: 2020-03-26

OWNER'S STATEMENT:

I (WE), THE UNDERSIGNED, DO HEREBY CERTIFY THAT I (WE) AM (ARE) THE REGISTERED OWNER(S) OF THE PROPERTY(IES) BEING SUBDIVIDED HERON AND DO HEREBY GRANT APPROVAL TO THIS PLAN, AS OUR INTERESTS APPEAR.

PROPERTY INFORMATION:

PID 05120019  
REGISTERED OWNER(S): DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE  
LAND TITLES: 2022-10-19  
PLAN 43225433, FUTURE STREET  
REG. DATE: 2022-10-19

PID 05120134  
REGISTERED OWNER(S): DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE  
LAND TITLES: 2022-10-19  
PLAN 43225433, FUTURE STREET  
REG. DATE: 2022-10-19

OWNER'S STATEMENT:

I (WE), THE UNDERSIGNED, DO HEREBY CERTIFY THAT I (WE) AM (ARE) THE REGISTERED OWNER(S) OF THE PROPERTY(IES) BEING SUBDIVIDED HERON AND DO HEREBY GRANT APPROVAL TO THIS PLAN, AS OUR INTERESTS APPEAR.

LOCAL GOVERNMENT SERVICES EASEMENT STATEMENT

PURSUANT TO SECTION 4 OF "DESIGNATED EASEMENT REGULATION" 2021-83 OF THE COMMUNITY PLANNING ACT, THE LOCAL GOVERNMENT SERVICES EASEMENT ON THIS PLAN VESTS IN THE CROWN WITH THE FILING OF THIS PLAN.

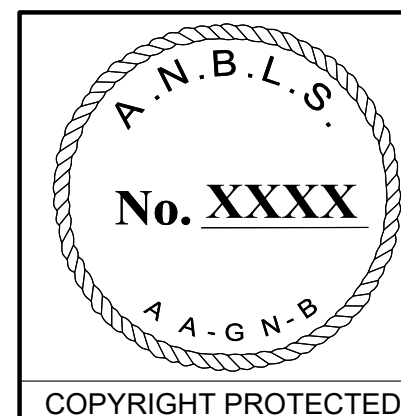
UTILITY NOTE:

PURSUANT TO SECTION 5 OF "DESIGNATED EASEMENT REGULATION" 2021-83, THE PUBLIC UTILITY EASEMENT ON THIS PLAN VESTS IN NEW BRUNSWICK POWER DISTRIBUTION AND CUSTOMER SERVICE CORPORATION, BELL CANADA, AND ROGERS COMMUNICATIONS INC. WITH THE FILING OF THIS PLAN.

SURVEYOR'S STATEMENT:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAN IS CORRECT.

SURVEYED BY JARET T. GUIMOND, N.B.L.S. #387



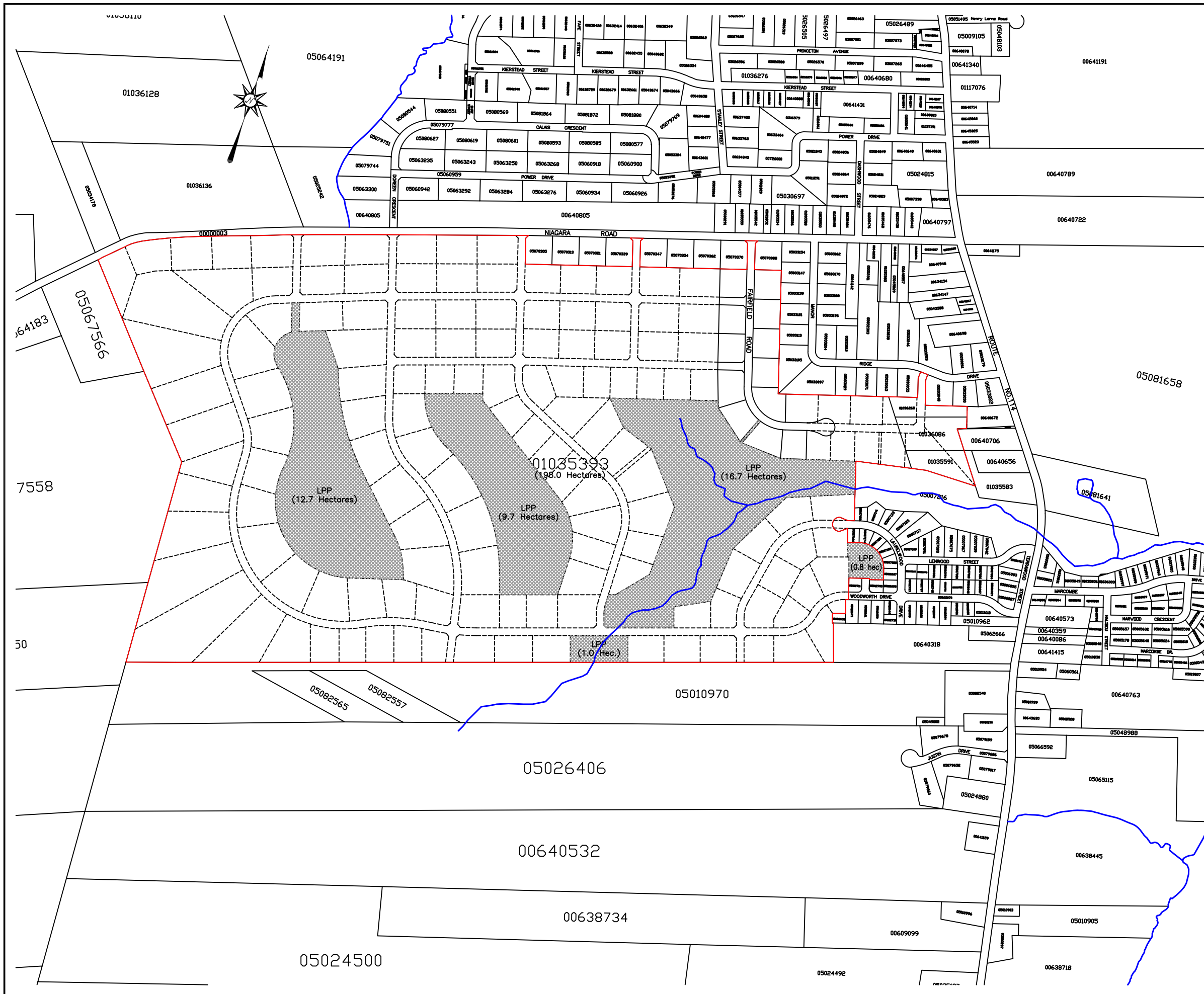
TENTATIVE  
AMENDING SUBDIVISION PLAN  
**WHITE BIRCH ESTATES  
PHASE 13 SUBDIVISION**  
AMENDING PLAN 43225433  
EAST SIDE OF PETERSFIELD STREET & SMITH FIELD ROAD  
LOWER COVERDALE  
PARISH OF COVERDALE  
COUNTY OF ALBERT  
PROVINCE OF NEW BRUNSWICK

REV: Revision: Date: November 23, 2022 Job No: 22288  
File: 22288SD Initials: SPK/JTG

RCL FINANCIAL SERVICES LTD.  
YVES BOUDREAU, PRESIDENT

FOR TRANSPORTATION AND INFRASTRUCTURE  
TRANSPORTS ET DE L'INFRASTRUCTURE

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Project:  
**White Birch Estates  
 Development  
 Lower Coverdale, NB**

Drawing:  
**Site Plan Showing  
 Proposed Development**

Project No.: **MP004**

Drawing No.: **MP00403**      Revision No.: **0**

Scale: **1:10,000**

Drawn By: **JNC**      Checked By: **MJF**      Date: **Apr. 06**



**FISHER ENGINEERING LTD.**  
 P.O. BOX 2663  
 Moncton, New Brunswick  
 E1C 8N6

Legend:

File No. : 78-W-044

March 14, 2023

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

Subject: Tentative White Birch Estates Phase 13 Subdivision, Parish of Coverdale, Albert County.

Dear Mr. Boudreau,

The location of the proposed street(s) shown on the tentative subdivision plan mentioned above are 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](http://www2.gnb.ca/content/gnb/en/departments/dti/publications.html) or [www2.gnb.ca/content/gnb/fr/ministeres/mti/publications.html](http://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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March 14, 2023  
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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,



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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.  
Aaron Chase, Property Services Branch, NBDTI, sent via E-mail

# **DOCUMENT “A”**

## **MINISTER’S DETERMINATION CONDITIONS OF APPROVAL**

Pursuant to Regulation 87-83 under the Clean Environment Act

June 21, 2006

File Number: 4561-3-1066

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1. In accordance with section 6(6) of the Regulation, it has been determined that the undertaking may proceed following approval under all other applicable acts and regulations.
2. Commencement of this undertaking must occur within three years of the date of this determination. Should commencement not be possible within this time period, the undertaking must be re-evaluated under the *Environmental Impact Assessment Regulation (87-83)* – Clean Environment Act, unless otherwise stated by the Minister of the Environment and Local Government.
3. The proponent shall adhere to all obligations, commitments, monitoring and mitigation measures presented in the EIA registration document (dated January 9, 2006), as well as all those identified in all subsequent correspondence during the registration review. Additionally, the proponent shall submit a summary table detailing the status of each Condition listed in this Determination to the Director of the Project Assessment Branch of the Department of the Environment and Local Government (DELG) every 6 months from the date of this Determination until such a time as all the Conditions have been met.
4. If it is suspected that remains of archaeological significance are found during construction, all activity shall be stopped near the find and the Resource Manager of the Archaeological Services Unit, Heritage Branch of the Culture and Sport Secretariat, shall be contacted at (506) 453-2756.
5. The proponent must complete a “Background Report on the Establishment of the White Birch Wastewater Commission” and make immediate subsequent application to the Minister of Environment and Local Government for the establishment of the Commission. The Background Report must be completed to the satisfaction of DELG no later than one year after the date of this Determination.
6. Prospective buyers of the lots on the extension to Fairfield Drive must be informed of the possible need for water quality treatment due to the occurrence of arsenic, fluoride, manganese, pH and turbidity outside of the Canadian Drinking Water Quality Guidelines.
7. A dedicated static water level logger shall be installed in TW06-04 in order to monitor and record static groundwater levels continuously as the development progresses. Should the level logger malfunction, monthly water level readings shall be collected and recorded by hand until such time as the level logger can be repaired or replaced.

8. A subdivision plan and summary of groundwater level monitoring results shall be submitted to the

Subdivision Review Coordinator, Sustainable Planning Branch, DELG, for each new phase prior to development.

9. This determination is based on current groundwater and climatological conditions. Should water quantity and/or quality problems arise in the future, further groundwater investigation may be required, as well as a possible modification of the development plan for the remaining lots.