

**Southeast Planning Review and Adjustment Committee /
Comité de révision de la planification de la Commission du Sud-Est**
Wednesday, January 28, 2026 / Le mercredi 28 janvier, 2026

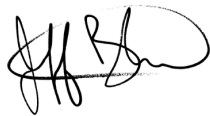
Staff Report / Rapport du personnel

Subject / Objet : Conditional Use / Usage conditionnel

File number / Numéro du fichier 25-1937

From / De :

Reviewed by / Révisé par :



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



Phil Robichaud
Planner / Urbaniste

General Information / Information générale

Applicant / Requérant :

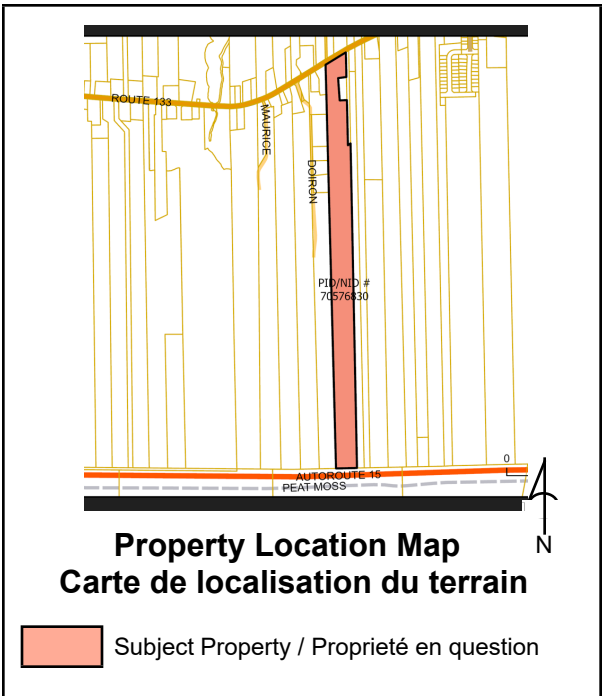
Joel LeBlanc Joel LeBlanc Excavation Ltd.

Landowner / Propriétaire :

Joel LeBlanc Joel LeBlanc Excavation Ltd.

Proposal / Demande :

Revised master plan for conditional use (pit) / Révision de
Plan Maître usage conditionnelle.



Site Information /Information du site

PID / NID: 70576830

Lot Size / Grandeur du lot: 17.9ha

Location / Endroit :

, Town of Cap-Acadie / Ville de Cap-Acadie

Current Use / Usage présent :

Pit

Zoning / Zonage :

EIR

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

Not applicable / Pas applicable

Surrounding Use & Zoning / Usage des environs & Zonage :

Residential, rural, and resource extraction / *Residentiel, rural, et developement des resouces*

Municipal Servicing / Services municipaux:

n/a

Policies / Politiques

It is a policy of Council to encourage operations related to natural resources while preserving land suitable for future development, without compromising residents' quality of life.

It is a policy of Council to diversify land uses related to the extraction of natural resources.

It is a policy of Council to classify sand pits and quarries as intensive resource extraction operations and to zone them accordingly. /

Le Conseil a pour principe d'encourager les activités reliées aux ressources naturelles, tout en conservant les terres propices au développement pour les générations futures et sans pour autant sacrifier la qualité de vie.

Le Conseil a pour principe de diversifier les usages reliés à l'exploitation des ressources naturelles.

Le Conseil a pour principe de considérer les sablières et les carrières comme des exploitations intensives des ressources et de les zoner à ce titre.

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

4.22.1 Operations related to resource extraction, other than quarries authorized by the province, may be permitted by a permit issued by the Commission, subject to the following conditions:

(i) All permits require a master plan and a rehabilitation plan, approved under Section 53(3)c) of the Community

Planning Act (see Schedule D for an example). Any amendment to the master plan must also be approved under Section 53(3)c) of the Community Planning Act;

(ii) The renewal of a permit is conditional on compliance with the provisions outlined in Subsection 3.2.5 as well as the master plan, rehabilitation plan, and the prescribed rehabilitation ratio (see Schedule E);

(iii) The permit is valid for one year, from the first of April of the current year to the first of April of the following year, and must be renewed annually, according to the terms and conditions listed in Subsection 4.22.2; and

(iv) The permit fee is \$1000, except when paid before the start of annual work, in which case the fee is \$500.

4.22.1 Les activités relatives à l'extraction des ressources, autres que des carrières autorisées par la province, peuvent être autorisées par un permis délivré par la Commission avec les conditions suivantes :

(i) Tous les permis nécessitent un plan maître et un plan de réhabilitation, approuvés sous la section 53 (3)(c) de la Loi sur l'urbanisme (voir annexe D pour exemple). Toute modification portée au plan maître devra être approuvée sous la section 53(3)(c) de la Loi sur l'urbanisme;

(ii) Le renouvellement d'un permis est conditionnel à la conformité des dispositions indiquées dans la section 3.2.5

3.2.5 aussi bien que dans le plan maître, le plan de réhabilitation et au ratio de réhabilitation déterminé (voir annexe E);

(iii) Le permis sera valable pour un an, du premier avril l'année en cours au premier avril de l'année suivante, et devra être renouvelé chaque année, selon les termes et conditions listés dans la section 4.22.2 ; et

(iv) Le coût d'un permis est de 1000\$, sauf s'il est payé avant le commencement du travail annuel, auquel cas le coût sera de 500\$

4.22.2 All extraction sites, other than quarries authorized by the province, must comply with the following standards:

(i) No extraction may be undertaken:

(a) within 30 meters of a water source;

(b) below the free surface of the groundwater table.

(ii) The extraction site must be located at a minimum distance of 10 meters from any property boundary, at a minimum distance of 100 meters from any street, and at a minimum distance of 150 meters from any existing dwelling;

(iii) The operator must ensure that access roads and transportation routes used for material transport are dust-free;

- (iv) A barrier restricting access to the site must be installed at the main entrance;
- (v) For safety purposes, signs displaying the words “danger” and “no entry,” along with an indication of the nature of the activities, must be placed at each entrance (including main entrances, secondary entrances, tracks, and trails). A fence may be required around part or all of the extraction zone of a sand pit;
- (vi) Safety slopes must not exceed 35%, unless it is demonstrated that the soil can be stabilized to prevent landslides and erosion;
- (vii) All surface water must be contained within the site limits or pass through a sedimentation basin before flowing outside the site; and
- (viii) Once extraction operations have permanently ceased, all debris must be removed from the site, and rehabilitation work must be carried out and completed.

4.22.2 Tous les sites d'extraction, autres que des carrières autorisées par la province, doivent satisfaire aux normes suivantes :

- (i) Aucune extraction ne peut être entreprise :*
 - (a) à moins de 30 mètres d'une source d'eau;*
 - (b) sous la surface libre de la nappe.*
- (ii) Le site d'extraction doit être situé à une distance minimale de 10 mètres de toute limite de propriété, à une distance minimale de 100 mètres d'une rue et à une distance minimale de 150 mètres d'une habitation existante;*
- (iii) L'exploitant doit s'assurer que les voies d'accès et les rues servant au transport de matériaux sont exemptes de poussière;*
- (iv) Une barrière permettant de limiter l'accès au site doit être installée à l'entrée principale;*

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- (v) Aux fins de sécurité, des enseignes portant les mentions « Danger » et « Entrée interdite » et indiquant la nature des activités doivent être posées à chaque entrée (entrée principale, entrée secondaire, pistes, sentiers, etc.). Une clôture peut être nécessaire autour d'une partie du site ou sur tout le site de la zone d'extraction de la sablière;*
- (vi) Les activités doivent maintenir les pentes de sécurité à 35 % ou moins, sauf s'il est démontré que le sol peut être stabilisé de manière à prévenir les glissements de terrain et l'érosion;*
- (vii) Toutes les eaux de surface doivent être contenues dans les limites du site ou passer par un bassin de sédimentation avant de s'écouler à l'extérieur du site; et*
- (viii) Une fois que les activités d'extraction ont cessé définitivement, tous les débris doivent être retirés du site, et des travaux de remise en état doivent être entrepris et achevés.*

Internal Consultation & External Consultation / Consultations internes et externes

staff consulted internally

personnel consulté à l'interne

Discussion

This application was submitted to the December 2025 Planning Review and Adjustment Committee and the item was postponed until a copy of the Watercourse and Wetland Alteration Permit, a detailed master plan be provided, and justification for current access road location. / *Cette demande a été soumise au Comité d'examen et d'ajustement de la planification de décembre 2025 et le dossier a été reporté jusqu'à ce qu'une copie du permis de modification des cours d'eau et des zones humides, un plan directeur détaillé et une justification de l'emplacement actuel de la route d'accès soient fournis.*

Since then we have received the above information and are bringing the request back to the committee for consideration. / *Nous avons depuis reçu les informations ci-dessus et soumettons à nouveau la demande au comité pour examen.*

The property in question has operated as a pit since 2012 and the latest version of the master plan from 2015 showed the access road on Doiron street.

When conducting our pre approval inspection of the pit in 2025 it was noted that there is no access to the pit from Doiron road and when access to the pit was needed the operators would use an existing access directly from Rt 15. however this access was discontinued by the department of transportation.

Plan 360 therefore requested a revised master plan showing a new access location to the pit and it is from

this request that we are considering the revised pit master plan.

No changes to the pit operation are proposed other than relocating the access as shown on the master plan and no specific provisions in the by-law related to the access road other than to maintain a dust free hauling route.

The applicant has indicated that the proposed location of the access road is due to a WAWA permit that was issued for the watercourse crossing.

No additional conditions are recommended beyond the general requirements contained in the Cap Acadie by-law section 4.22.1 and 4.22.2

La propriété en question est exploitée comme carrière depuis 2012 et la dernière version du plan directeur, datant de 2015, indiquait la présence d'une voie d'accès sur la rue Doiron.

Lors de notre inspection préalable à l'approbation de la carrière en 2025, nous avons constaté qu'aucun accès n'était possible depuis le chemin Doiron. Auparavant, lorsque l'accès à la carrière était nécessaire, les exploitants utilisaient un accès existant directement depuis la route 15. Toutefois, cet accès a été fermé par le ministère des Transports.

Le Plan 360 a donc demandé un plan directeur révisé indiquant un nouvel emplacement pour l'accès à la carrière. C'est à partir de cette demande que nous examinons actuellement le plan directeur révisé de la carrière.

Aucune modification n'est proposée à l'exploitation de la carrière, hormis le déplacement de l'accès tel qu'indiqué dans le plan directeur. Le règlement municipal ne contient aucune disposition particulière concernant la voie d'accès, si ce n'est l'obligation de maintenir une voie de transport exempte de poussière.

Le demandeur a indiqué que l'emplacement proposé pour la voie d'accès est lié à un permis WAWA délivré pour le franchissement du cours d'eau. Aucune condition supplémentaire n'est recommandée au-delà des exigences générales énoncées aux articles 4.22.1 et 4.22.2 du règlement municipal de Cap Acadie.

Public Notice / Avis public

Notice was sent to neighboring property owners within 100m

Un avis a été envoyé aux propriétaires des terrains voisins situés à moins de 100 m.

Legal Authority / Autorité légale

Conditional Uses: / Usages conditionnels :

53(3) In prescribing the purposes for which land, buildings and structures in a zone may be used, a zoning by-law may: ...En prescrivant les fins auxquelles des terrains, des bâtiments et des constructions dans une zone quelconque peuvent être affectés, l'arrêté de zonage peut prévoir l'une quelconque des dispositions suivantes :

(c) prescribe particular purposes ... / y désigner des fins particulières :

(i) in respect of which the advisory committee or regional service commission, subject to subsection (5), may impose terms and conditions, and / pour lesquelles le comité consultatif ou la commission de services régionaux peut, sous réserve du paragraphe (5), imposer des modalités et des conditions,

(ii) that may be prohibited by the advisory committee or regional service commission if compliance with the terms and conditions imposed under subparagraph (i) cannot reasonably be expected. / que peuvent interdire le comité consultatif ou la commission de services régionaux lorsqu'il apparaît raisonnable de s'attendre qu'il ne sera pas satisfait aux modalités et aux conditions imposées en vertu du sous-alinéa (i).

The Community Planning Act also provides parameters for the PRAC when imposing conditions: / La Loi sur l'urbanisme établit également les paramètres dont doit tenir compte le CRP lors de l'imposition de conditions :

53(4) Terms and conditions imposed under paragraph (3)(c) shall be limited to those considered necessary by the advisory committee or regional service commission to protect: /

Les modalités et les conditions imposées en vertu de l'alinéa (3)c) se limitent à celles que le comité consultatif ou la commission de services régionaux juge nécessaires pour protéger :

(a) properties within the zone or in abutting zones, or / soit les biens situés dans la zone ou dans des zones y attenantes;

(b) the health, safety and welfare of the general public. / soit la santé, la sécurité et le bien-être du grand public.

Recommendation / Recommandation

Staff respectfully recommends that the master plan be approved subject to the following conditions

1. the development be in conformity with section 4.22.1 and 4.22.2 of the Cap Acadie Zoning By-law
2. the rehabilitation ratio of 1.10:1 be applied

Le personnel recommande respectueusement l'approbation du plan directeur, sous réserve des conditions suivantes :

- 1. Le projet doit être conforme aux articles 4.22.1 et 4.22.2 du règlement de zonage de Cap Acadie.*
- 2. Le ratio de réhabilitation de 1,10:1 doit être appliqué.*

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.*

Justification for Current Access (Question 3)

1. The only way to exercise my legal right to access Route 133 from my pit across the brook was for the surveyor to obtain a written permission from the owner Paul Dupuis of the lot in front from my brook to Route 133 which needed a lawyer letter because no agreement could be reached.

Annex A

2. The only designated right of way the owner would agree to was on the west side of his property close to the neighbors.

Annex B

3. That being done I proceeded to hire an engineer to do the survey of the brook and fill out a WAWA application. All our work was scrutinized by environment and Fisheries. Permit showing conditions and deadline of September 30th, 2025.

Annex C

4. Culvert installed to go across brook at a cost of \$50,000.00
5. Street $\frac{3}{4}$ finished on north side of brook to Route 133 there was a hiccup and a good Samaritan asked us to stop work and give him a day with owner Paul Dupuis, and he would broker a deal to move to east side of the property. This good Samaritan is a newcomer that bought one of the Boudreau's property.
6. Again at my cost I had to rerout the road leading to Route 133 and exiting Vienna Lane see last plan from surveyor

Annex D

7. Included also is my permit from DOT to access Route 133 just for reference

Annex E



Annex A
GIRARD BELL
— LAW DROIT —

770, rue Main St., Suite 1603
Moncton, NB, E1C 1E7

Tel: **506.317.0753**
Fax: **506.317.0753**

Ian Girard
ian@girardbell.ca

WITHOUT PREJUDICE

File No. 2500488

VIA COURIER

May 23, 2025

Denise Dupuis and Paul Dupuis
13 Avenue Vienna
Grand-Barachois NB E4P 8C3

Attention: Denise Dupuis and Paul Dupuis

Re: Agreement with Gilles & Joel LeBlanc Excavation Ltd.

Our firm has been retained by Gilles & Joel LeBlanc Excavation Ltd. to act on its behalf with respect to an Agreement executed and registered in May 2009 for its benefit and to allow our client to use the land as a pit.

This Agreement provides amongst other things the following:

- Our client will have the use of the land in question as if it was the owner in fee simple;
- Our client will have an uninterrupted use of the land;
- Our client will use the land for work purposes and will transform the said land as a pit;
- The Parties agree that if a Right-of-Way needs to be granted to the Party of the Second Part in order to have the land divided by Plan or otherwise, as specified in paragraph 6 of this Agreement, the parties of the First Part hereby agree to grant to the Party of the Second Part a Right-of-Way on the Apparent Parcel Identification Number **860643 from the New Brunswick Highway No. 133 until it reaches the land described in Schedule A-1.**

We understand that our client paid you \$50,000.00 in May 2009 in consideration for this Agreement which specifies the land is to be used as a pit and contemplates the granting of a Right-of-Way over your land.

As you are aware, our client is not allowed to access the pit through Highway 15. Our client requires a Right-of-Way over your land in order to divide the land by plan, and to operate the pit, our client requires you to sign an authorization/application for a WAWA permit in order to allow our client to build a road over the brook to access the pit from Highway 133 as contemplated in the Agreement.

It is trite law that parties to an agreement have to act in good faith and that the duty of honest performance imposes an obligation to act honestly and in good faith when performing contractual obligations.

We understand that our client and its surveyor, Roland Fougère, approached you many times to discuss the granting of a Right-of-Way and where it would be located on your land. After discussing the matter with the surveyor, and advising him where you wanted the Right-of-Way to be located, a survey plan was drafted by the surveyor at a substantial cost to our client.

On May 15th, the surveyor came to see you and brought an authorization/application for a WAWA permit for your signature along with a final survey plan depicting the location of the Right-of-Way on your land. You refused to sign the authorization and the survey plan, and our client is therefore unable to operate/access the pit resulting in substantial losses to our client.

Please accept this correspondence as our clients' demand that you immediately sign the attached survey plan together with an authorization for a WAWA permit to allow our client to build the road over the brook. If we do not hear from you within 72 hours of this correspondence, our client will have no other choice but to explore all other options available to ensure due performance of your contractual obligations, including litigation.

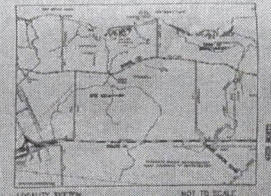
Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

GIRARD BELL LAW DROIT

Ian Girard
Encl.

RNO COORDINATES (ADJUSTED)	
PAST 1700	6209 746100
SC 1700-1705	52 800-000
SC 1705-1710	52 120-000
SC 1710-1715	52 150-000
SC 1715-1720	52 150-000
SC 1720-1725	52 150-000
SC 1725-1730	52 150-000
SC 1730-1735	52 150-000
SC 1735-1740	52 150-000
SC 1740-1745	52 150-000
SC 1745-1750	52 150-000
SC 1750-1755	52 150-000
SC 1755-1760	52 150-000
SC 1760-1765	52 150-000
SC 1765-1770	52 150-000
SC 1770-1775	52 150-000
SC 1775-1780	52 150-000
SC 1780-1785	52 150-000
SC 1785-1790	52 150-000
SC 1790-1795	52 150-000
SC 1795-1800	52 150-000
SC 1800-1805	52 150-000
SC 1805-1810	52 150-000
SC 1810-1815	52 150-000
SC 1815-1820	52 150-000
SC 1820-1825	52 150-000
SC 1825-1830	52 150-000
SC 1830-1835	52 150-000
SC 1835-1840	52 150-000
SC 1840-1845	52 150-000
SC 1845-1850	52 150-000
SC 1850-1855	52 150-000
SC 1855-1860	52 150-000
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SC 1940-1945	52 150-000
SC 1945-1950	52 150-000
SC 1950-1955	52 150-000
SC 1955-1960	52 150-000
SC 1960-1965	52 150-000
SC 1965-1970	52 150-000
SC 1970-1975	52 150-000
SC 1975-1980	52 150-000
SC 1980-1985	52 150-000
SC 1985-1990	52 150-000
SC 1990-1995	52 150-000
SC 1995-2000	52 150-000



DESIGNATED PROVINCIAL HIGHWAYS MAP - PAGE 127

1. CERTIFICATION IS NOT MADE AS TO LEGAL TITLE, BEYOND THE DOMAIN OF A LAWYER, NOR TO THE CORRECT-NESS/LACK OF REGULATIONS, BEING THE GRANTING OF A DEVELOPMENT OFFICER'S CERTIFICATE A MATTER OF FACT. THE OFFICIAL'S FILE NO. WAS 83 (2000) HIGH PRESIDENT 6800 MONUMENT 00552. THE SCALE FACTOR USED WAS 1:50,000.

2. ADJACENT ARE INDICATED TO THE NEAREST 0.5'.

3. ADJACENT ARE INDICATED TO PROPERTY LINES ARE INDICATED TO THE NEAREST 0.5' METERS.

4. BUILDING, SHED, SHOWA HOUSE ARE TO THE OUTSIDE OF LOT/1. ELEVATIONS.

5. ALL DIMENSIONS OF BUILDINGS, STRUCTURES OR FOUNDATIONS ARE THE EXISTING/INTERNAL DIMENSION.

6. PLANT AND TREE HEIGHTS ARE THOSE AS PLANT IN THE RESPECTIVE OFFICE FOR THE COUNTY OF WESTMINSTER.

7. INFORMATION SHOWN OUTSIDE THE LAYOUT CANNOT BE BY THIS PLAN. FOR REFERENCE ONLY AND NOT DERIVED FROM ANY RECORDS.

FOR PID: 70576830C.R07
FROM FLINCE, MARY DUPES AND JOSEPH TILSON RONNED DUPES
TO DENISE DUPES AND PAUL DUPES
DATED: DECEMBER 4, 2009
REGISTERED: JANUARY 18, 2010
REV: 20072967

FROM: PAUL J. BURGES AND DENISE H. BURGES
TO: GILLES & JOE LEBLANC EXCAVATION LTD.
DATED: MAY 21, 2009
REGISTERED: MAY 25, 2009
DOC. 27190744

WE, THE UNDERSIGNED, DO HEREBY AGREE TO THE LOCATION OF
THE SAID RIGHT-OF-WAY AS SHOWN.

Donna Douglas

COLLEGE LIBRARY - PHOTOCOPYING FOR COLLEGS & UNIV. LIBRARIES, ENCOURAGED

[illegible]

SURVEY PLAN
TO ACCOMPANY LEASE FROM
DENISE H. DUPUIS AND PAUL J. DUPUIS
TO
GILES & JOEL LEBLANC EXCAVATION LTD.
AND
SHOWS AS LOT 18
AND TO SHOW A
9.144m WIDE RIGHT OF WAY

Annex C



PERMIT FOR WATERCOURSE AND WETLAND ALTERATION
ALT 86410'25 Original

(Regulations 90-80 under the Clean Water Act Chapter C-6.1, Act of New Brunswick 1989)

PERMITTEE Paul Dupuis

LOCATIONS

Latitude	Longitude	Datum		Latitude	Longitude	Datum
46.2231	-64.4667	WGS 84	To			
Affected Watercourse/Tributary: Unnamed / Shediac Bay;						
Affected Regions: ENV - 3				DNR - 2		
1:50.000 Maps - 21 I/01				County - Westmorland		Parish - Shediac

PERMIT VALID FOR THIS PERIOD FROM 2025/08/13 TO 2026/09/30
(yyyy/mm/dd) (yyyy/mm/dd)

Description of Watercourse/Wetland Alteration(s):

This project consists of the construction of a 4.5m wide access road, which will require the installation of a 1500mm, 10m long, concrete culvert at a 0.4% slope.

The project shall be carried out in accordance with the most recent plans submitted to the Department, except if stipulated otherwise in these "Conditions of Approval".

This project is located on PID 70576830, and will result in no more than 140 metres of permanent wetland impacts.

The Permittee may undertake only those Watercourse/Wetland Alteration(s) described above hereby approved by the Minister. Refer to Conditions of Approval stated on the attached Document "A". Responsibility for any action arising from any watercourse/wetland alteration must be borne by the Permittee and no liability shall be incurred by the Minister or the Department. This permit does not exempt or exclude the Permittee from the provisions of any Act of the Legislature of New Brunswick or of Canada to serve as legal defense to any action commenced by landowners who are adversely affected by the alteration.

Number of conditions attached to this permit: 41

Date of Issuance: 2025/08/13
(yyyy/mm/dd)

for the Minister of Environment and Climate Change

Paul Dupuis

**DOCUMENT "A" Attached to ALT 86410'25 Original
CONDITIONS OF APPROVAL**

(Regulations 90-80 under the Clean Water Act Chapter C-6.1, Act of New Brunswick 1989)

- (1) The project shall be carried out in accordance with the most recent plans submitted to the Department, except if stipulated otherwise in these "Conditions of Approval".
- (2) If the alterations associated with this permit are not commenced within 2 years from the issuance date, this permit will not be eligible for renewal. If a project renewal is required following this timeframe, a new permit application must be made, and the project will be reviewed with the guidelines and policies applicable at the time of the new application.
- (3) The permittee shall obtain permission from all landowners listed on the property where the alteration is to take place before commencement of the work.
- (4) Other than the alteration(s) described on this permit, no additional alteration shall be carried out in or within 30 metres of a wetland or the shoulder of the bank of a watercourse. Should the scope of project change following the issuance of this permit, please contact wawa@gnb.ca or 506-457-4850 to discuss if a revision is required.
- (5) A copy (digital or paper) of this permit, including the "Conditions of Approval", shall be kept at the alteration site throughout the duration of the project. A copy shall be produced upon the request of an inspector designated to act on behalf of the Minister of Environment and Climate Change, or an employee of Fisheries and Oceans Canada.
- (6) The Department of Environment and Local Government – Moncton Office (elg.egl-region3@gnb.ca or 506-856-2374) shall be notified at least 2 working days prior to project commencement.
- (7) When machinery or mechanized equipment is being used, an appropriate emergency spill kit shall be kept on-site and be readily deployable. Any spill, regardless of quantity, must be reported by contacting the Department of Environment and Local Government during business hours or the National Environmental Emergencies Center (1-800-565-1633) after hours.
- (8) Equipment/machinery used shall be clean, in good working order, and must not be leaking any fuel, lubricants, or hydraulic fluid.
- (9) All materials and machinery used shall be operated and stored/parked in a manner that prevents any deleterious substance (e.g., petroleum products, silt, etc.) from entering a watercourse/wetland and to avoid the spread of invasive plant species.
- (10) The project shall be fulfilled with the machinery located on the approaches to the crossing. Machinery used shall not enter the wetland nor the wetted portion of the watercourse.
- (11) Preventative measures shall be taken to prevent demolition debris, spoil, and excavated material generated by the project from entering a watercourse/wetland. Excavated materials, as well as any material that inadvertently falls into the water/wetland, shall be disposed of where they cannot be washed into a watercourse/wetland by floodwaters or overland runoff events. Any debris generated from the project shall be entirely collected and disposed of outside a regulated area, in a manner acceptable to the Department of Environment and Local Government.
- (12) All work below the shoulder of the bank of the watercourse shall be carried out before September 30, 2025. If this is not possible, the project shall be postponed until after June 1, 2026. If the project is postponed to next year, a permit renewal shall be applied for and obtained prior to any work commencement.
- (13) This project shall result in no more than 140 square metres of permanent wetland impacts.
- (14) Wetland compensation at a 2:1 ratio shall be provided for all permanent impacts to the wetland.
- (15) Beyond the permitted impact area, no fill, spoil, or excavated material shall be stored/placed in a wetland at any time to fulfill the project.
- (16) Siltation prevention devices shall be installed prior to exposing erodible soil and added wherever necessary to prevent sedimentation. If a siltation prevention device is compromised or is not functioning properly, no further work shall take place until the issue is corrected. These devices shall be maintained such that they perform their intended function until vegetation becomes re-established.

**DOCUMENT "A" Attached to ALT 86410'25 Original
CONDITIONS OF APPROVAL**

(Regulations 90-80 under the Clean Water Act Chapter C-6.1, Act of New Brunswick 1989)

- (17) Work shall be scheduled to avoid wet, windy, and rainy periods (and weather advisories must be heeded) that may result in high flow volumes and/or increase erosion and sedimentation.
- (18) Throughout the project, surface water running off the approaches to the crossing shall be redirected to a densely vegetated area a sufficient distance from a watercourse/wetland to filter any silt from the runoff before it returns to a watercourse/wetland.
- (19) The minimum culvert diameter cited in the "Description of Watercourse/Wetland Alteration(s)" shall be strictly adhered to.
- (20) Imported material used to build/re-establish the approaches to the crossing shall not be obtained from within 30 metres of a wetland or the shoulder of the bank of a watercourse.
- (21) Clearing activities within 30 metres of a wetland or the shoulder of the bank of a watercourse shall be limited to the footprint of the project, including the approaches, the energy dissipation pool, roadside ditches (if applicable), and any vegetation that poses a hazard to public safety.
- (22) All in-channel work, other than the installation and removal of cofferdams, shall be carried out in isolation of the stream flow while the flow upstream is maintained downstream without interruption throughout all stages of the project.
- (23) The turbidity of the water outside the isolated area shall be visually monitored throughout the project. If there is a visible increase in the turbidity level resulting from the project, the work shall stop immediately and may not resume until the issue is resolved.
- (24) All fish shall be rescued from the isolated work area prior to it being de-watered and immediately released alive upstream/downstream out of harm's way. If the site is flooded during the project, another fish rescue shall be done before resuming work.
- (25) If the stream flow is to be pumped from an area where fish may be present, the intake pipe shall be screened with a mesh of appropriately sized openings to prevent fish from being immobilized and/or killed.
- (26) When releasing water from a dewatering operation, the energy shall be dissipated to minimize scouring of substrate/erodible soil in the vicinity of the discharge.
- (27) A backhoe/excavator shall be used to prepare a firm bed for the placement of the culvert.
- (28) The ends of the culvert shall be embedded 0.2 times the culvert diameter or 0.45 metre, whichever is less, below the elevation of the thalweg of the control riffles (the first riffle upstream of the inlet and the first riffle located at least 3 culvert diameters downstream of the outlet).
- (29) The natural riffle downstream of the culvert that controls the water level at the crossing site shall not be altered in any way.
- (30) Both ends of the culvert shall be protected, either with riprap or wingwalls, extending at least one diameter (span) width on each side of the culvert. If riprap is being used, the culvert shall extend a minimum of 0.3 metre beyond the upstream and downstream toe of the riprapped foreslopes developed around the structure.
- (31) The erosion protection material shall extend up to the shoulder of the road or half the diameter (rise) of the culvert, whichever is less. If this material does not extend up to the shoulder of the road, the remainder of the foreslopes shall be no steeper than 1.5 horizontal to 1 vertical and shall be stabilized against surface runoff.
- (32) The erosion protection material used for foreslope protection shall be in place before the culvert begins to convey the stream flow.
- (33) Riprap shall be clean, durable, non-ore bearing, and non-toxic rock, and must not be obtained from a watercourse nor from within 30 metres of a wetland or the shoulder of the banks of a watercourse.
- (34) The riprap shall not be dumped or pushed over the shoulder of the bank of a watercourse but shall be placed into position in a controlled manner.

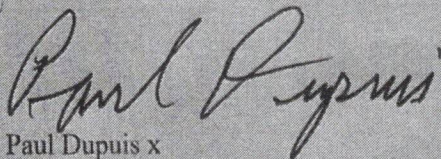
**DOCUMENT "A" Attached to ALT 86410'25 Original
CONDITIONS OF APPROVAL**

(Regulations 90-80 under the Clean Water Act Chapter C-6.1, Act of New Brunswick 1989)

- (35) Shrubs, bushes, and/or trees, interspersed with willow, dogwood, or alder live stakes, shall be planted at one to two (2) metre spacings within the three (3) metre wide zone bordering the shoulder of the banks of the energy dissipation pool.
- (36) While the flow is being re-established in the isolated reach of the channel, adequate flow to sustain fish and fish food, shall be maintained downstream.
- (37) The center of the road shall be crowned such that surface water runs off the sides of the road before it reaches the watercourse to prevent visible suspended sediment from entering the stream flow.
- (38) Roadside ditches shall not discharge directly into a watercourse/wetland until all exposed soil is stabilized against erosion.
- (39) Throughout the project, all exposed erodible soil within 30 metres of a wetland or the shoulder of the bank of a watercourse created by machinery or resulting from the project activities, shall be temporarily stabilized with mulch, erosion control blankets, or other products designed to prevent erosion and the runoff of suspended sediment into a watercourse/wetland, prior to each forecasted rain event.
- (40) Upon project completion, all exposed soil within 30 metres of a wetland or the shoulder of the bank of a watercourse created by machinery or resulting from the project activities, shall be permanently stabilized with non-invasive perennial vegetation native to the area and blanketed with mulch or an engineered erosion prevention product designed to prevent the generation of suspended sediment due to rain or overland runoff events.
- (41) Once permanent stabilization has been achieved, all non-biodegradable siltation prevention devices used during the project shall be removed and properly disposed of.

May 2, 2025

I Paul Dupuis, owner of PID 70576830 in Grand Barachois, authorize Michael Fisher of Fisher Engineering Ltd to apply for a WAWA permit on my behalf.


Paul Dupuis x

Michael Fisher, P.Eng
Fisher Engineering Ltd.
506.863.1991







Fish and Fish Habitat Protection Program
343 Université Avenue
P.O. Box 5030
Moncton, New Brunswick
E1C9B6

August 11, 2025

NBDELG file

86410'25

DFO file

25-HGLF-00262

Joseph Chamberlain
Director
Source and Surface Water Management (Branch)
Department of Environment and Local Government
P.O Box 6000
Fredericton, New Brunswick
E3B 5H1

**Subject: Unnamed Tributary to Lac des Boudreau – Culvert Installation –
Implementation of Measures to Avoid and Mitigate the Potential for
Prohibited Effects to Fish and Fish Habitat**

Joseph Chamberlain:

The Fish and Fish Habitat Protection Program (the Program) of Fisheries and Oceans Canada (DFO) received the proposal on June 16, 2025 regarding a new culvert installation within an unnamed tributary to Lac des Boudreau in Barachois, Westmorland County, New-Brunswick (46.223050N, 64.466744W). We understand that the proponent (Fisher Engineering Ltd.) proposes to:

- Install erosion and sediment control measures;
- Construct a 4.5 meter wide access road;
- Install temporary water barriers and divert the watercourse around the work area;
- Install a new 1500 mm diameter, 10 meters long concrete culvert at a 0.4% slope;
- Reconstruct approximately 4.5m long sections of the streambed at the inlet and outlet of the new culvert with R5 riprap or equivalent; and
- Complete the in-stream portions of the work before September 30, 2025 or within the June 1 and September 30, 2026 timing window.

Our review considered the following information:

- The *Watercourse and Wetland Alteration Permit* application package for file 86410'25; and
- Additional information received between June 18 and August 7, 2025.

The proposal has been reviewed to determine whether it is likely to result in:

- The death of fish by means other than fishing and the harmful alteration, disruption or destruction of fish habitat which are prohibited under subsections 34.4(1) and 35(1) of the *Fisheries Act*; and
- Effects to listed aquatic species at risk, any part of their critical habitat or the residences of their individuals in a manner which is prohibited under sections 32, 33 and subsection 58(1) of the *Species at Risk Act*.

The aforementioned outcomes are prohibited unless authorized under their respective legislation and regulations.

To avoid and mitigate the potential for prohibited effects to fish and fish habitat (as listed above), we recommend implementing the measures listed below:

- Limit disturbance of fish habitat features (e.g., aquatic plants, rocks, woody material) to the area required to carry out the project.
- Restore the bed and banks, gradient and contour affected by the project.
- Manage sediment laden water flowing onto or through the site during all phases of the project.
- Regularly observe the watercourse or water body for signs of suspended sediment during all phases of the project and take corrective action when and where required.
- Limit vegetation removal, pruning and grubbing to the area required for accessing the project site.
- Construct roads, access points and approaches perpendicular to the watercourse.
- Dewater gradually to reduce the potential for stranding fish.
- Conduct fish rescue, if required.
- Develop a plan to prevent deleterious substances from entering a watercourse.
- Implement a response plan immediately in the event of a spill of a deleterious substance (including sediment).

Provided that the proponent incorporate these measures into your plans, the Program is of the view that the proposal is not likely to result in the contravention of the above mentioned prohibitions and requirements.

Should plans change or if the proponent has omitted some information in the proposal, further review by the Program may be required. Consult our website (<http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>) or consult with a qualified environmental consultant to determine if further review may be necessary. It remains the proponent's responsibility

to remain in compliance with the *Fisheries Act*, the *Species at Risk Act* and the *Aquatic Invasive Species Regulations*.

It is also the proponent's *Duty to Notify* DFO if they have caused, or are about to cause, the death of fish by means other than fishing and/or the harmful alteration, disruption or destruction of fish habitat. Such notifications should be directed to (<http://www.dfo-mpo.gc.ca/pnw-ppe/contact-eng.html>).

We recommend that the proponent notify this office at least 10 days before starting your project and that a copy of this letter be kept on site while the work is in progress. It remains the proponent's responsibility to meet all other federal, territorial, provincial and municipal requirements that apply to the proposal.

Please note that the advice provided in this letter will remain valid for a period of 1 year from the date of issuance. If the proponent plans to execute this proposal after the expiry of this letter, we recommend that they contact the Program to ensure that the advice remains up-to-date and accurate. Furthermore, the validity of the advice is also subject to there being no change in the relevant aquatic environment, including any legal protection orders or designations, during the 1 year period.

If you have any questions with the content of this letter, please contact Renelle Doucette at our Moncton office at (506) 875-6434 or by email at renelle.doucette@dfo-mpo.gc.ca. Please refer to the file number referenced above when corresponding with the Program.

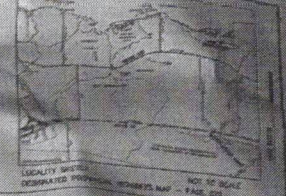
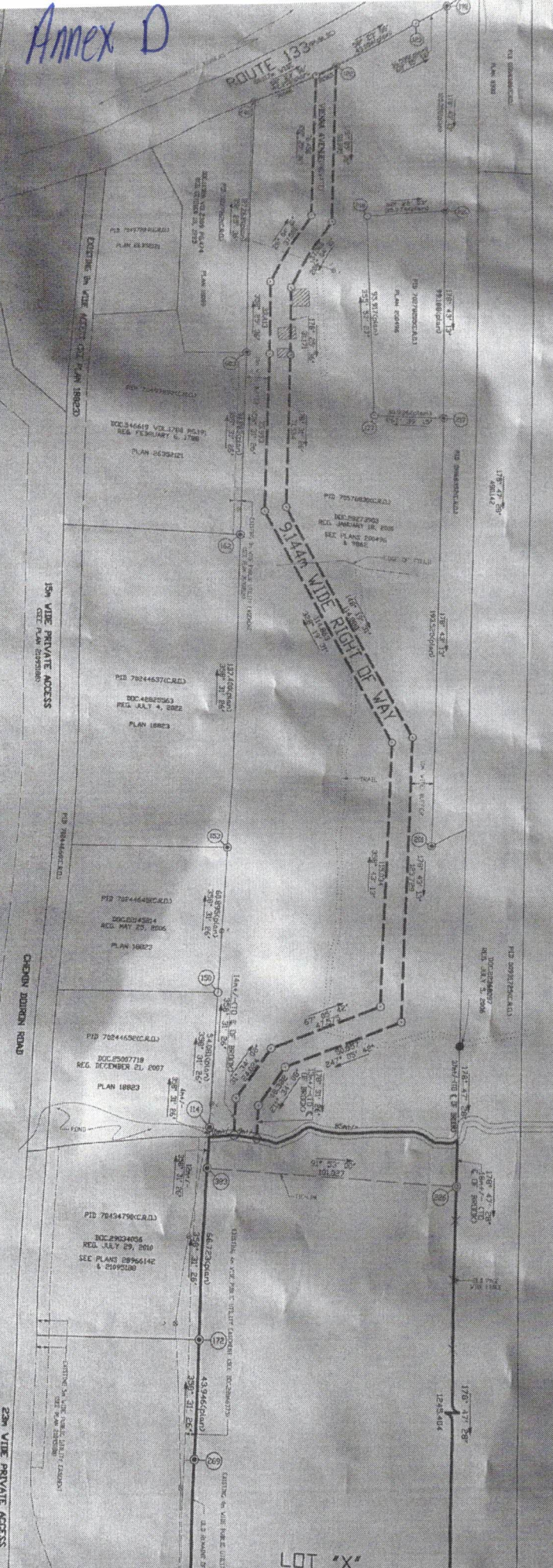
Yours sincerely,

Martyn,
Elizabeth
Digitally signed
by Martyn,
Elizabeth
Date: 2025.08.11
15:31:48 -03'00'

Abbie Martyn
A/Senior Biologist
Fish and Fish Habitat Protection Program

cc. wawa@gnb.ca (NBDELG)
Ashley DiMarco (NBDELG)

Annex D



NOTES

1. CERTIFICATION OF SUCH MAPS AS TO THEIR TRUE STATUS IN
VIOLATION OF A LAWYER'S OATHS OF OFFICE AND VIOLATION OF
REGULATIONS, RULES, OR ORDINANCES OF BAR ASSOCIATIONS
2. VIOLENCE AND MAY BE SUBJECT TO CRIMINAL PROSECUTION
MAY BE JUDICIAL PROSECUTION AND CRIMINAL PROSECUTION
MAY BE JUDICIAL PROSECUTION AND CRIMINAL PROSECUTION
3. ALLEGATIONS ARE ADDRESSED TO THE JUDICIAL PROSECUTION
DISTRICTS FROM BUILDING TO DISTRICTS UNDER MAPS AND
TO THE JUDICIAL PROSECUTION
4. CONSIDER THE SHOWN HEREIN AS TO THE ISSUE OF
CONSUMER PROTECTION
5. ALL DIMENSIONS OF BUILDINGS, STRUCTURES OR ASSOCIATIONS
TO BE CONSIDERED FOR CONSUMER PROTECTION
6. THE FIELD SURVEY WAS CONDUCTED BY THE JUDICIAL PROSECUTION
AND THE JUDICIAL PROSECUTION
7. PLAN AND OCCUPANCY MAPS ARE SUBJECT TO JUDICIAL PROSECUTION
AND THE JUDICIAL PROSECUTION
8. INFORMATION SHOWN HEREIN AS TO THE JUDICIAL PROSECUTION
PLAN TO FIND INFORMATION ON THE JUDICIAL PROSECUTION
RECORDS

DEED DATA/TRANSFER

FROM FLORIANE MARY DEPUTY AND ASSOCIATE CLERK
TO DEPUTY CLERK AND PAUL DEPUTY
DATE: DECEMBER 4, 2009
REGISTERED JANUARY 18, 2010
JOC 2007/2009

LEASE FOR LOT "X"

FROM PAUL J. DUMPS AND HERBERT H. DUMPS
TILLES & JOEL LEBLANC EXCAVATION LTD
DATED MAY 21, 2000
REGISTERED MAY 25, 2000
D.C. 27106744

AGREEMENT OF THE LOCATION OF THE 9.14m WIDE
RIGHT-OF-WAY FROM ROUTE 133 TO LEASE LOT "A"
VS. THE ENGINEERING OF HERBERT ADAMS TO THE SAID ADAMS
THE SAID RIGHT-OF-WAY

VS. THE UNDERSIGNED DO HEREBY WAIVE TO THE LIKAR OF
THE SAID RIGHT OF WAY AS SHOWN

Paul Pappas
Dorine Dupont
John Pappas
COLLECT, LERLAND-ARIZONA; JOHN COLLECT, JOHN LERLAND EXCAVATION

LEGEND

LAND MEAS BY THIS PLAN	
POUNDED NAIL	—
STANDARD SURVEY MARKER PLACED	—
STANDARD SURVEY MARKER FOUND	—
NAILING IRON NAIL FOUND	—
SQUARE IRON NAIL FOUND	—
IRON NAIL FOUND	—
WOODEN SURVEYING POLE FOUND	—
SCREW, WOODEN SURVEYING POLE FOUND	—
SURVEY SYSTEM CONTROL POINT FOUND	—
SURVEYORS REAL PROPERTY NOTED	—
TRANSIRE CONVEYANCE FOUND	—
CALCULATED COORDINATE POINT	—
TABLED COORDINATE REFERENCE	—
VERTICAL GEODETIC BENCH MARK	—
CELESTIAL	—
UTILITY CANNON	—
FOUR LINE	—
SQUARE METERS	—
NEIGHBOR	—
IRON PRISMATIC LAND SURVEYOR	—
GRID REGISTRATION NUMBER	—
90°/252° NEW BRIDGEMAN	—
BAR PENCIL SURVEYOR	—
PLANNED	—
VOLUME	—
PALE	—
ACQUITTANCE	—
POSSIBLE	—
CROSS MEASUREMENT	—
DERIVED FROM A SURVEY OTHER THAN	—
THE SURVEYORS MEASUREMENTS	—
POUNDED	—
DISTANCE OR ADJUDICATED CALLED FOR IN	—
DEED	—
NEW BRIGHTNESS POWER OBSERVATION	—
ADJUSTED DISTANCE OBSERVATION	—
CERTIFICATE OF REGISTERED OWNERSHIP	—
FOURING POLE	—
BUILDING	—
CRIMINAL HORN IRON MARK	—
FOURING POLE	—
IRON CLIP	—
IRON CLIP	—
IRON CLIP	—
UTILITY DISTANCE LINE	—
ANCHOR	—

LOT "X"
AREA=12.35ha

Land Owner Declaration / Déclaration du propriétaire foncier

New Brunswick
Brunswick1. Paul Dupuis

Land Owner

Je,

Propriétaire foncier

residing at, 13 Ave Vienna Grand-
do solemnly declare: Barachoisrésidant à _____
déclare solennellement :1) THAT I am the owner(s) of the property or
properties having Property Identification
Number(s) (PID) 70576830
with respect to the attached application.1) QUE je suis le(s) propriétaire(s) du bien ou des
biens ayant le(s) numéro(s) d'identification de
propriété (NIP) _____
concernant la demande ci-jointe.2) THAT the declaration contained herein is
completely true and made with full knowledge
of all circumstances connected therewith:2) QUE la déclaration contenue ici est totalement
vraie et faite en pleine connaissance de toutes les
circonstances qui y sont liées :

3) AND I make this solemn declaration that

3) ET je fais cette déclaration solennelle que

Joel Leblanc
Name of Agent / Applicant

Nom de l'Agent / Demandeur

Representing the following agency (if applicable)

Représentant l'agence suivante (si applicable)

Gilles & Joel Leblanc Excavation
Name of Agency

Nom de l'Agence

Is/are authorized to act as my agent/applicant and
do assign hereto full authority in dealing with the
subject application.Est/sont autorisé(s) à agir en tant que mon
agent/demandeur et se voient attribuer par la
présente les pleins pouvoirs pour traiter la demande
en question.Signed at Grand-Barachois on
this 30 day of May, 2025.Signé à _____, en ce _____ jour
de _____, 20_____.* In the case of multiple ownership, each property owner must
sign a Land Owner Declaration so that an application can be
considered complete.** Dans le cas de co-propriété, chaque propriétaire doit remplir et
signer une Déclaration du propriétaire foncier distincte pour
qu'une demande soit considérée complète.*Paul Dupuis
Owner Signature / Signature du propriétaire *Tel/Tél: 506 632 6141

Email/Courriel: _____

This application is subject to the Right to Information and
Protection of Privacy Act.Cette demande est soumise à la Loi sur le droit à l'information et
la protection de la vie privée.Department of Transportation and Infrastructure
Ministères des transports et de l'infrastructure
P.O. Box 129 - 46 Toombs Street / C.P. 129 - 46, rue Toombs
Moncton, NB E1C 8R9

GNB.CA



APPLICATION FOR ACCESS PERMIT/
CERTIFICATE OF SETBACK
DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE

APPLICATION NO. / DEMANDE NO.
0701/R 0133/0076
DEMANDE DE PERMIS D'ACCÈS OU DE
CERTIFICAT DE MARGE DE RETRAIT
MINISTÈRE DES TRANSPORTS ET DE L'INFRASTRUCTURE

I request that all future communications be in (state preference)
Je demande que toutes les futures communications soient faites en (indiquer votre préférence)

☒ English / Anglais
☐ French / Français

A APPLICATION DETAILS - DÉTAILS DE LA DEMANDE

Application is Hereby Made with Regard to:
La présente demande est faite relativement à une:

☐ a Controlled Access Highway / route à accès limité
☐ a Highway with Control Lines / route avec lignes de surveillance
☒ a Highway other than the above / autre catégorie de route

Application is Hereby Made for Approval of:
La présente demande est faite pour l'approbation d'un:

☐ a Certificate of Setback / certificat de marge de retrait
☒ a New Access / Nouvel accès
☐ a Permit for a change in use of an existing access / permis de changement d'usage d'un accès

B OWNERSHIP AND LOCATION OF PROPERTY - PROPRIÉTÉ ET EMPLACEMENT DU TERRAIN

Name of Property Owner / Nom du propriétaire: Paul Dupuis
Home / Domicile: 506-532-6141
Work / Travail: 506-811-8535
Mailing Address / Adresse postale: 13 Ave Vienna, Grand-Barachois NB
N.B.G.I.C. PID No. / N.B. D.U.C.I.G.N.B.: EYP8C3
Postal Code / Code postal: P1D # 70576830

Name of Applicant / Nom du requérant: Gilles & Joel LeBlanc Excavation
Home / Domicile: 506-811-8535
Work / Travail: 506-811-8535
Mailing Address / Adresse postale: 1619 Route 133, Grand-Barachois NB
N.B.G.I.C. PID No. / N.B. D.U.C.I.G.N.B.: EYP8E3
Postal Code / Code postal: P1D # 70576830

Access is (or is proposed to be) located on the side of the route: 5
Indiquer l'emplacement de l'accès par rapport à l'intersection de la route ou à la borne la plus proche: Route 133, Chemin Cap Bimet
N.B.G.I.C. PID No. / N.B. D.U.C.I.G.N.B.: EYP8E3
Postal Code / Code postal: P1D # 70576830

Local Place Name / Nom de l'endroit: Grand-Barachois
Subdivision Name (if applicable) / Nom du lotissement (s'il y a lieu):
County / Comté: Westmorland
Lot No. / N° du lot:
Plan No. / N° du plan:

C DETAILS OF STRUCTURE - PROPOSED USE OF ACCESS - DÉTAILS DE LA CONSTRUCTION - USAGE PRÉVU DE L'ACCÈS

PROPOSED USE OF ACCESS / USAGE PRÉVU DE L'ACCÈS

☐ Single Family Residence / Résidence Unifamiliale
☒ Industrial - Commercial / Industriel - commercial
☐ Other / Autre (specify / précisez):
☐ Recreational / Récréatif
☐ Farming - Woodlot / Agricole - Sylvicole

DETAILS OF PROPOSAL (Describe in detail the work proposed to be done and the type, size and use of building being constructed, if applicable.)
DÉTAILS DU PROJET (Décrivez en détail des travaux prévus ainsi que le genre, les dimensions et l'usage du bâtiment qui sera construit, s'il y a lieu.)

Pit access road

Note: Sketch and additional details to be provided on separate sheet - attach to application. / Note: L'esquisse et les détails supplémentaires doivent être fournis sur une feuille distincte, jointe à la demande.

Distance from Centreline of travelled portion of Highway to Nearest Proposed Building or Structure if applicable.
Distance de la ligne médiane de la route jusqu'au bâtiment ou la construction proposée la plus proche, s'il y a lieu. Distance: mètres / mètres

Signature of Applicant / Signature du requérant: [Signature]
Date: May 30, 2025

DO NOT WRITE BELOW THIS LINE / NE PAS ÉCRIRE SOUS CETTE LIGNE

D ACCESS PERMIT / PERMIS D'ACCÈS

Pursuant to the Highway Act and Regulations thereunder / Conformément à la Loi sur la voirie et ses Règlements

Subject to the conditions shown on Reverse / Sous les conditions au verso

(Separate access permit required for highways with access control or control lines) / (Un permis d'accès distinct est requis pour les routes à accès limité ou lignes de surveillance)

Road Name / Route No.: Route 133

Nom de la route / N° de la route: C.S. Km

Sight distance from entrance / Distance de visibilité de l'entrée: Left / Gauche: 160 Right / Droit: 160

APPROVED / APPROUVÉ: ☒ NOT APPROVED / NON APPROUVÉ: ☐

Date: June 4, 2025 District Transportation Engineer / L'ingénieur des transports du district: [Signature]

EXPLANATION / EXPLICATION

18" pipe req ref to diagr 70km/h lim commercial

THIS IS NOT A BUILDING PERMIT / IL NE S'AGIT PAS D'UN PERMIS DE CONSTRUCTION

Distributors: White - Applicant / Copier: Blanche - Le requérant

Chief - District Transportation Engineer / Chef - L'ingénieur des transports du district

Plan - Traffic Engineering / Plan - Techniques de la circulation

Green - Building Inspector, Planning commission, Development Officer / Vert - Inspecteur des bâtiments, commission d'urbanisme, agent de développement

Veris - Inspecteur des bâtiments, commission d'urbanisme, agent de développement

SKETCH / L'ESQUISSE

APPLICATION NO. / DEMANDE N°

0701/R0133/0076

The space below is to be used by the Applicant for a sketch. The sketch shall show:

- 1) Location and size of property in relation to the highway.
- 2) N.B.G.I.C. PID No. if known.
- 3) Location and size of existing and proposed buildings and structures.
- 4) Location and width of existing accesses.
- 5) Location and width of proposed access.
- 6) Name of owner of the land and abutting landowners if known.
- 7) The approximate north point of the sketch.
- 8) Approximate area of the property.
- 9) All land use restrictions, building setback lines, control lines, easements and rights-of-way.
- 10) Any major water course.
- 11) One distance, to the nearest one (1) metre, from the centre of the access to the nearest property line.
- 12) Distance from centre line of travelled portion of highway to nearest proposed building or structure if applicable.

L'espace ci-dessous est réservé pour l'esquisse par le requérant. Celle-ci doit indiquer:

- 1) Emplacement et dimensions de la propriété par rapport à la route.
- 2) N.I.B. du C.I.G.N.B. s'il est connu.
- 3) Emplacement et dimensions des constructions et bâtiments existants ou projetés.
- 4) Emplacement et largeur des accès existants.
- 5) Emplacement et largeur de l'accès projeté.
- 6) Nom du propriétaire du terrain et des propriétaires des terrains contigus, s'ils sont connus.
- 7) Nord approximatif de l'esquisse.
- 8) Superficie approximative de la propriété.
- 9) Restrictions en matière d'utilisation du terrain, lignes de marge de retrait des bâtiments, lignes de surveillance, servitudes et emprises.
- 10) Cours d'eau important.
- 11) Une distance, à un (1) mètre près, du centre de l'accès à la ligne de propriété la plus près.
- 12) Distance du centre de la chaussée de la route jusqu'au bâtiment ou la construction proposée la plus proche, s'il y a lieu.

See attached surveyor plan

NOTE TO ENGINEERS:

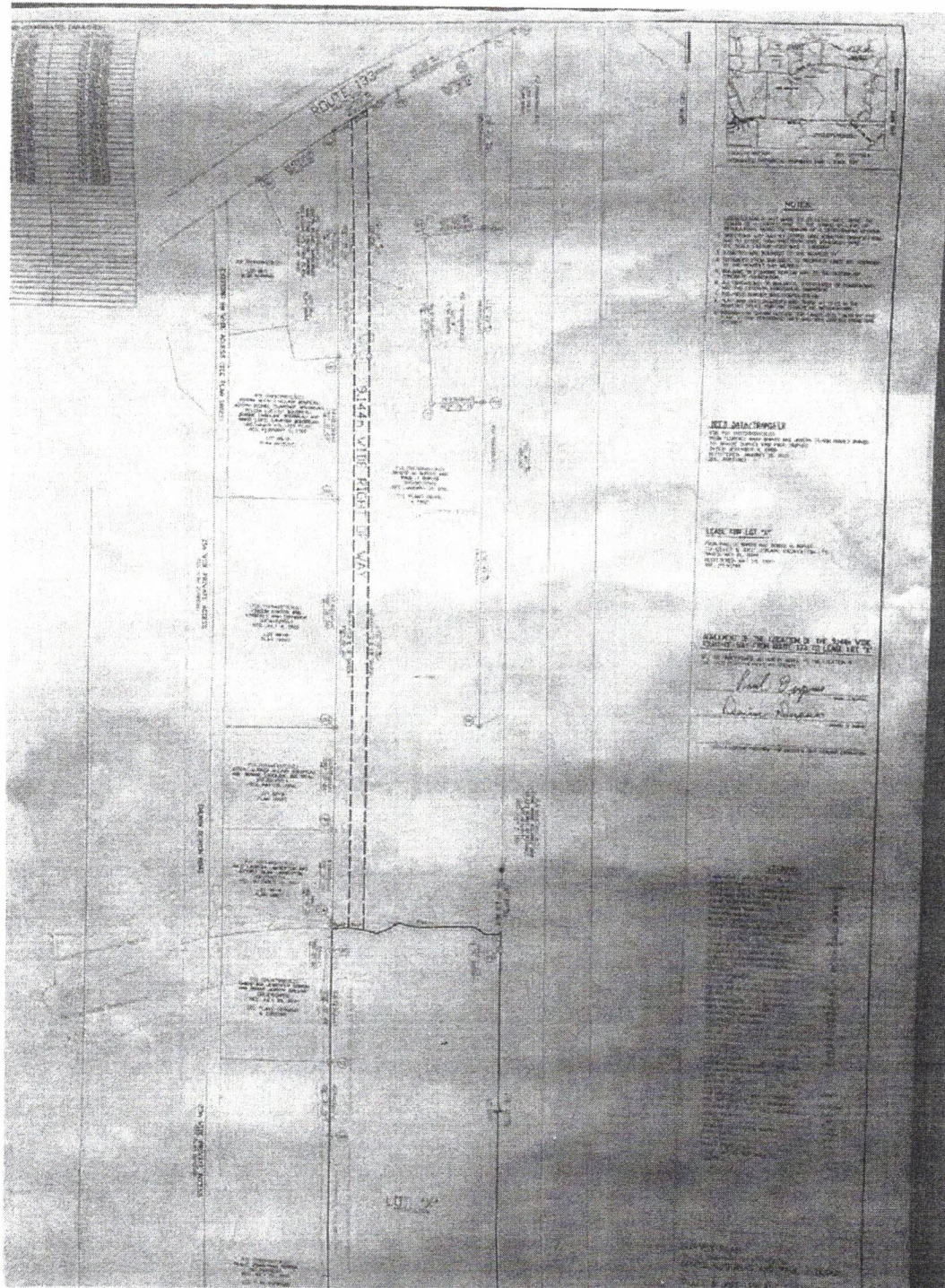
NOTE POUR LES INGENIEURS:

Indicate the right of way, if applicable, control lines on the above sketch.

Indiquer l'emprise de route et le cas échéant, les lignes de surveillance dans l'esquisse, ci-dessus.

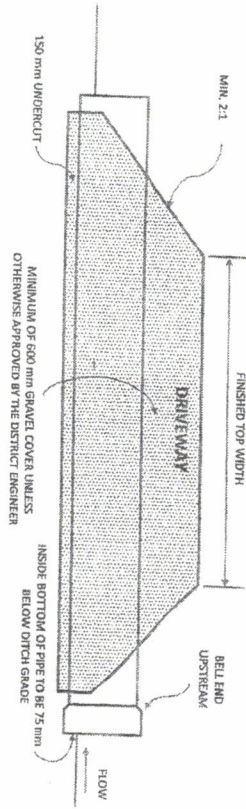
THIS IS NOT A BUILDING PERMIT / IL NE S'AGIT PAS D'UN PERMIS DE CONSTRUCTION

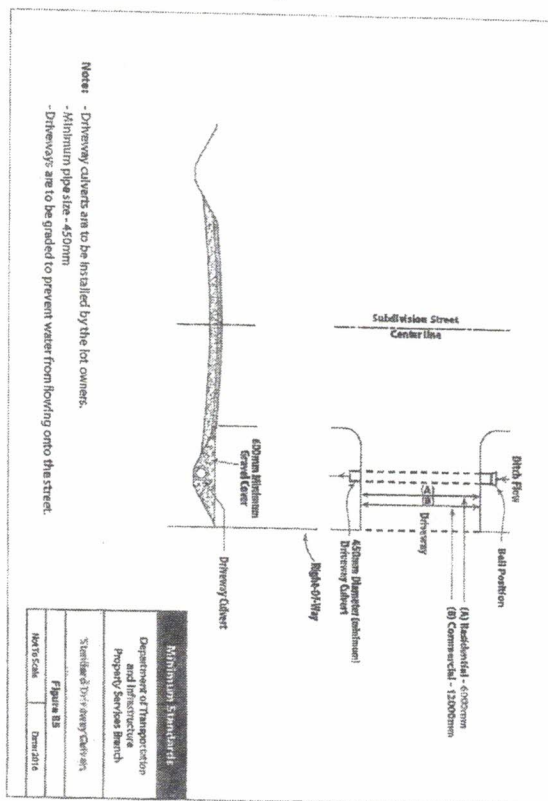
Distribution:	White - Applicant	Blue - District Transportation Engineer	Pink - Traffic Engineering	Green - Building Inspector, Planning commission,
Copy:	Black - Le requérant	Orange - L'ingénieur des transports du district	Pink - Techniques de la circulation	Development Officer
				Inspector des bâtiments, commission d'urbanisme, agent de développement



STANDARD ACCESS

ACCESS TYPE	FINISHED TOP WIDTH
RESIDENTIAL	6.0 meters
AGRICULTURAL	6.0 meters
WOODLOT	6.0 meters
COMMERCIAL	12.0 meters





Notes:

- Driveway culverts are to be installed by the lot owners.
- Minimum pipe size - 450mm
- Driveways are to be graded to prevent water from flowing onto the street.

APPLICATION FOR ACCESS PERMIT/
CERTIFICATE OF SETBACK

DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE

DEMANDE DE PERMIS D'ACCÈS OU DE
CERTIFICAT DE MARGE DE RETRAIT

MINISTÈRE DES TRANSPORTS ET DE L'INFRASTRUCTURE

I request that all future communications be in (state preference)

Je demande que tous les futures communications soient faites en (Indiquer votre préférence)

☒ English
Anglais

☐ French
Français

A

APPLICATION DETAILS / DÉTAILS DE LA DEMANDE

Application is Hereby Made with Regard to:
La présente demande est faite relativement à une:

Application is Hereby Made for Approval of:
La présente demande est faite pour l'approbation d'un:

- ☐ a Controlled Access Highway / route à accès limité
- ☐ a Highway with Control Lines / route avec lignes de surveillance
- ☒ a Highway other than the above / autre catégorie de route

- ☐ a Certificate of Setback / certificat de marge de retrait
- ☐ a New Access / Nouvel accès
- ☒ a Permit for a change in use of an existing access / permis de changement d'usage d'un accès

B

OWNERSHIP AND LOCATION OF PROPERTY / PROPRIÉTÉ ET EMPLACEMENT DU TERRAIN

Name of Property Owner / Nom du propriétaire

Mailing Address / Adresse postale

N.B.G.I.C. PID No. / N.É.B. DU C.I.G.N.B.

Joel LeBlanc Excavation

65 Raymond Road

70576830

Home / Domicile

Postal Code / Code postal

Telephone / Téléphone

Work / Travail 506-871-2535

Grand-Barachois NB

E4P 7H7

Name of Applicant / Nom du requérant

Mailing Address / Adresse postale

Joel LeBlanc Excavation

65 Raymond Road

Grand-Barachois NB

Home / Domicile

Postal Code / Code postal

Telephone / Téléphone

Work / Travail 506-871-2535

Grand-Barachois NB

E4P 7H7

Access is (or is proposed to be) located on the
L'accès est situé ou est prévu être du côté

side of
de la route

Vienna Lane

Nearest 0.001 km / au
.001 km près

km
de

N.S.E.W.
N.S.E.O.

N.S.E.W.
N.S.E.O.

Specify Location of Access in Relation to Nearest Highway Intersection or Other Permanent Land Mark
Indiquez l'emplacement de l'accès par rapport à l'intersection de la route ou à la borne la plus proche

Local Place Name
Nom de l'endroit

Grand-Barachois

County
Comté

Westmorland

Subdivision Name (if applicable)
Nom du lotissement (s'il y a lieu)

Lot No.
N° du lot

Plan No.
N° du plan

C

DETAILS OF STRUCTURE - PROPOSED USE OF ACCESS / DÉTAILS DE LA CONSTRUCTION - USAGE PRÉVU DE L'ACCÈS

PROPOSED USE OF ACCESS
USAGE PRÉVU DE L'ACCÈS

- ☐ Single Family Residence /
Résidence Unifamiliale
- ☐ Recreational / Récréatif

- ☒ Industrial - Commercial / Industriel - commercial
- ☐ Farming - Woodlot / Agricole - Sylvicole

☐ Other / Autre (specify / précisez)

DETAILS OF PROPOSAL (Describe in detail the work proposed to be done and the type, size and use of building being constructed, if applicable.)
DÉTAILS DU PROJET (Décrivez en détail des travaux prévus ainsi que le genre, les dimensions et l'usage du bâtiment qui sera construit, s'il y a lieu.)

Pit access road use on Vienna Lane

Note: Sketch and additional details to be provided on separate sheet - attach to application. / Nota: L'esquisse et les détails supplémentaires doivent être fournis sur une feuille distincte, jointe à la demande.

Distance from centreline of travelled portion of Highway to Nearest Proposed Building or Structure if applicable.
Distance de la ligne du centre chaussée de la route jusqu'au bâtiment ou la construction proposée la plus proche, s'il y a lieu. Distance

metres / mètres

Signature of Applicant / Signature du requérant

Date January 12, 2020

DO NOT WRITE BELOW THIS LINE / NE PAS ÉCRIRE SOUS CETTE LIGNE

D ACCESS PERMIT / PERMIS D'ACCÈS

Pursuant to the Highway Act and Regulations thereunder /
Conformément à la Loi sur la voirie et ses Règlements
Subject to the conditions shown on Reverse / Sujet aux conditions au verso.

(Separate access permit required for highways with access control or control lines)
(Un permis d'accès distinct est requis pour les routes à accès limité ou lignes de surveillance)

Road Name / Route No. REC 133

Nom de la route / N° de la route C.S. Km

Sight distance from entrance /
Distance de visibilité de l'entrée

Left / Gauche 160 Right / Droit 160

APPROVED / APPROUVÉ ☒ NOT APPROVED / NON APPROUVÉ ☐

Date Jan 20/20 District Transportation Engineer / L'ingénieur des transports du district

EXPLANATION / EXPLICATION

EXISTING ACCESS.
POSTED SPEED LIMIT IS 70 KM/hr

E CERTIFICATE OF SETBACK / CERTIFICAT DE MARGE DE RETRAIT

Under Regulation 84-292 / Provincial Setback Regulation / Community Planning Act / En vertu du Règlement 84-292 provincial établissant la marge de retrait / Loi sur l'urbanisme

Distance from centre line of highway to right-of-way at location of structure
Distance entre la ligne médiane de la route et l'emprise de la route à l'emplacement de la construction. m

Required set-back from right-of-way of highway to structure
Marge de retrait requise entre l'emprise de la route et la construction. m

Minimum distance from centre line of highway to nearest structure
Distance minimale entre la ligne médiane de la route et la construction la plus proche. m

APPROVED / APPROUVÉ ☐ NOT APPROVED / NON APPROUVÉ ☐

Date District Transportation Engineer / L'ingénieur des transports du district

EXPLANATION / EXPLICATION

THIS IS NOT A BUILDING PERMIT / IL NE S'AGIT PAS D'UN PERMIS DE CONSTRUCTION

Distribution: White - Applicant / Blanche - Le requérant Buff - District Transportation Engineer / Chambré - L'ingénieur des transports Pink - Traffic Engineering / Rose - Techniques de la circulation Green - Building Inspector, Planning commission, Development Officer / Vert - Inspecteur des bâtiments, commission d'urbanisme, Verte - Inspecteur des bâtiments, commission d'urbanisme

SKETCH / L'ESQUISSE

APPLICATION NO. / DEMANDE N°

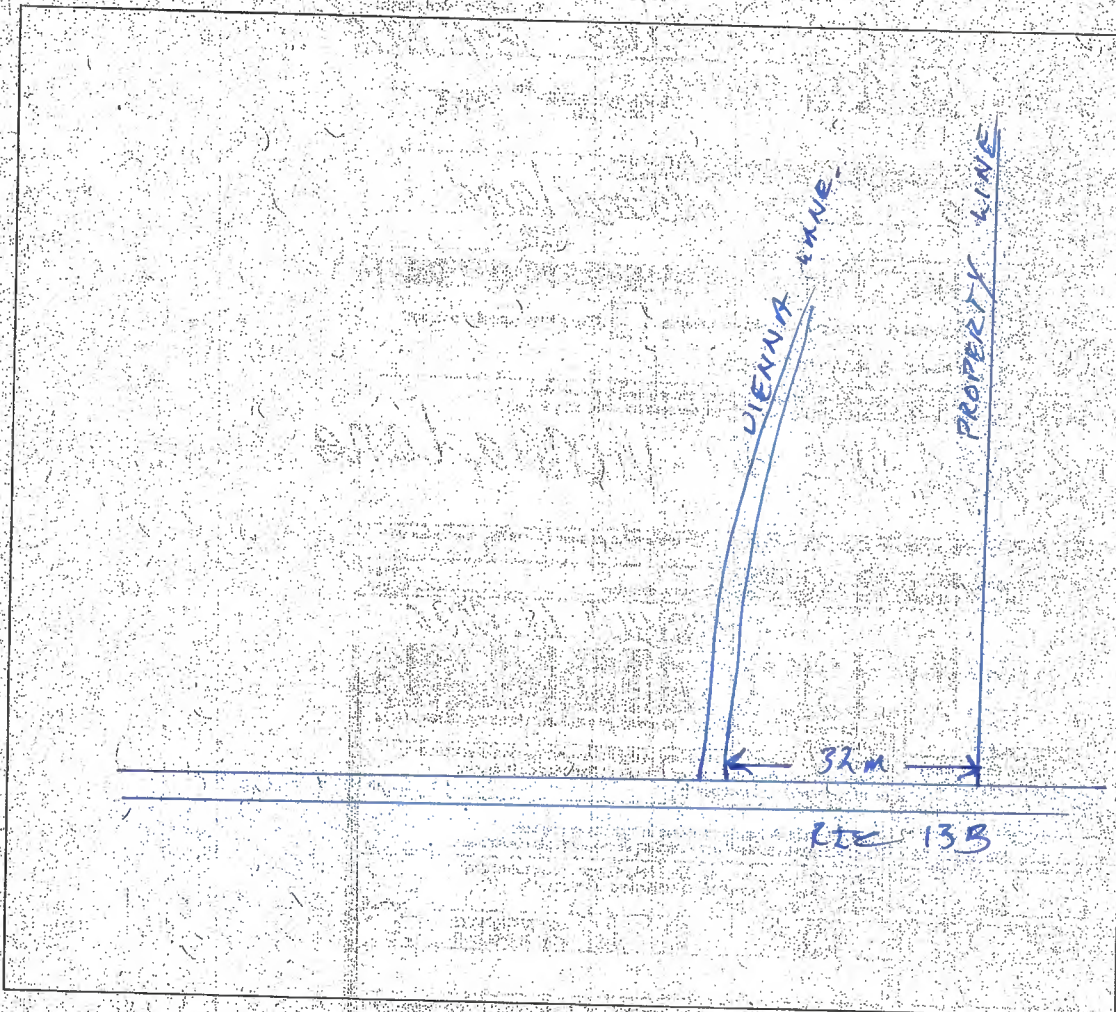
0701/K0133/0287

The space below is to be used by the Applicant for a sketch. The sketch shall show:

- 1) Location and size of property in relation to the highway.
- 2) N.B.G.I.C. PID No. if known.
- 3) Location and size of existing and proposed buildings and structures.
- 4) Location and width of existing accesses.
- 5) Location and width of proposed access.
- 6) Name of owner of the land and abutting landowners if known.
- 7) The approximate north point of the sketch.
- 8) Approximate area of the property.
- 9) All land use restrictions, building setback lines, control lines, easements and rights-of-way.
- 10) Any major water course.
- 11) One distance, to the nearest one (1) metre, from the centre of the access to the nearest property line.
- 12) Distance from centre line of travelled portion of highway to nearest proposed building or structure if applicable.

L'espace ci-dessous est réservé pour l'esquisse par le requérant. Celle-ci doit indiquer:

- 1) Emplacement et dimensions de la propriété par rapport à la route.
- 2) N.I.B. du C.I.G.N.B. s'il est connu.
- 3) Emplacement et dimensions des constructions et bâtiments existants ou projetés.
- 4) Emplacement et largeur des accès existants.
- 5) Emplacement et largeur de l'accès projeté.
- 6) Nom du propriétaire du terrain et des propriétaires des terrains contigus, s'ils sont connus.
- 7) Nord approximatif de l'esquisse.
- 8) Superficie approximative de la propriété.
- 9) Restrictions en matière d'utilisation du terrain; lignes de marge de retrait des bâtiments; lignes de surveillance, servitudes et emprises.
- 10) Cours d'eau important.
- 11) Une distance, à un (1) mètre près, du centre de l'accès à la ligne de propriété la plus près.
- 12) Distance du centre de la chaussée de la route jusqu'au bâtiment ou la construction proposée la plus proche, s'il y a lieu.



NOTE TO ENGINEERS: NOTE POUR LES INGENIEURS:

Indicate the right of way, if applicable, control lines on the above sketch.
Indiquer l'emprise de route et le cas échéant, les lignes de surveillance dans l'esquisse, ci-dessus.

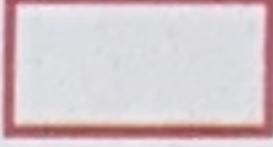
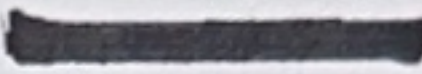

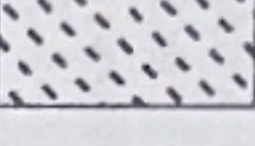
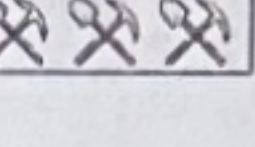
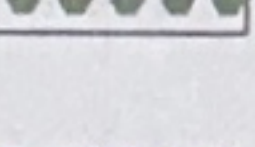
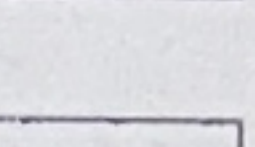
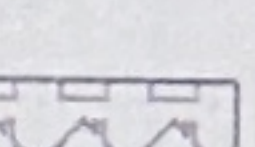
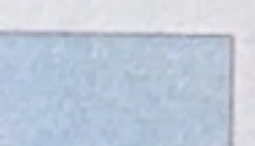
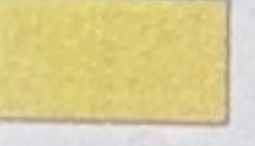

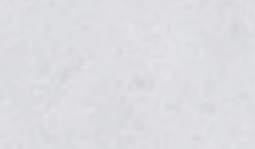
THIS IS NOT A BUILDING PERMIT / IL NE S'AGIT PAS D'UN PERMIS DE CONSTRUCTION

Distribution: White - Applicant	Built - District Transportation Engineer	Pink - Traffic Engineering	Green - Building Inspector, Planning Commission,
Copy: Blanche - Le requérant	Chamois - L'ingénieur des transports du district	Rose - Techniques de la circulation	Development Officer
			Verte - Inspecteur des bâtiments, commission d'urbanisme, agent de développement



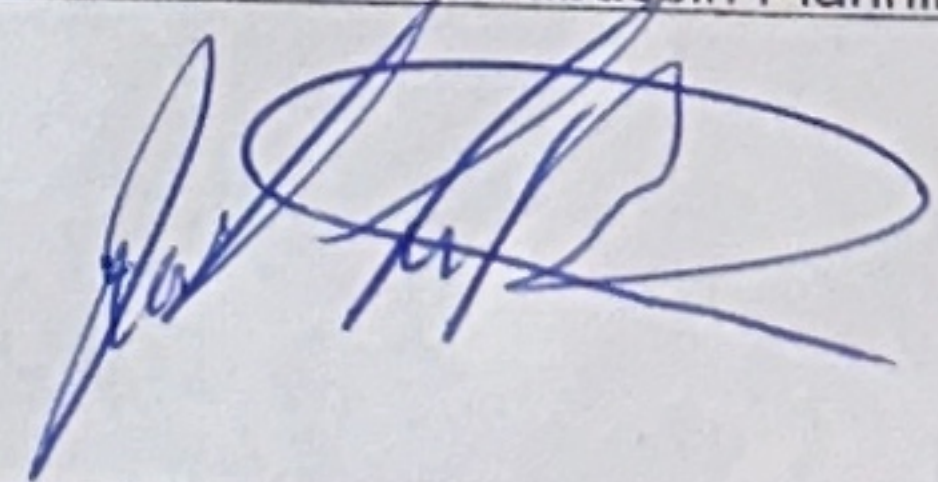
Masterplan Pit Map
Gilles and Joel Leblanc
Excavation
PID 70576830

Legend

-  PID 70576830
-  Access Road
-  Dwellings
-  Leblanc_Exploited_Pit
-  Potential Pit
-  PID 70434790 Buffer 15m
-  Hydro Buffer 30m
-  Road Buffer 100m
-  Dwellings Buffer 150m
-  Adjoining Pits Buffer 10m
-  Property Buffer 10m
-  Cadastral Lines

Approval

Representative for Beaubassin Planning Commission



Representative for PID owner

Representative for consultant