

**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 :**

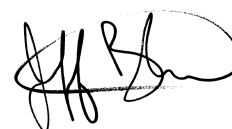
File number / Numéro du fichier 23-1694

From / De :



Sophie Daigle  
Development Officer / Agent d'aménagement

Reviewed by / Révisé par :



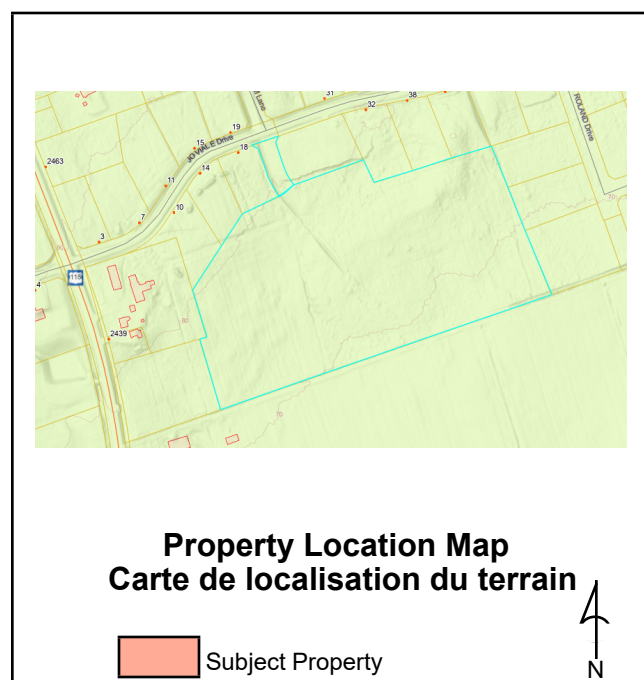
Jeff Boudreau  
Manager of Subdivision Approval / Gestionnaire d'approbation  
des lotissements

**General Information / Information générale****Applicant / Requéant :****Landowner / Propriétaire :**

C.J. Poirier Entreprises Ltée

**Proposal / Demande :**

To create Brookridge Court and 6 new residential lots. /  
*Créer la nouvelle ruelle Brookridge et 6 nouveaux lots  
résidentiels.*

**Site Information / Information du site**

PID / NID: 70646419, 70645999

Lot Size / Grandeur du lot: 9.97 Hectares

**Location / Endroit :**

Irishtown

**Current Use / Usage présent :**

Vacant

**Zoning / Zonage :**

Residential (R) / résidentiel (R)

**Future Land Use / Usage futur :**

Residential / résidentiel

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

Surrounding uses: single and multi-unit dwellings, park, agriculture / *Usage environnant: maisons uni et  
multi-familiales, parc, agriculture*

**Municipal Servicing / Services municipaux:**

None / aucun

Access-Egress / Accès/Sortie : promenade Joviale Drive

## **Policies / Politiques**

### **Westmorland Albert Rural Plan / Plan rural de Westmorland Albert**

#### **Part B: Objectives Policies and Proposals of the Rural Plan / Partie B: Objectifs, Principes et Propositions du Plan Rural**

2. g) To guide residential growth in a sustainable way that maximizes infrastructure use by directing new development to existing residential nodes; / *Orienter la croissance résidentielle d'une manière durable qui optimise l'utilisation des infrastructures en axant les nouveaux développements sur les nœuds résidentiels existants;*

#### **Statements of Policy and Proposal with Respect to: / Énoncées de principes et de propositions**

##### **3. Residential Development / Développement résidentiel**

3.1 b) It is a policy to recognize established residential nodes and zone them as Residential (R) / *Il est établi comme principe de reconnaître les nœuds résidentiels établis et d'en faire des zones résidentielles (R).*

c) It is a policy to establish subdivision standards to discourage inefficient land use patterns in rural areas. / *Il est établi comme principe d'établir des normes de lotissement afin de décourager les modèles d'utilisation des terres inefficaces dans les zones rurales.*

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

### **Westmorland Albert Rural Plan / Plan rural de Westmorland Albert**

#### **3.1 Lot Sizes / Superficie des lots**

3.1.6 Where a lot is located in a Residential or Infill Overlay zone and is serviced by a private sewer system, the lot must be approved by the appropriate provincial agencies and must have, / *Lorsqu'un lot est situé dans une zone résidentielle ou intercalaire et qu'il est desservi par un réseau d'égout privé, le lot doit être approuvé par les organismes provinciaux compétents et doit avoir :*

a) for a single-unit dwelling or a building or structure not used for residential purposes, / *pour une habitation unifamiliale ou une construction ou un bâtiment non utilisé à des fins résidentielles*

i. a width of at least 54 metres, / *une largeur minimale de 54 mètres*

ii. a depth of at least 38 metres, and / *une profondeur minimale de 38 mètres*

iii. an area of at least 4000 square metres / *une superficie minimale de 4 000 mètres carrés*

#### **Provincial Subdivision Regulation / Règlement provincial sur le lotissement**

5(4) In arriving at a decision regarding a recommendation with respect to the location of streets in a proposed subdivision, the commission shall give consideration to; / *Avant de statuer sur une recommandation relative à l'emplacement des rues d'un lotissement proposé, la commission de services régionaux doit*

(a) the topography of the land, / *tenir compte de la topographie du terrain,*

(b) the provision of lots suitable for the intended use, / *veiller à la création de lots qui puissent servir à la destination qui leur est attribuée,*

(c) street intersections and interceptions being as nearly as possible at right angles, / *s'assurer que les intersections de rues sont perpendiculaires dans la mesure du possible,*

(d) the provision of convenient access to the proposed subdivision and to lots within it, and / *prendre les mesures nécessaires pour assurer un accès aisé au lotissement proposé et aux lots qu'il comporte, et*

(e) the convenient further subdividing of the land or adjoining land. / *prendre les mesures nécessaires pour rendre aisé le lotissement ultérieur du terrain visé ou des terrains attenants.*

#### **Internal Consultation & External Consultation / Consultations internes et externes**

Staff has discussed the file internally and consulted externally with the Department of Environment and

Local Government, the Department of Transportation and Infrastructure, the NB 9-1-1 Branch and public utility providers / *Le personnel a discuté du dossier à l'interne et a consulté à l'externe avec le Département de l'Environnement et Gouvernements locaux, le Département des Transports et Infrastructure, la section de 9-1-1 du Nouveau-Brunswick et les fournisseurs de services d'utilité publique.*

## **Discussion**

A tentative subdivision plan named L. Dysart Estates was submitted to Plan360, originally in 2023, then put on hold until February 2026 when it was re-submitted and is now being considered. The plan aims to create a new public street and 6 lots intended for residential purposes in the Irishtown area of Maple Hills. This plan represents one phase of an overall subdivision for which an Environmental Impact Assessment was registered in 2012. The current proposed development would create Brookridge Court, a 246.5 meter long cul-de-sac, and six lots ranging from 1 to 2.3 Hectares in area. The Certificate of Determination for the EIA was issued on September 19th, 2012 and included the creation of 136 lots. This latest plan would bring the total development to 122 lots. / *Un plan de lotissement provisoire intitulé L. Dysart Estates a été soumis à Plan360, initialement en 2023, puis mis en attente jusqu'en février 2026, date à laquelle il a été présenté à nouveau et est actuellement à l'étude. Ce plan vise à créer une nouvelle rue publique et six lots à usage résidentiel dans le secteur Irishtown de Maple Hills. Il s'agit d'une phase d'un lotissement plus vaste pour lequel une étude d'impact environnemental a été enregistrée en 2012. Le projet actuel prévoit la création de ruelle Brookridge, un cul-de-sac de 246,5 mètres de long, et de six lots d'une superficie allant de 1 à 2,3 hectares. Le certificat de décision relatif à l'EIE a été délivré le 19 septembre 2012 et prévoyait la création de 136 lots. Ce dernier plan porterait le nombre total de lots à 122.*

The new street is intended to be vested to the Department of Transportation and Infrastructure as a public street. Before the Minister of Transportation and Infrastructure assents to a public street, the Planning Review and Adjustment Committee is required to provide a recommendation in regard to the location and name of the street. Under the Provincial Subdivision Regulation, the recommendation of the street should consider the topography of the land, whether the lots can be used for their intended purposes, street intersections, provision of convenient access, and the consideration for the future subdivision of adjoining land. The recommendation pertains to the location of the street, not necessarily the proposed lots. Lots may be subject to minor changes or additional processes. / *La nouvelle rue est destinée pour être acquise par le ministère des Transports et de l'Infrastructure comme une rue publique. 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 et le nom de la rue. Selon le Règlement provincial sur le lotissement, la recommandation des rues doit tenir compte de la topographie du terrain, si les lots peuvent être utilisés à leurs fins prévues, les intersections de rue, la disposition d'accès aisés et la considération du lotissement futur des terrains adjacents. La recommandation porte sur l'emplacement de la rue, et pas nécessairement sur les lots proposés. Les lots peuvent faire l'objet de modifications mineures ou de procédures supplémentaires.*

The new street must be built in compliance with DTI's Standards for the Construction of Subdivision Roads and Streets, which specifies the parameters for maximum gradients (shall not exceed 8%) and intersecting streets (shall be no less than 70 degrees and no greater than 110 degrees). The proposed lots shown on the tentative plan are zoned Residential and meet the minimum size requirements set out by the Westmorland-Albert Rural Plan and therefore, they meet the criteria to be developed as residential lots. / *La nouvelle rue doit être construite conformément aux normes du DTI relatives à la construction des routes et des rues dans les lotissements, qui précisent les paramètres concernant les pentes maximales (qui ne doivent pas dépasser 8 %) et les angles d'intersection (qui doivent être compris entre 70 et 110 degrés). Les lots proposés figurant sur le plan provisoire sont zonés résidentiels et répondent aux exigences dimensionnelles minimales fixées par le plan rural de Westmorland-Albert ; ils satisfont donc aux critères requis pour être aménagés en lots résidentiels.*

The proposed street is designed as a 246.5 meter long cul-de-sac, being below the maximum length of 365 meters set out by the Standards for the Construction of Subdivision Roads and Streets. The entrance of Brookridge Court directly faces Mini Farm Lane, a street that connects the two longest roads that run parallel through the neighborhood (Joviale Street and Saffron Drive). This being the last phase of L. Dysart Estates Subdivision, the intention is to keep this street as a cul-de-sac to access the 6 proposed lots shown on the plan. There are multiple future streets which were created during previous phases of this

development reserved for possible future development. / *La rue proposée est conçue comme un cul-de-sac de 246,5 mètres de long, ce qui est inférieur à la longueur maximale de 365 mètres fixée par les normes relatives à la construction des routes et des rues dans les lotissements. L'entrée de Brookridge Court donne directement sur Mini Farm Lane, une rue qui relie les deux routes les plus longues qui traversent le quartier en parallèle (Joviale Street et Saffron Drive). S'agissant de la dernière phase du lotissement L. Dysart Estates, l'intention est de conserver cette rue sous forme d'impasse pour permettre l'accès aux 6 lots proposés indiqués sur le plan. Il existe à proximité plusieurs rues futures qui ont été créées lors des phases précédentes de ce projet et qui sont réservées à un éventuel développement futur.*

The tentative subdivision plan was sent to DTI for their comments and a few minor details were requested to be changed to the plan. The surveyor completed these, and on April 9th, 2026, the Department of Transportation and Infrastructure sent the commission a letter of approval for the tentative subdivision plan. The approval letter from Mr. Paul Lightfoot to Ms. Sophie Daigle is attached in the schedules. / *Le plan de lotissement provisoire a été envoyé au MTI pour leurs commentaires et quelques détails mineurs ont été demandés pour modifier le plan. L'arpenteur les a complétés et, le 9 avril, 2026, le ministère des Transports et de l'Infrastructure a envoyé à la commission une lettre d'approbation du plan provisoire de lotissement. La lettre d'approbation de M. Paul Lightfoot à Mlle. Sophie Daigle est jointe aux annexes.*

The tentative subdivision plan was sent to the Environmental Impact Assessment branch of the Department of Environment and Local Government for their comments in 2023 when the plan was submitted for the first time. The EIA branch confirmed that their comments from 2023 were still valid today. No additional hydrogeological assessments are required for this phase, and all conditions included in the Certificate of Determination from 2012 still apply. It was also noted by EIA that it should be confirmed that a WAWA permit would not be required for Lot 26-26. Following these comments, we reached out to the Wetland and Watercourse Alteration branch of the DELG who were able to confirm that the wetland found on Lot 26-26 is below 1 Ha in size and is therefore not regulated under the WAWA regulations. / *Le plan de lotissement provisoire a été transmis à la Direction de l'évaluation de l'impact environnemental du Département de l'environnement et du gouvernement local pour leur révision en 2023, lors de sa première soumission. La Direction de l'EIE a confirmé que ses observations formulées en 2023 restaient valables à ce jour. Aucune étude hydrogéologique supplémentaire n'est requise pour cette phase, et toutes les conditions figurant dans l'avis de décision de 2012 s'appliquent toujours. La division EIE a également noté qu'il convenait de confirmer qu'un permis WAWA ne serait pas nécessaire pour le lot 26-26. Suite à ces commentaires, nous avons contacté la division « Modification des terres humides et des cours d'eau » du DEGL, qui a pu confirmer que la zone humide située sur le lot 26-26 a une superficie inférieure à 1 ha et n'est donc pas soumise à la réglementation WAWA.*

The NB911 division of the Department of Justice and Public Safety was contacted regarding the new proposed street name Brookridge Court. The name was accepted and reserved by NB911. / *La division NB911 du ministère de la Justice et de la Sécurité publique a été contactée au sujet du nouveau nom de rue proposé, ruelle Brookridge. Ce nom a été accepté et réservé par NB911.*

### **Public Notice / Avis public**

No public notice is required for this application / *Aucun avis public n'est requis pour cette demande*

### **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, / *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 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; / *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 Southeast Planning Review and Adjustment Committee recommend to the minister the location of Brookridge Court as shown on the L. Dysart Estates Subdivision Unit 10 / *Le personnel recommande respectueusement que le Comité de révision de la planification du Sud-Est recommande que le ministre des Transports et de l'Infrastructure approuve l'emplacement de la ruelle Brookridge comme montré sur le plan de lotissement L. Dysart Estates Subdivision Unit 10.*

### **Subject to the following conditions: / Sous réserve des conditions suivantes:**

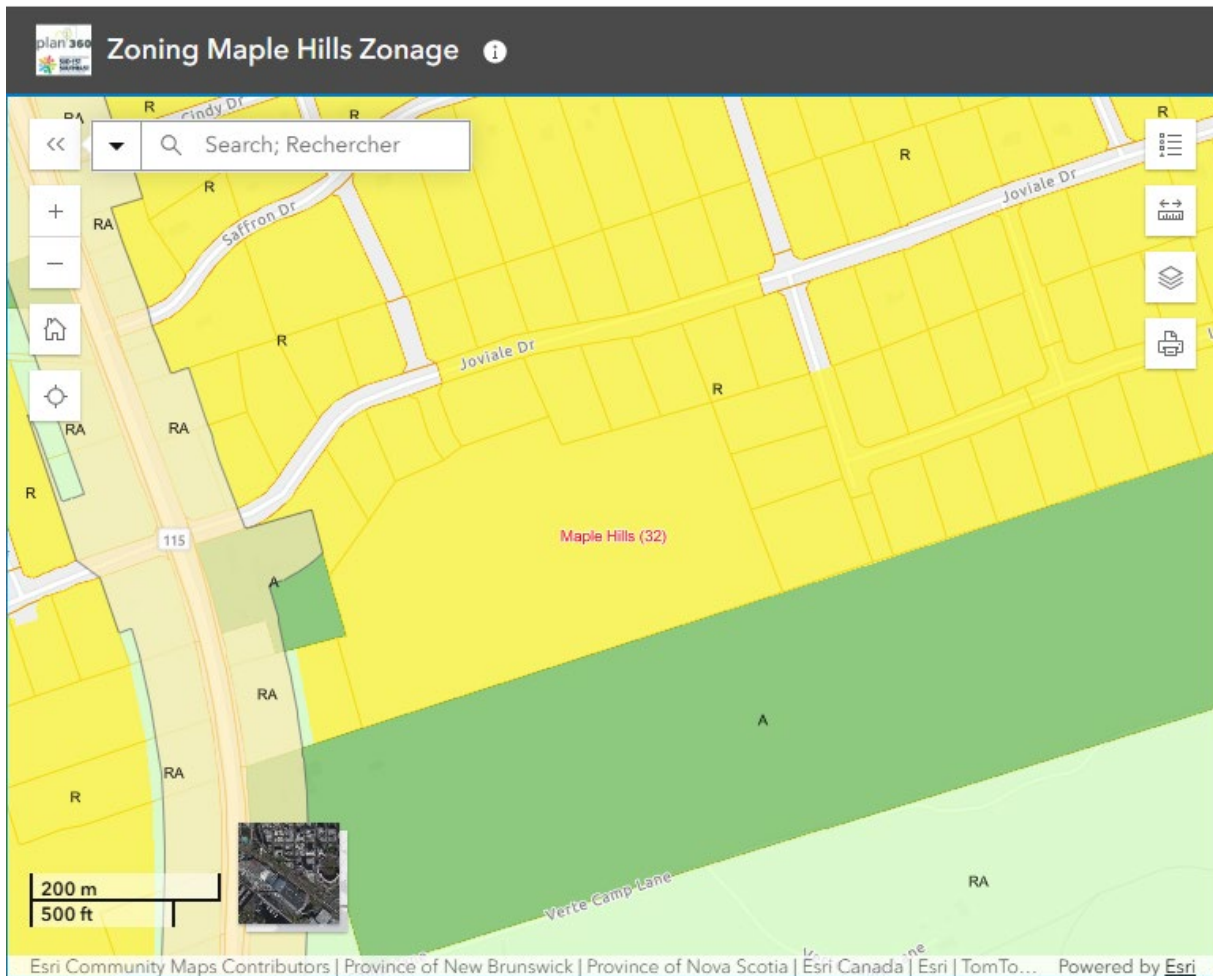
1. A satisfactory soils report be submitted to the development officer prior to final plan endorsement. / *Un rapport d'évaluation des sols satisfaisant doit être soumis à l'agent de développement avant l'approbation finale du plan.*

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 Ms. Sophie Daigle dated April 9, 2026 have been satisfied. / *L'agent de développement devra s'abstenir d'approuver le plan final de la subdivision avant que toutes les conditions énumérées par le ministère provincial des Transports et de l'Infrastructure dans une lettre de M Paul Lightfoot à Mlle. Sophie Daigle en date du 9 avril 2026 soient satisfaites.*

3. The developer shall comply with all conditions of the environmental impact assessment certificate of determination. / *Le proponent 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.*

## Zonage / Zoning



Residential / résidentiel (R)

**Main / Principal**  
1234 rue Main Street, Suite 200  
Moncton, NB E1C 1H7  
(506) 238-5386

**Shediac**  
815A rue Bombardier Street  
Shediac, NB E4P 1H9  
(506) 533-3637

**Tantramar**  
112C rue Main Street  
Sackville, NB E4L 0C3  
(506) 364-4701

**Riverview**  
Operations Centre d'opérations  
300 rue Robertson Street  
Riverview, NB E1B 0T8  
(506) 382-3574



**Google street view – July 2025 / Google vue de rue – Juillet 2025**



View from Joviale Drive looking East / Vue de la promenade Joviale en regardant à l'est



View from Joviale Drive looking West / Vue de la promenade Joviale en regardant à l'ouest

**Main / Principal**  
 1234 rue Main Street, Suite 200  
 Moncton, NB E1C 1H7  
 (506) 238-5386

**Shediac**  
 815A rue Bombardier Street  
 Shediac, NB E4P 1H9  
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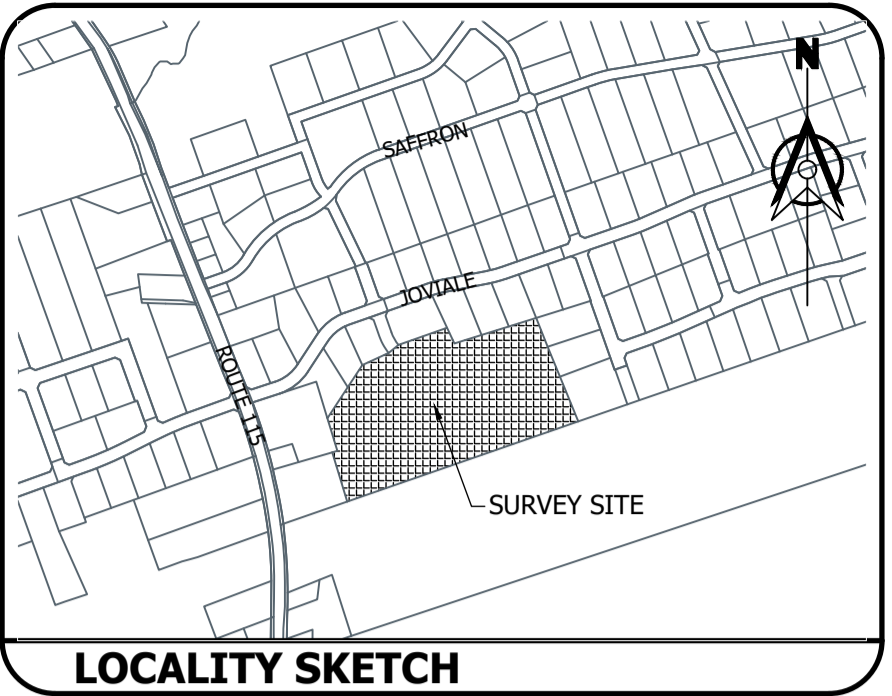
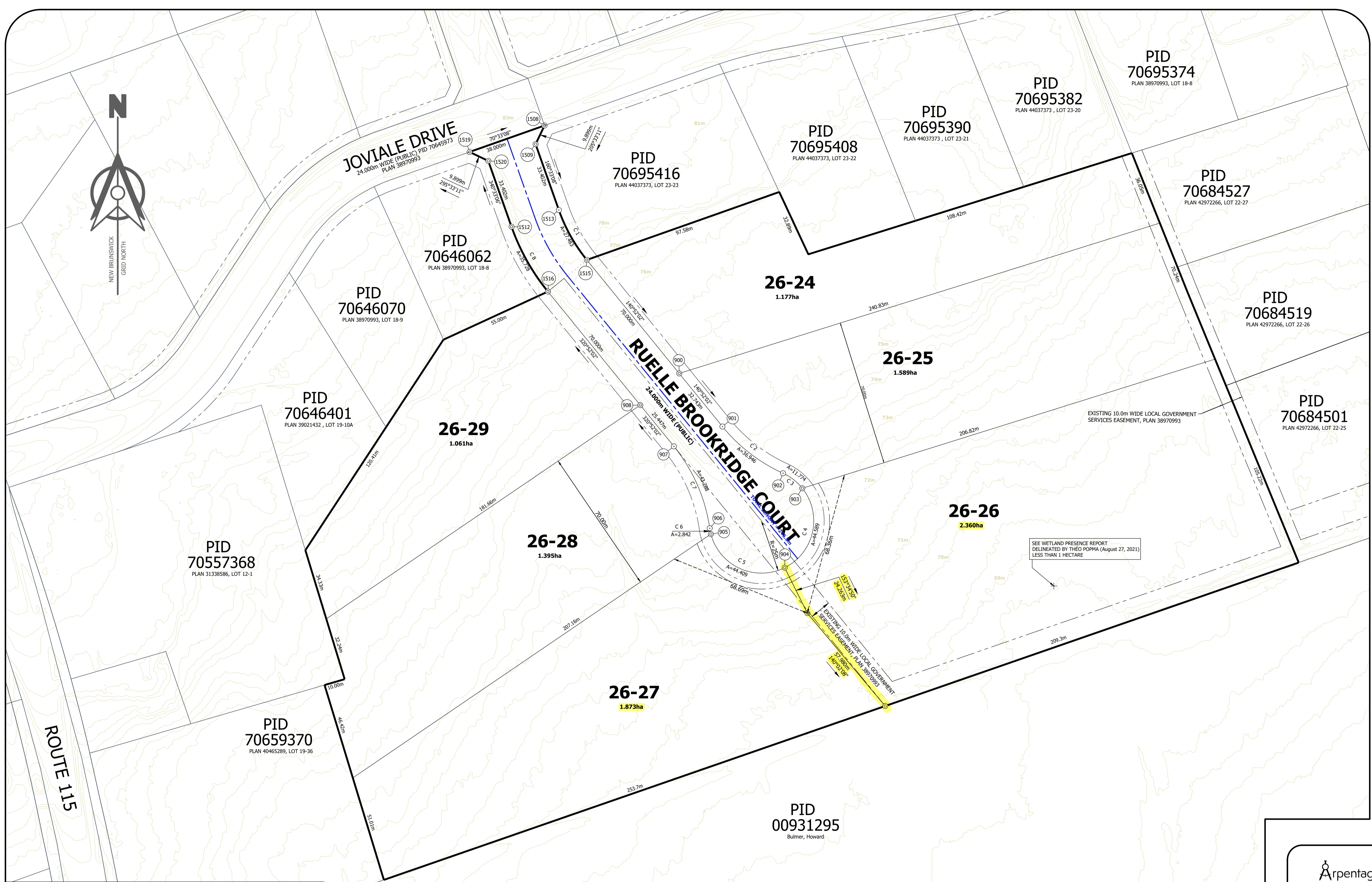


Location of Brookridge Court / Emplacement de ruelle Brookridge



Location of existing future streets within the Dysart Estates Subdivision / Emplacement des rues futures existantes parmi le lotissement Dysart Estates.

Main / Principal	Shediac	Tantramar	Riverview
1234 rue Main Street, Suite 200 Moncton, NB E1C 1H7 (506) 238-5386	815A rue Bombardier Street Shediac, NB E4P 1H9 (506) 533-3637	112C rue Main Street Sackville, NB E4L 0C3 (506) 364-4701	Operations Centre d'opérations 300 rue Robertson Street Riverview, NB E1B 0T8 (506) 382-3574



**TENTATIVE PLAN**  
 AMENDING SUBDIVISION PLAN  
**L. DYSART ESTATE SUBDIVISION UNIT 10**  
 (AMENDING SUBDIVISION PLAN 38970993)  
 OWNER : C.J. Poirier Entreprises Ltée  
 SOUTH SIDE OF JOVIALE DRIVE  
 IRISHTOWN  
 PARISH OF MONCTON  
 COUNTY OF WESTMORLAND  
 PROVINCE OF NEW BRUNSWICK

**SYMBOLS AND ABBREVIATION**

**LEGEND**

---/---	LAND DEALT WITH BY THIS PLAN BOUNDED THUS:
⊙	SMSET - STANDARD SURVEY MARKER PLACED
⊙	SMFD - STANDARD SURVEY MARKER FOUND
⊙	IBFD - IRON BAR FOUND
⊙	SIFBD - SQUARE IRON BAR FOUND
⊙	IPFD - IRON PIPE FOUND
⊙	C.C.P. - CALCULATED COORDINATE POINT
⊙	SCRIBED WOODEN SURVEYOR'S POST
⊙	SURVEY SYSTEM COORDINATE MONUMENT
⊙	TABULATED COORDINATE REFERENCE
---	CENTRELINE HIGHWAY
---	EASEMENT
-X-X-X-X-	FENCE
---	OVERHEAD UTILITY LINE
---	SET BACK LINE
m <sup>2</sup>	SQUARE METRES
O-H-W-M	ORDINARY HIGH WATER MARK
ha	HECTARE
NBLS	NEW BRUNSWICK LAND SURVEYOR
PID	PARCEL IDENTIFIER NUMBER
# 399	NBLS REGISTRATION NUMBER
Doc. 17887767/Bk 88/Pg. 167	DOCUMENT / BOOK / PAGE
(DEED)	DISTANCE OR AZIMUTH CALLED FOR IN DEED
C-7	CURVE
[77]	CIVIC NUMBER
x 32.77	SPOT ELEVATION IN METERS
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	UTILITY POLE
⊙	WOODEN SURVEYOR'S POST FOUND
---	EXISTING PUBLIC UTILITY EASEMENT
---	NEW LOCAL GOVERNMENT SERVICES EASEMENT
---	NEW PUBLIC UTILITY EASEMENT



**PURPOSE OF PLAN**

- TO AMEND A PORTION OF FUTURE STREET, PLAN 38970993, PID 70645999.
- TO CREATE LOTS 26-24 TO 26-29, FOR RESIDENTIAL BUILDING PURPOSES.
- TO CREATE A 5.0m WIDE PUBLIC UTILITY EASEMENT, AS SHOWN, PURSUANT TO SECTION 5 OF REGULATION 2021-83, OF THE COMMUNITY PLANNING ACT, 2017.
- TO CREATE A PORTION OF RUELLE BROOKRIDGE COURT (PUBLIC), PURSUANT TO SECTION 87(5)(a), COMMUNITY PLANNING ACT, 2017.

**PROPERTY INFORMATION**  
**PID 70646419**  
 REGISTERED OWNER: C.J. Poirier Entreprises Ltée  
 LT, 2019-05-15  
 TRANSFER DOCUMENT: 39049888, DATED: 2019-05-27  
 PLAN 39021432, REMNANT OF LOT 19-1000

**OWNER'S STATEMENT**  
 I, ON BEHALF OF C.J. Poirier Entreprises Ltée, DO HEREBY CERTIFY THAT IT IS THE REGISTERED OWNER OF THE PROPERTY BEING SUBDIVIDED HEREON AND DO HEREBY GRANT APPROVAL TO THIS PLAN, AS ITS INTERESTS MAY APPEAR.

CHARLES POIRIER - PRESIDENT FOR C.J. Poirier Entreprises Ltée

**PROPERTY INFORMATION**  
**PID 70645999**  
 REGISTERED OWNER: Transportation and Infrastructure  
 LT, 2019-04-26  
 PLAN 38970993, FUTURE STREET

**OWNER'S STATEMENT**  
 I, ON BEHALF OF TRANSPORTATION AND INFRASTRUCTURE, DO HEREBY CERTIFY THAT IT IS THE REGISTERED OWNER OF THE PROPERTY BEING SUBDIVIDED HEREON AND DO HEREBY GRANT APPROVAL TO THIS PLAN, AS ITS INTERESTS MAY APPEAR.

HONORABLE  
 MINISTER OF TRANSPORTATION AND INFRASTRUCTURE

**NOTES**

- AZIMUTHS AND COORDINATES WERE DERIVED FROM N.B. HIGH PRECISION NETWORK NAD83(CSRS), REFERENCED TO MONUMENTS No. 21764 AND 5669
- THE SCALE FACTOR USED IS EQUAL TO 1.000025
- THE DOCUMENT NUMBERS REFERRED TO ON THIS PLAN ARE THOSE OF WESTMORLAND COUNTY REGISTRY OFFICE.
- AZIMUTHS ARE ROUNDED TO THE NEAREST 01°.
- CERTIFICATION IS NOT MADE AS TO LEGAL TITLE, BEING THE DOMAIN OF A LAWYER, NOR TO THE ZONING AND SETBACK BY-LAWS OR REGULATIONS, BEING THE DOMAIN OF THE DEVELOPMENT OFFICER.
- CERTIFICATION IS NOT MADE AS TO COVENANTS SET OUT IN THE DOCUMENT(S), NOR TO THE LOCATION OF ANY UNDERGROUND SERVICES AND/OR FIXTURES, PERMANENT OR OTHERWISE.

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

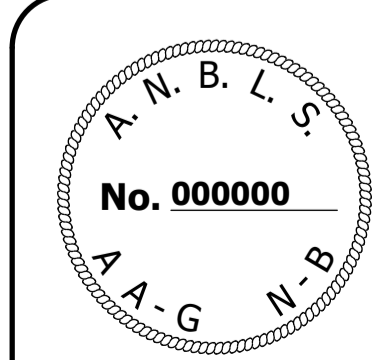
**Arpentage 3POINTS Survey Inc.**  
 2679 Rue Amirault Street  
 Dieppe, New-Brunswick  
 E1A 7K9 (EMAIL : info@3pointssurvey.com)  
 Phone #850-9417

DRAWN BY: S.P. & K.L. CHECKED BY: K.L. JOB # 23-0199

SURVEYED BY : KIM LABRIE N.B.L.S. # 399  
 FIELD SURVEY COMPLETED : 2023-11-

SURVEYOR'S STATEMENT:  
 I, KIM LABRIE N.B.L.S. DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS PLAN CORRECTLY DEPICTS ANY RESEARCH, FIELD WORK AND COMPUTATIONS UNDERTAKEN FOR THIS PROJECT.

2023-11-07 KIM LABRIE N.B.L.S.



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April 9, 2026

File No.: 78-D-626

Ms. Sophie Daigle  
Plan 360 – Southeast RSC  
1234 Main Street, Moncton NB. E1C 1H7

**Subject: Tentative L. Dysart Estates Unit 10 Subdivision, Moncton Parish, Westmorland County**

Dear Ms. Daigle:

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 Plan 360 – Southeast RSC recommends the proposed subdivision plan to the Minister of Transportation and Infrastructure and the Development Officer approves the tentative plan, the proposed public street(s) will be acceptable to the Department of Transportation and Infrastructure when the following conditions are met:

- The developer shall adhere to the Departments approval process and construct the proposed street(s) to meet or exceed the provincial standards specified in the "**Standards for the Construction of Subdivision Roads and Streets.**". The Standards can be viewed on the Internet sites;
  - <https://www.gnb.ca/content/dam/GNB3/org/ti/doc/standards-construction-subdivision-roads-streets.pdf>
  - <https://www.gnb.ca/content/dam/GNB3/org/ti/doc/normes-construction-chemins-rues-lotissement.pdf>

or, upon request, at the Property Services Branch, Department of Transportation and Infrastructure in Fredericton.

- The developer is required to submit to the Department's Property Services Branch a complete design and drainage package, including a detailed drainage report stamped by a registered Professional Engineer of the Province of New Brunswick. The drainage design shall consider the drainage basin as a whole and must accommodate runoff water from the subdivision area and where applicable, shall also be designed to accommodate the runoff water from areas adjacent to and upstream from the subdivision itself. It is the developer's responsibility to ensure that there is no negative impact on any existing infrastructure or property. Where environmental permits are required, copies should be forwarded to the Department's Property Services Branch.
- The normal street construction season is from June 1 to November 30. Construction activities performed during the off-season must be pre-approved by the Department's Property Services Branch.
- The developer should confirm with the Utilities about requirements for "Public Utility Easements".

...2

Ms. Sophie Daigle  
April 9, 2026  
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Page 2

- The proposed street name(s) must be submitted to the Department of Public Safety NB 911 and approved to ensure compliance with the NB 911 Civic Addressing Standards. The approved street name(s) must be forwarded to the Department's Property Services Branch.
- The developer will be responsible for the costs associated with the supply and installation of chipseal and all signage required along streets of the proposed subdivision.

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 Department must be notified prior to the beginning of the street construction work as periodic inspections will be carried out during development of the subdivision.

Upon project completion, the Development Officer will forward the final plan to the Department's Property Services Branch 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  
Manager of Subdivision Operations

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

**From:** [Holland, Patricia \(ELG/EGL\)](#)  
**To:** [Sophie Daigle](#)  
**Cc:** [Jeff Boudreau](#); [Harty, Crystale \(ELG/EGL\)](#)  
**Subject:** RE: 23-1694: L. Dysart Estate Subdivision Unit 5 - EIA  
**Date:** Thursday, March 5, 2026 9:50:37 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

**ATTENTION! External email / courriel externe**

Hi Sophie,

You're most welcome.

My apologies, the proposed six lots at Brookridge Court is in Maple Hills (Irishtown area) not Grand Barachois.

Have a great day as well,

Trisha



**Patricia Holland**  
**EIA Specialist | Spécialiste des ÉIE**

Environmental Impact Assessment | Étude d'impact sur l'environnement  
Environment and Local Government | Environnement et Gouvernements locaux  
Government of New Brunswick | Gouvernement du Nouveau-Brunswick

T | Tél. : 506-444-5382

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---

**From:** Sophie Daigle <[sophie.daigle@nbse.ca](mailto:sophie.daigle@nbse.ca)>  
**Sent:** Thursday, March 5, 2026 9:40 AM  
**To:** Holland, Patricia (ELG/EGL) <[Patricia.Holland@gnb.ca](mailto:Patricia.Holland@gnb.ca)>  
**Cc:** Jeffrey J. Boudreau <[jeff.boudreau@nbse.ca](mailto:jeff.boudreau@nbse.ca)>; Harty, Crystale (ELG/EGL) <[Crystale.Harty@gnb.ca](mailto:Crystale.Harty@gnb.ca)>  
**Subject:** RE: 23-1694: L. Dysart Estate Subdivision Unit 5 - EIA

You don't often get email from [sophie.daigle@nbse.ca](mailto:sophie.daigle@nbse.ca). [Learn why this is important](#)

Good morning,

Thank you for the quick response – just a clarification : the proposed Brookridge Court is in Maple Hills (Irishtown area).

Have a good day, Trisha!

Sophie Daigle She/Her/Elle/La  
**Development Officer / Agente d'aménagement**

T: (506) 382-5386 | Direct : (506) 877-2190

---

**From:** Holland, Patricia (ELG/EGL) <[Patricia.Holland@gnb.ca](mailto:Patricia.Holland@gnb.ca)>  
**Sent:** Thursday, March 5, 2026 9:01 AM  
**To:** Sophie Daigle <[sophie.daigle@nbse.ca](mailto:sophie.daigle@nbse.ca)>  
**Cc:** Jeff Boudreau <[Jeff.boudreau@nbse.ca](mailto:Jeff.boudreau@nbse.ca)>; Harty, Crystale (ELG/EGL) <[Crystale.Harty@gnb.ca](mailto:Crystale.Harty@gnb.ca)>  
**Subject:** FW: 23-1694: L. Dysart Estate Subdivision Unit 5 - EIA

**ATTENTION! External email / courriel externe**

Good morning Sophie,

Thank you for your email. The comments in the attached November 28, 2023, approval letter and subdivision plan for the last phase of the Dysart Estate Subdivision which consists of six lots (Lots 23-24 to 23-29) along Brookridge Court in Grand Barachois still apply. DELG's EIA Branch does not have any additional comments or concerns.

Please do not hesitate to contact me if you have any further questions.

Thanks so much,

Trisha



**Patricia Holland  
EIA Specialist | Spécialiste des ÉIE**

Environmental Impact Assessment | Étude d'impact sur l'environnement  
Environment and Local Government | Environnement et Gouvernements locaux  
Government of New Brunswick | Gouvernement du Nouveau-Brunswick

T | Tél. : 506-444-5382

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---

**From:** Sophie Daigle <[sophie.daigle@nbse.ca](mailto:sophie.daigle@nbse.ca)>  
**Sent:** Wednesday, March 4, 2026 3:54 PM  
**To:** Holland, Patricia (ELG/EGL) <[Patricia.Holland@gnb.ca](mailto:Patricia.Holland@gnb.ca)>  
**Cc:** Jeffrey J. Boudreau <[jeff.boudreau@nbse.ca](mailto:jeff.boudreau@nbse.ca)>  
**Subject:** 23-1694: L. Dysart Estate Subdivision Unit 5 - EIA

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**ATTENTION! External email / courriel externe.**

Good afternoon,

We have received a tentative subdivision plan from 2023 which was never registered and is now being processed again for approval.

I have attached the tentative plan as well as the comments that were provided from DELG in 2023.

Do you have any additional comments or concerns, and do these attached comments still apply?

Thank you, and don't hesitate if you require anything else.



Sophie Daigle She/Her/Elle/La  
Development Officer / Agente d'aménagement

**Plan 360**

Southeast RSC | CSR Sud-Est

[sophie.daigle@nbse.ca](mailto:sophie.daigle@nbse.ca)

1234 Main Street, Moncton, NB E1C 1H7

T: (506) 382-5386 | Direct : (506) 877-2190

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*Toute correspondance entre ou avec des employés, des agents ou des représentants élus de la Commission de services régionaux du Sud-Est peut faire l'objet d'une divulgation en vertu des dispositions de la Loi sur le droit à l'information et la protection de la vie privée, L.N.-B. 2009, ch. R-10.6.*

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*Toute correspondance entre ou avec des employés, des agents ou des représentants élus de la Commission de services régionaux du Sud-Est peut faire l'objet d'une divulgation en vertu des dispositions de la Loi sur le droit à l'information et la protection de la vie privée, L.N.-B. 2009, ch. R-10.6.*



November 28, 2023  
File # 4561-3-1333

Charles Poirier  
CJ Poirier Enterprises Ltée  
15 Nat-Mat Lane  
Grand Barachois, NB E4P 7V6

**RE: Dysart Estate Subdivision (EIA Registration # 4561-3-1333) – Last Phase Approved**

Charles Poirier,

The Department of Environment and Local Government (DELG) has reviewed your request for the proposed 'last phase' of Dysart Estate Subdivision, which consists of an additional six lots (PID 70646419) located along Brookridge Court identified as Lots 23-24 to 23-29 on the attached subdivision plan for the above-mentioned project. As per Condition #7 of the *Certificate of Determination* (CoD) issued on September 19, 2012 for this project, the Technical Review Committee (TRC) has completed its review of the December 20, 2020, Desktop Well Review.

Based on this review, the predictions and conclusions of the original 2012 hydrogeological assessment for the proposed 136 lots are still applicable. As a result and given the development of this last phase would bring the development to a total of 122 lots, additional hydrogeological assessment is not required at this time and this last phase can proceed, subject to approval under any other applicable acts and regulations. Please note that all conditions included in the CoD still apply to this phase.

The TRC also reviewed the August 21, 2021, Wetland Presence / Absence Report and is in agreement with the approach to confirm the wetland size outlined in this document and to confirm that a Watercourse and Wetland Alteration Permit is not required for the wetland identified on Lot 23-26 since there will be sufficient buildable area outside of it.

If you have any questions, please contact Patricia Holland, EIA Specialist, New Brunswick Department of Environment and Local Government (NBDELG), at (506) 444-5382 or by email at [patricia.holland@gnb.ca](mailto:patricia.holland@gnb.ca).

Sincerely,

A handwritten signature in black ink, appearing to read "Crystale Harty".

Crystale Harty, B.Sc.  
Director, EIA Branch  
Department of Environment and Local Government

C: Technical Review Committee  
Patricia Holland, NBDELG

## DOCUMENT "A"

### MINISTER'S DETERMINATION CONDITIONS OF APPROVAL

Pursuant to Regulation 87-83 under the Clean Environment Act

19 September 2012

File Number: 4561-3-1333

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 registered under the *Environmental Impact Assessment Regulation (87-83)* – Clean Environment Act again, unless otherwise stated by the Minister of Environment and Local Government;
3. The proponent shall adhere to all obligations, commitments, monitoring and mitigation measures presented in the EIA registration document dated March 2012 and subsequent addendums, as well as all those identified in 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 Manager of the Environmental Assessment Section of the Department of Environment and Local Government upon meeting all Conditions herein;
4. Monitoring wells drilled for the Water Supply Source Assessment shall be decommissioned as per the requirements of the NB *Water Well Regulation*, unless there is reasonable expectation that they will be used as domestic water wells;
5. All domestic water wells drilled on new residential properties adjacent to property identification number 0093129, shall be located at a maximum practicable distance from this property;
6. The proponent shall provide a disclosure statement to all potential homeowners about the possible need for water treatment. This disclosure shall also include a reminder that any well should be properly constructed in compliance with the *Water Well Regulation*, tested prior to consumption to determine if any specific parameters

require water treatment, and monitored regularly (i.e. twice a year) to determine any changes to groundwater quantity and/or quality;

7. For each future phase, prior to development, an updated subdivision plan and groundwater desktop review of new drilled wells in previous phases shall be submitted to the Manager, Environmental Assessment Section, for review and approval. Additional groundwater investigation(s) may be required for future phases should groundwater conditions change;
8. In the event of the sale, lease, or any other conveyance or change of control of the Project, or any portion thereof, the proponent shall provide written notice of the conditions to the lessee, controller, or purchaser, and
9. The proponent shall ensure that all developers, contractors and operators associated with the construction and operation of the project comply with the above requirements.

**From:** [Walsh, Elizabeth \(ELG/EGL\)](#)  
**To:** [Sophie Daigle](#)  
**Cc:** [Jeff Boudreau](#)  
**Subject:** RE: 23-1694: L. Dysart Estate Subdivision Unit 5 - WAWA review  
**Date:** Thursday, March 19, 2026 3:29:58 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[V2\\_SDT2023\\_rev10\(November 7, 2023\).pdf](#)  
[DELG 20231128 Approval Letter Subdiv Plan Last Phase Dysart Estate EIA 1333.pdf](#)  
[DELG Commentaires L Dysart Estate Subdivision Unit 5 19Mar26.pdf](#)

Some people who received this message don't often get email from elizabeth.walsh@gnb.ca. [Learn why this is important](#)

**ATTENTION! External email / courriel externe**

Hi Sophie and Jeff,

Please find attached the comments from DELG for the proposed subdivision for L. Dysart Estate Unit 5 which was part of the previous EIA. As confirmed by the previous Wetland Delineation report the only wetland found during the assessment was < 1 ha and size is not regulated under the WAWA Regulations.

Thanks,



**Elizabeth Walsh, B.Sc.**  
Wetland Biologist | Biologiste des terres humides

Watercourse and Wetland Alternation Branch | Direction de la modification des cours d'eau et des terres humides  
Department of Environment and Local Government | Ministère de l'Environnement et Gouvernements locaux  
Government of New Brunswick | Gouvernement du Nouveau-Brunswick  
She / Her | Elle / la sienne

Phone | Téléphone. : 506-778-6032

---

**From:** Sophie Daigle <sophie.daigle@nbse.ca>  
**Sent:** Thursday, March 5, 2026 10:58 AM  
**To:** Planning & WAWA / Planification & MCETH (ELG/EGL) <PLAN.WAWA-MCETH@gnb.ca>  
**Cc:** Jeffrey J. Boudreau <jeff.boudreau@nbse.ca>  
**Subject:** 23-1694: L. Dysart Estate Subdivision Unit 5 - WAWA review

**ATTENTION! External email / courriel externe.**

Good morning,

See below subdivision review request for the above-mentioned tentative plan.

PID(s): 70646419 , 70645999

Subdivision Name: L. Dysart Estate Subdivision Unit 5

Requested feedback date: March 19th

# of Lots Proposed: 6

RSC contact (if different than sender): CC [jeff.boudreau@nbse.ca](mailto:jeff.boudreau@nbse.ca)

Any additional notes or information: This plan aims to create a new public street and 6 new residential lots. A wetland presence/absence report was completed in 2021 as shown on the plan. Does DELG require any additional information to accept this tentative plan ? I have attached the EIA branch's comments for your information (it was confirmed that these comments from 2023 still apply).

Thanks, and don't hesitate if you have any questions.



Sophie Daigle She/Her/Elle/La  
Development Officer / Agente d'aménagement

**Plan 360**

Southeast RSC | CSR Sud-Est

[sophie.daigle@nbse.ca](mailto:sophie.daigle@nbse.ca)

1234 Main Street, Moncton, NB E1C 1H7

T: (506) 382-5386 | Direct : (506) 877-2190

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March 19, 2026

**Subject:** L. Dysart Estate Subdivision Unit 5 Plan

The Watercourse and Wetland Alteration (WAWA) Branch with the Department of Environmental and Local Government (DELG) has reviewed the *L. Dysart Estate Subdivision Unit 5 plan* submitted to DELG for review on March 5, 2026. During the review, the [WAWA Reference Map](#), aerial imagery and other available desktop tools were utilized to assess the potential for wetlands and watercourses in or near the proposed subdivision. This information serves as guidance during the planning phase for regional service commissions, property owners, development officers, land surveyors, local governments, etc., to ensure proposals are reviewed for potential environmental constraints and are designed in a sustainable manner.

1. The WAWA Reference Map does not indicate the presence of any watercourse or wetland in or within 30 metres (m) of the proposed lots and public road. However, it is a reference tool only and it is the landowner's responsibility to ensure no alteration occurs in or within 30 m of a watercourse or wetland (defined as per the [definitions](#)) without a WAWA Permit.
2. If the proposed subdivision plan requires stormwater management, it is recommended that stormwater management designs consider natural stormwater retention basins instead of conventional and traditional stormwater management systems to better mimic natural systems and ultimately manage stormwater runoff (quantity) as well as improve water quality similar to watercourses and wetlands.

The WAWA Branch has reviewed the provided information and has no apparent concerns; however, it is the responsibility of planning authorities to determine if a property is suited for the intended development.

This review and associated recommendations are based on current regulations and guidelines which are subject to change. The comments herein are valid for a period of 24 months following the date of this correspondence. If development has not commenced by this time, the proponent will be required to re-submit documentation for review.

For additional information on the above, please refer to the documentation available on DELG's [Website](#).

Please provide a copy of this letter to all applicable parties for their records.

Should you have any questions or require additional information, don't hesitate to contact me directly.

Sincerely,



**Elizabeth Walsh**  
**Wetland Biologist**

Watercourse and Wetland Alteration Branch  
Department of Environment and Local Government

**From:** [Innes, Rory \(JPS/JSP\)](#)  
**To:** [Sophie Daique](#)  
**Cc:** [MacKinnon, Martin \(JPS/JSP\)](#); [NB911, General Inquiries](#); [LeBlanc, Katie \(JPS/JSP\)](#); [Jeff Boudreau](#)  
**Subject:** RE: 23-1694: L. Dysart Estate Subdivision Unit 5 - Street name reservation - Maple Hills  
**Date:** Monday, March 30, 2026 2:44:19 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)

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## **ATTENTION! External email / courriel externe**

Good afternoon Sophie,

The road name is good to use. I've placed ruelle Brookridge Court on reserve.

If there's any questions, please let me know.

Thanks,



**Rory Innes**

Geomatics Analyst | Analyste en géomatique

NB 9-1-1 | NB 9-1-1

Security and Emergencies Division | Division des initiatives en matière de sécurité et d'urgence  
Department of Justice and Public Safety | Ministère de la Justice et de la Sécurité publique  
Government of New Brunswick | Gouvernement du Nouveau-Brunswick

**Phone / Téléphone : 506-261-0947**

**Email / Courriel : [Rory.Innes@gnb.ca](mailto:Rory.Innes@gnb.ca)**

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# J-2 TENTATIVE SUBDIVISION INSPECTION REPORT

Date: March 18, 2026

Subdivision Name: **L. DYSART ESTATE SUBDIVISION UNIT 10**

Parish: **Ford Mills** County: **Westmorland** D.O.T. Map Sheet No:

Purpose of Plan: **To Create Public Street for lots 26-24 to 26-29**

**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:				Access 2 Description:			
			Private Entrance <input type="checkbox"/>				Private Entrance <input type="checkbox"/>			
			Subdivision Access: Public <input checked="" 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 type="checkbox"/> Inadequate <input type="checkbox"/> Existing <input type="checkbox"/>			
			Stopping	Intersection	Stopping	Intersection	Stopping	Intersection	Stopping	Intersection
			L	R	L	R	L	R	L	R
50	65	115								
60	85	135			More than 135m	More than 135m				
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: 4 %

Comments: \_\_\_\_\_

**Drainage Design Information:**  
Municipal Services Easements Required? Yes  No

Comments: \_\_\_\_\_

**Intersecting Road Name or Number:** Jovial Drive  
Description of Intersecting Road Condition: Excellente conditions

Status: Designated  Not Designated  Private  Other

Comments: \_\_\_\_\_

(Add additional page if necessary)

Inspector: Steve Pelletier PTech