

**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 :

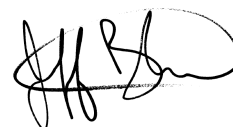
File number / Numéro du fichier 26-0299

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 :**Town of / *Ville de* Salisbury**Landowner / Propriétaire :****Proposal / Demande :**

Recommendation to Council for the location of a new
public street and lands for public purposes /
*Recommandation au conseil pour l'emplacement d'une
nouvelle rue publique et des terrains d'utilité publique.*

**Site Information / Information du site**

PID / NID: 70699103

Lot Size / Grandeur du lot: 8.13 Ha (Proposed lot/lot proposé)

Location / Endroit :Town of / *Ville de* Salisbury**Current Use / Usage présent :**

Vacant

Zoning / Zonage :Town Centre (TC), (Open Space Conservation) / *Centreville, préservation des espaces naturels***Future Land Use / Usage futur :**Institutional / *institutionnel***Surrounding Use & Zoning / Usage des environs & Zonage :**

Surrounding zoning: Industrial (I), Community Use (CU), Integrated Development (ID) / *Zonage
environnant: Industriel (I), Usage communautaire, Développement intégré*

Municipal Servicing / Services municipaux:Municipal sewer, private water / *Égouts municipal, eau privé*Access-Egress / Accès/Sortie : *promenade Beckfields Drive, chemin River Road, rue Main Street*

Policies / Politiques

Town of Salisbury Municipal Plan No. 16 / *Plan municipal no. 16 de la Ville de Salisbury*

Section 3 - Serviceable Boundary / *Limites de la zone desservie*

3.1 It is policy that the Town shall maintain a Serviceable Boundary for the purpose of directing and managing various forms of development, as depicted on the Boundary and Servicing Map (Schedule B). Within the Serviceable Boundary no development permit shall be issued except where the proposed development connects to the municipal sewerage system and public roads, unless provided elsewhere in this Plan. / *La municipalité a pour politique de maintenir des limites de la zone desservie afin d'orienter et de gérer les différentes formes d'aménagement, telles qu'illustrées sur la carte des limites et des services (annexe B). À l'intérieur de ces limites, aucun permis d'aménagement ne sera délivré, sauf si le projet d'aménagement est raccordé au réseau d'égouts municipal et au réseau routier public, sauf à disposition contraire dans le présent plan.*

3.2 It is a policy of Council to designate the lands within the Serviceable Boundary for institutional, residential, commercial, and industrial uses. Agricultural uses shall not be permitted within the Serviceable Boundary. / *Le Conseil a pour politique de désigner les terrains situés à l'intérieur du périmètre desservi pour des usages institutionnels, résidentiels, commerciaux et industriels. Les usages agricoles ne sont pas autorisés à l'intérieur du périmètre desservi.*

3.3 It is a policy of Council to encourage an orderly and cost-effective approach to development by encouraging development to take place within the Serviceable Boundary in the following manner: / *Le Conseil a pour politique d'encourager une approche ordonnée et rentable en matière d'aménagement en favorisant la réalisation de projets au sein du périmètre desservi, de la manière suivante :*

- a) through rehabilitation and revitalization of existing building stock in the built-up areas; / *par la réhabilitation et la revitalisation du parc immobilier existant dans les zones urbanisées;*
- b) in-filling of existing vacant lands within existing developments; / *par l'aménagement des terrains vacants situés au sein des zones déjà développées ;*
- c) directing new developments within the existing piped serviced areas; / *en orientant les nouveaux aménagements vers les zones déjà raccordées au réseau de distribution d'eau ;*
- d) directing new developments in the areas most efficiently serviceable; and / *en orientant les nouveaux aménagements vers les zones où les services peuvent être fournis le plus efficacement ; et*
- e) directing new residential development adjacent to existing development. / *en orientant les nouveaux aménagements résidentiels à proximité immédiate des zones déjà développées.*

Section 4 - Land Use Policies / *Politiques d'aménagement du territoire*

4.4.1 It is a policy to designate the area of the Town which traditionally has formed the core of the community as Town Centre. / *L'une des politiques consiste à désigner comme "centre-ville" la zone de la ville qui a traditionnellement constitué le cœur de la communauté.*

4.4.3 It is a policy of Council to strengthen the Town Centre by encouraging businesses servicing the local population to locate within this area and by promoting mixed use development which incorporates institutional, commercial, and residential land uses, as well as cultural and recreational activities. / *Le Conseil municipal a pour politique de renforcer le centre-ville en encourageant les commerces destinés à la population locale à s'implanter dans cette zone et en favorisant un aménagement à usage mixte intégrant des fonctions institutionnelles, commerciales et résidentielles, ainsi que des activités culturelles et de loisirs.*

Section 7 - Infrastructure and Municipal Services / *Infrastructures et services municipaux*

7.1.1 It is a policy of Council, in conjunction with other senior levels of government, to continue to provide a suitable transportation network to meet the needs of the residents of the Town of Salisbury. / *Le Conseil a pour politique, en collaboration avec les autres niveaux supérieurs de gouvernement, de continuer à fournir un réseau de transport adapté aux besoins des habitants de la ville de Salisbury.*

7.1.3 It is a policy of Council to establish a Five-Year Capital Works Program for municipal owned streets. / *Le Conseil a pour politique d'établir un program de travaux d'infrastructure sur cinq ans pour les rues appartenant à la municipalité.*

7.1.4 It is a policy to refer to the Boundary and Servicing Map (Schedule B) to identify future road and trail configuration interests of the Town during the subdivision and development review processes to ensure roads and trails are located in strategic locations. / *Il est de la politique du Conseil de se référer à la carte des limites et des services (annexe B) afin d'identifier les intérêts de la ville en matière de configuration future des routes et des sentiers lors des processus d'examen des lotissements et des aménagements, afin de garantir que les routes et les sentiers soient situés à des emplacements stratégiques.*

7.1.5 It is a policy of Council to ensure that future roads be planned to reach serviceable lands. / *Le Conseil a pour politique de veiller à ce que les routes futures soient planifiées de manière à desservir les terrains viables.*

7.1.8 It is a policy that Council shall ensure that adequate standards are incorporated in the Zoning and Subdivision by-laws to regulate road design and construction, pedestrian circulation, barrier free accessibility, parking, loading and queuing for land uses. / *Le Conseil a pour politique de veiller à ce que des normes adéquates soient intégrées dans les règlements de zonage et de lotissement afin de réglementer la conception et la construction des routes, la circulation piétonne, l'accessibilité sans obstacle, le stationnement, les opérations de chargement et les files d'attente pour les différentes utilisations du sol.*

7.1.9 It is a policy of Council to require storm drainage plans prepared by a licensed engineer for all new subdivisions involving the development of new public roads. / *Le Conseil a pour politique d'exiger que des plans de drainage pluvial soient préparés par un ingénieur agréé pour tous les nouveaux lotissements impliquant l'aménagement de nouvelles voies publiques.*

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

Town of Salisbury Zoning By-Law No. 17 / Arrêté de zonage No. 17 de la Ville de Salisbury

PART 7 – TOWN CENTRE (TC) ZONE / ZONE CENTREVILLE

The chart containing minimum lot sizes and other parameters can be found in the attached schedules. / *Le tableau montrant les dimensions minimum des lots et autres paramètres se trouve dans les annexes en pièce jointe.*

Village of Salisbury Subdivision By-Law No. 49 / Village de Salisbury Arrêté de lotissement no. 49

Streets and services / Rues et services

2. (1) In a subdivision all lots, streets and services shall be laid out in accordance with the Village of Salisbury Subdivision, Commercial, Industrial, Institutional and Multi-Unit Residential Development Procedures, Standards and Guidelines and shall be constructed in accordance with the Village of Salisbury's Standard Municipal Specifications. / *Dans un lotissement, tous les lots, rues et services doivent être aménagés conformément aux procédures, normes et lignes directrices du Village de Salisbury en matière de lotissement, de développement commercial, industriel, institutionnel et résidentiel à logements multiples, et doivent être construits conformément au devis des spécifications standards municipaux du Village de Salisbury.*

Lands for Public Purposes / Terrains d'utilité publique

4. (1) As a condition of approval of a subdivision plan, land in the amount of ten (10) percent of the area of the subdivision exclusive of public streets, at such location as assented to by Council pursuant to the Community Planning Act, is to be set aside as "lands for public purposes", and so indicated on the plan. Lands for public purposes shall be prepared by the developer in accordance with the Village of Salisbury Subdivision, Commercial, Industrial, Institutional and Multi-Unit Residential Development Procedures, Standards and Guidelines and their designated use. / *Comme condition d'approbation d'un plan de lotissement, un terrain représentant dix pour cent (10 %) de la superficie du lotissement, à l'exclusion des rues publiques, à l'endroit approuvé par le Conseil en vertu de la Loi sur l'urbanisme, doit être mis de côté à titre de « terrains à des fins publiques », et indiqué comme tel sur le plan. Les terrains à des fins publiques doivent être préparés par le promoteur conformément aux procédures, aux normes et aux lignes directrices du Village de Salisbury en matière de lotissement, d'aménagement commercial, industriel, institutionnel et résidentiel à logements multiples et à leur utilisation désignée.*

(2) Council may require, in lieu of land set aside under subsection (1), a sum of money to be paid to the municipality in the amount of eight percent of the market value of the land in the proposed subdivision at the time of submission for approval of the subdivision plan exclusive of streets intended to be publicly owned. / *Le conseil peut exiger, au lieu du terrain réservé en vertu du paragraphe (1), le versement à la municipalité d'une somme d'argent correspondant à huit pour cent de la valeur marchande du terrain du lotissement proposé au moment de la soumission pour approbation du plan de lotissement, à l'exclusion des rues destinées à appartenir au public.*

(3) Nothing in this section shall affect the ability of the applicant and the Village of Salisbury to enter into an agreement providing for the setting aside of part land and part cash-in-lieu, provided that the aggregate value to the Village shall not be less than that provided in subsections (1) or (2). / *Aucune disposition du présent article n'affecte la capacité du demandeur et du village de Salisbury à conclure un accord prévoyant la mise en réserve d'une partie du terrain et d'une partie de l'argent en échange, à condition que la valeur totale pour le village ne soit pas inférieure à celle prévue aux paragraphes (1) ou (2).*

Internal Consultation & External Consultation / Consultations internes et externes

Staff have discussed the application internally and consulted externally with the following departments: / *Le personnel a examiné la demande en interne et a consulté les services suivants :*

- Town of/Ville de Salisbury: Consulted regarding LFPP, future land use, wetlands. / *Consulté par rapport au terrains d'utilité public, usage future du terrain et les terres humides.*

- Public Utilities: Bell, Rogers, and NB Power accepted the public utility easement as shown on the tentative plan. / *Utilités publiques: Bell, Rogers et NB Power ont accepté la servitude démontré sur le plan provisoire.*

- Department of Environment (WAWA branch): DELG was consulted regarding the watercourse and wetlands to the south of the property. / *Département de l'environnement (Direction WAWA): DEGL fut consulté par rapport aux terres humides et au cours d'eau situé au sud de la propriété.*

- NB911: The street name "Beckfields Drive" has been reserved by NB911. / *Le nom de rue "promenade Beckfields" a été réservé par le bureau de NB911.*

Discussion

In March 2026, Plan360 received a tentative subdivision plan named Fred Colpitts Limited Subdivision. The purpose of the subdivision is to create a new 24-meter-wide public street as well as a lot of approximately 8 hectares in area for institutional purposes. The affected property currently bears PID 70699103 and has frontage on Main Street and River Road in the Town of Salisbury. The property is currently zoned Town Centre and Open Space Conservation near the southeast boundary which runs along the Petitcodiac River. The intention for the proposed lot is to build a school, which is permitted in the Town Centre zone. / *En mars 2026, Plan360 a reçu un plan de lotissement provisoire intitulé « Fred Colpitts Limited Subdivision ». Ce lotissement a pour objectif de créer une nouvelle rue publique de 24 mètres de large ainsi qu'un terrain d'une superficie d'environ 8 hectares destiné à un usage institutionnel. La propriété concernée porte actuellement le NID 70699103 et donne sur la rue Main et le chemin River dans la Ville de Salisbury. La propriété est actuellement zonée majoritairement « Town Centre/ Centreville » ainsi que « Open Space Conservation/ préservation des espaces verts » près de la limite sud-est qui longe la rivière Petitcodiac. Le lot proposé est destiné à la construction d'une école, ce qui est autorisé dans la zone « Town Centre ».*

Before the Town formally accepts this street, the Planning Review and Adjustment Committee must make a recommendation for the location and name of the street. / *Avant que la ville n'accepte officiellement cette rue, le Comité de révision de la planification doit formuler une recommandation concernant l'emplacement et le nom de la rue.*

According to the Village of Salisbury Subdivision By-Law No. 49, all lots, streets and services shall be laid out in accordance with the Village of Salisbury Subdivision, Commercial, Industrial, Institutional and Multi-Unit Residential Development Procedures, Standards and Guidelines and shall be constructed in accordance with the Village of Salisbury's Standard Municipal Specifications. The Town will be carrying out the construction of the new street and thus will be following these standards and specifications. For this reason, no subdivision agreement is required. / *Selon l'arrêté de lotissement n° 49 du Village de Salisbury, tous les lots, rues et services doivent être aménagés conformément aux procédures, normes et lignes directrices du Village de Salisbury en matière de lotissement, de développement commercial, industriel, institutionnel et résidentiel collectif, et doivent être construits conformément aux spécifications municipales standard du Village de Salisbury. La municipalité se chargera de la construction de la nouvelle rue et respectera donc ces normes et spécifications. Pour cette raison, un accord de lotissement ne sera pas requise.*

The proposed street name promenade Beckfields Drive was communicated with the Department of Justice and Public Safety (NB911) who confirmed it was acceptable and was added to the reserved road name list on March 25th, 2026. / *Le nom proposé pour la rue, « Beckfields Drive », a été communiqué au ministère de la Justice et de la Sécurité publique (NB911), qui a confirmé qu'il était acceptable et l'a ajouté à la liste des noms de routes réservés le 25 mars 2026.*

The subject property borders the Petitcodiac River to the southeast and the 30-meter buffer zone from the regulated watercourse is shown on the tentative plan. The WAWA Branch of the Department of Environment requested confirmation of presence/absence of wetlands and watercourses prior to sharing official comments on the proposed project. It was noted by the Town that a delineation was completed in 2023 on the parent PID as part of a separate project. Prior to final plan approval, DELG's confirmation will be required. / *Le terrain en question borde la rivière Petitcodiac au sud-est, et la zone tampon de 30 mètres autour du cours d'eau réglementé est indiquée sur le plan provisoire. La division WAWA du ministère de l'Environnement a demandé confirmation de la présence ou de l'absence de zones humides et de cours d'eau avant de communiquer ses commentaires officiels sur le projet proposé. La municipalité a indiqué qu'une délimitation avait été réalisée en 2023 sur le NID parent dans le cadre d'un projet séparé. Avant l'approbation finale du plan, la confirmation du DELG sera requise.*

Lastly, the Town chose to set aside land for public purposes for this subdivision. According to the Subdivision By-Law of the Town of Salisbury, 10% of the area of the subdivision exclusive of public streets should be reserved for LFPP. The lots dedicated to LFPP are from an adjacent PID as shown on the preliminary tentative plan in the schedules and are currently part of a wetland and trail area. Based on the size of the proposed Lot 26-1, the total LFPP contribution should be a minimum of 8,130 m². The proposed parcels to be dedicated to LFPP are equal to 8,134 m² in total. / *Enfin, la municipalité a décidé de réserver des terrains d'utilité public pour ce lotissement. Conformément au règlement sur le lotissement de la municipalité de Salisbury, 10 % de la superficie du lotissement, à l'exclusion des rues publiques, doivent être réservés à des fins d'utilité publique. Les parcelles affectées à ces fins proviennent d'un NID adjacent, comme l'indique le plan préliminaire provisoire figurant dans les annexes, et font actuellement partie d'une zone de terres humides et de sentiers. La superficie requise de terrain d'utilité publique pour ce lotissement est 8 130 m² et la superficie qui sera dédiée à cet usage est égale à 8 134 m².*

Public Notice / Avis public

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

Legal Authority / Autorité légale

Community Planning Act / Loi sur l'urbanisme

88(1) If a subdivision plan of land in a municipality provides for the laying out of public or future streets or the setting aside of land for public purposes, approval of the plan by the development officer shall not be given until the plan has been assented to by council. / *si le plan de lotissement*

d'un terrain situé dans une municipalité prévoit le tracé de rues publiques ou futures ou la mise de côté de terrains à des fins d'utilité publique, son approbation émanant de l'agent d'aménagement ne peut être accordée tant que le plan n'a pas reçu l'assentiment du conseil.

88(4) An assent under this section shall not be given until: / *L'assentiment que prévoit le présent article ne peut être donné tant que n'ont pas été remplies les conditions suivantes:*

(a) subject to subsection (8), the advisory committee or regional service commission has recommended the location of the streets referred to subsection (1) or (2), or the land for public purposes referred to in subsection (1) or (3) , or both, as the case may be, or the recommendation has been rejected by a majority of the members of council, and / *a) sous réserve du paragraphe (8), le comité consultatif ou la commission de services régionaux a recommandé l'emplacement ou bien des rues tel que le mentionne le paragraphe (1) ou (2) ou bien des terrains d'utilité publique tel que le mentionne le paragraphe (1) ou (3), ou bien des deux, selon le cas, ou cette recommandation a été rejetée par un vote de la majorité des membres du conseil et*

(b) paragraph 75(1)(i) has been complied with. / *b) l'exigence prescrite à l'alinéa 75(1)i) a été respectée.*

Recommendation / Recommandation

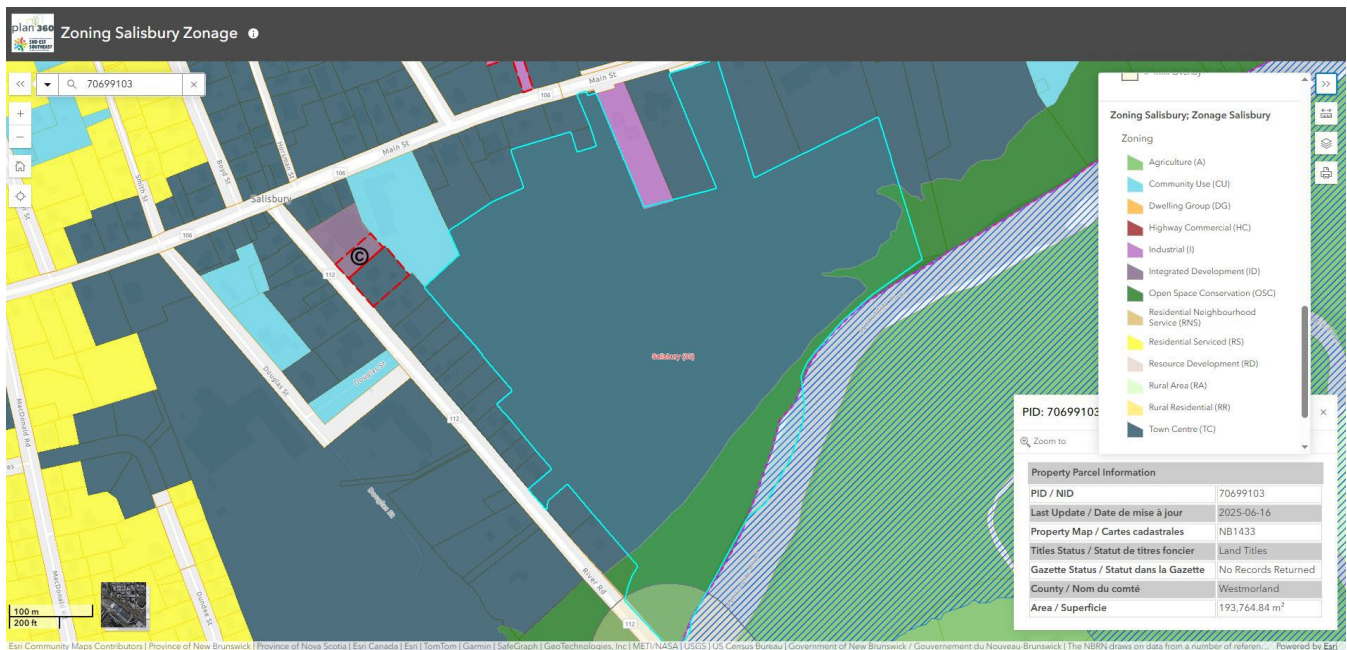
Staff respectfully recommends that the Southeast Planning Review and Adjustment Committee recommend the Town of Salisbury council assent to the location and name of Beckfields Drive as presented on the Fred Colpitts Limited Subdivision plan, having drawing number 22026SDT4 and prepared by Don-More Surveys, dated March 26, 2026, as well as the location of land for public purposes as shown on the Fred Colpitts Limited Subdivision plan, having drawing number 22026SDT5 and prepared by Don-More Surveys, dated April 7, 2016.

/

Le personnel recommande respectueusement que le Comité de révision de la planification du Sud-Est recommande au conseil municipal de Salisbury d'approuver l'emplacement et le nom de Beckfields Drive tels qu'ils figurent sur le plan de lotissement de Fred Colpitts Limited, portant le numéro de dessin 22026SDT4, créé par Don-More Surveys et daté du 26 mars 2026, ainsi que l'emplacement des terrains d'utilité public tels qu'indiqués sur le plan de lotissement de Fred Colpitts Limited portant le numéro de dessin 22026SDT5, créé par Don-More Surveys et daté du 7 avril 2026.

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



Town Centre (TC), Open Space Conservation (OSC) / Centreville, Présevation des espaces naturels

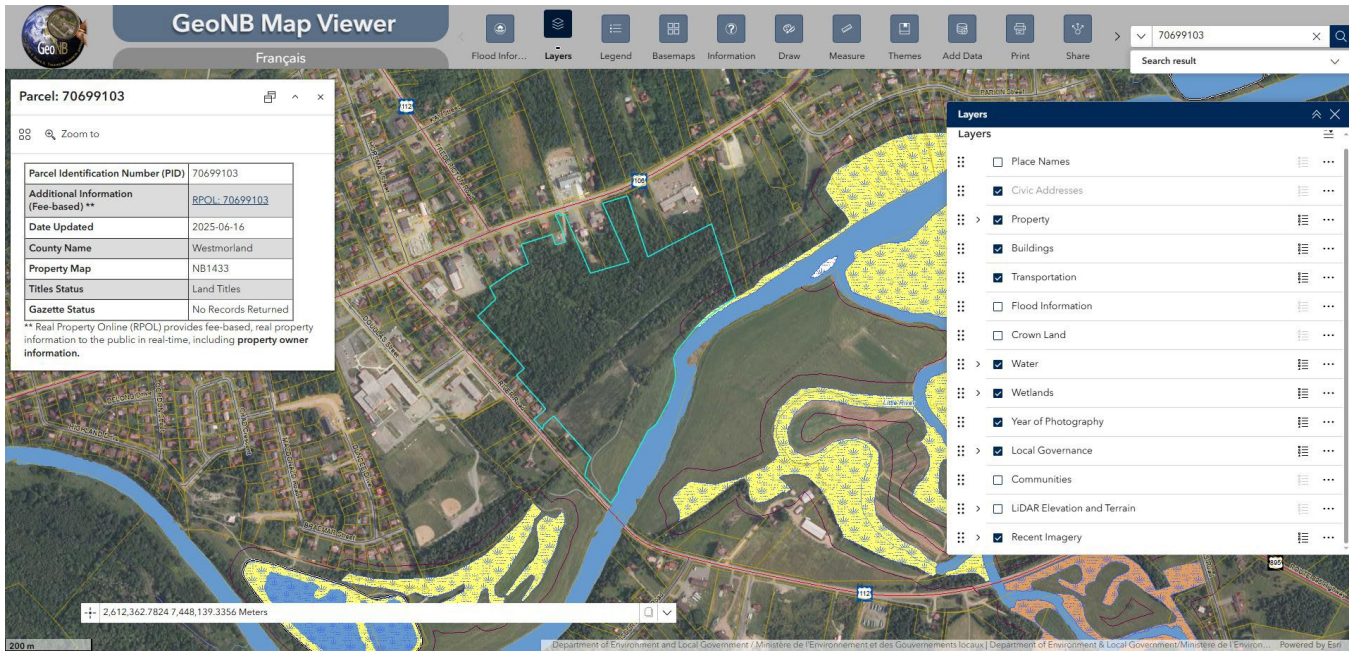
Main / Principal
1234 rue Main Street, Suite 200
Moncton, NB E1C 1H7
(506) 238-5386

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

Aerial image (GeoNB) / Vue aérienne (GeoNB)



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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Google street view – juillet 2025 / Google vue de rue – Juillet 2025



View of proposed Beckfields Drive location from River Road looking North / Vue de l'emplacement propose de la promenade Beckfields du chemin River en regardant au nord



View of proposed Beckfields Drive location from River Road looking South / Vue de l'emplacement propose de la promenade Beckfields du chemin River en regardant au sud



Frontage of Lot 26-1 on Main Street / Façade du Lot 26-1 sur la rue Main

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

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 (506) 382-3574

7.2 Zone Requirements

- a) Any permitted use, or new lot, in the Town Centre zone shall comply with the following regulations:

Town Centre (TC) Zone	Single Unit Dwelling	Two Unit Dwelling & Residential Care Facilities	Semi-detached Dwelling	Multiple Unit Dwelling	Commercial, Institutional & Recreational Use
Minimum Lot Area	1207.7 m ² (12,999.68 ft ²)	1363 m ² (14,671.3 ft ²)	681.5 m ² (7,335.6 ft ²)	1545 m ² (16,630.4 ft ²)+ 122 m ² (1,313.2 ft ²)/ dwelling unit	1207.7 m ² (12,999.68 ft ²)
Minimum Lot Frontage	30.5 m (100 ft)	30.5 m (100 ft)	15.25 m (50 ft)	36 m (118 ft) + 1.5 m (4.9 ft)/ dwelling unit over 4	30.5 m (100 ft)
Minimum Front or Flankage Yard	12 m (39.3 ft)	12 m (39.3 ft)	12 m (39.3 ft)	12 m (39.3 ft)	12 m (39.3 ft)
Minimum Rear Yard	7.6 m (25 ft)	7.6 m (25 ft)	7.6 m (25 ft)	7.6 m (25 ft)	7.6 m (25 ft)
Minimum Side Yard one side	3 m (9.8 ft)	3 m (9.8 ft)	4.6 m (15 ft)	4.6 m (15 ft) or ½ height of the main building (the greater of)	4.6 m (15 ft)
other side	1.2 m (4 ft)	1.2 m (4 ft)	0 m (common wall)	4.6 m (15 ft) or ½ height of the main building (the greater of)	4.6 m (15 ft)
Maximum Building Height	11 m (36 ft)	11m (36 ft)	11 m (36 ft)	15 m (50 ft)	15 m (50 ft)
Maximum Lot Coverage	50%	50%	50%	50%	50%

Section 7.2 of the Town of Salisbury Zoning By-Law No.17 / Section 7.2 de l'Arrêté de zonage de la Ville de Salisbury No.17

Approvals

Public Streets

These streets vest in the Town of Salisbury pursuant to Section 88(6)(a) of the Community Planning Act.

Watercourse and Wetlands Alteration (WAWA) Regulation Note

Watercourses, wetlands, and their respective 30-metre buffers are regulated features and any alterations within those areas require a permit issued by the Department of Environment and Local Government such as, but not limited to, soil disturbance, removal of vegetation, placement of a structure, etc. These features are regulated as per their presence on the ground and the representation on this plan may not be accurate. It is the responsibility of the landowner to ensure no alterations take place in those areas without a Watercourse and Wetland Alteration (WAWA) Permit.

Areas identified as Regulated Wetlands, Watercourses or Provincially Significant Wetlands have been mapped using Service New Brunswick Digital Data, 2026 Version.

Public Utility Easements

Pursuant to Section 5 of "Designated Easements" Regulation 2021-83 and Section 88(7)(b) of the Community Planning Act the Public Utility Easements on the plan vest in the New Brunswick Power Corporation, Bell Canada, and Rogers Communications Inc. with the filing of this plan.

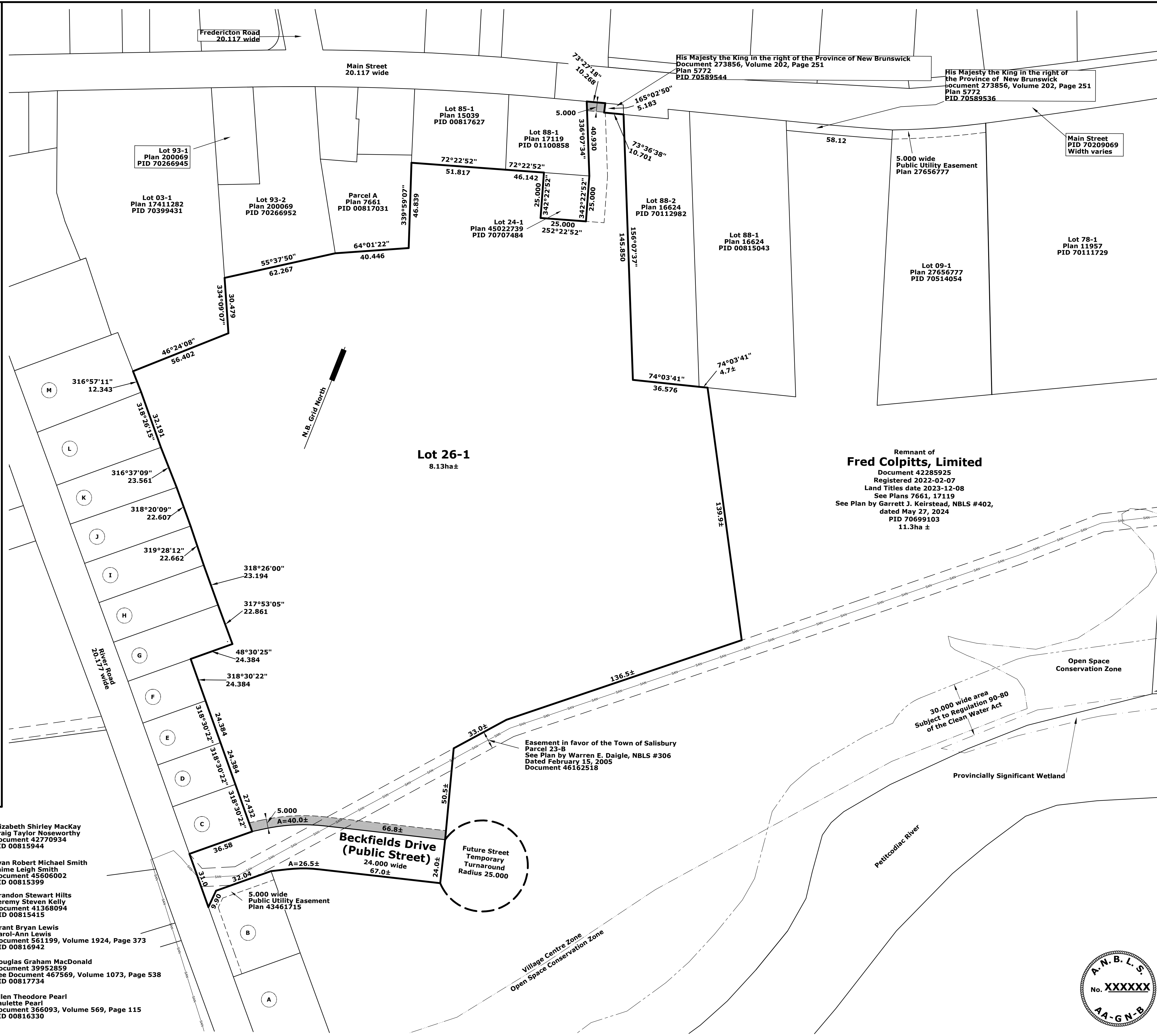
Title Data

PID 70161732
 Owner: Fred Colpitts, Limited
 Document 42285925
 Registered: 2022-02-07

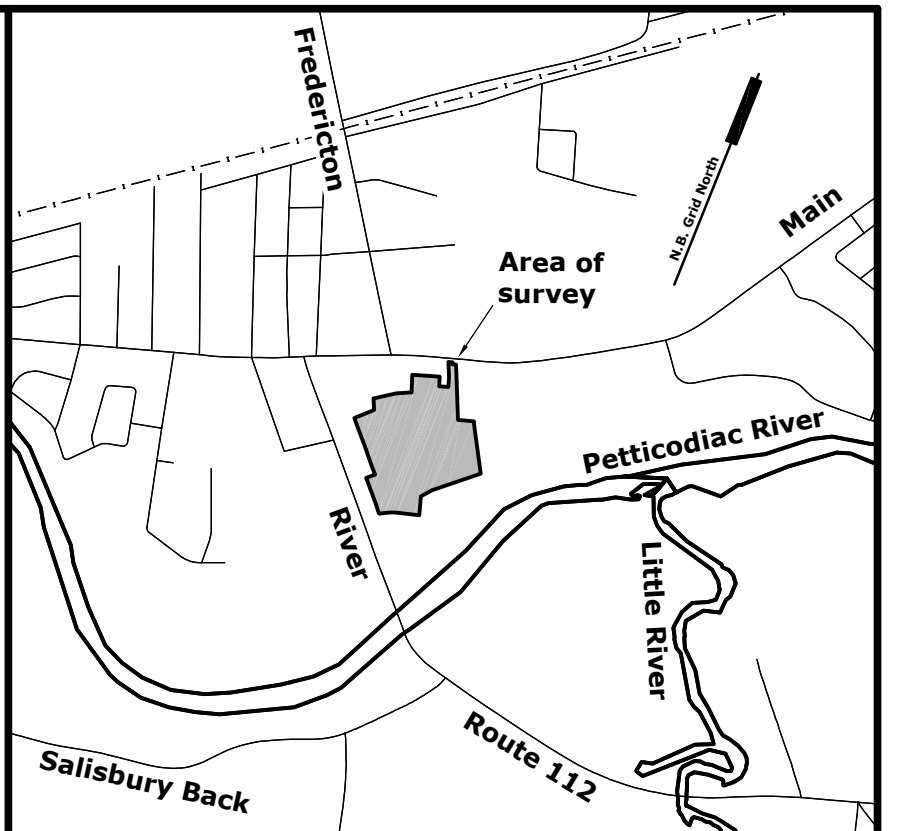
Signature of Owners

Fred Waddy, Director
 for: Fred Colpitts, Limited

- (A) Isabel Louise Constantine
 Stirling Ulysses Constantine
 Document 264325, Volume 167, Page 180
 PID 00815357
- (B) Lot 22-1
 Plan 43461715
 PID 70688353
- (C) Lot 78-4
 Plan 11970
 PID 70113063
- (D) Lot 78-3
 Plan 11970
 See plan by Brian M. Pettipas
 Dated August 25, 1993
 PID 70113055
- (E) Lot 78-2
 Plan 11970
 PID 70113048
- (F) Lot 78-1
 Plan 11970
 PID 70113030
- (G) Kellie Dawn Carty
 Document 614335, Volume 2401, Page 580
 See plan by Brian M. Pettipas
 Dated November 15, 1994
 PID 00815845
- (H) Elizabeth Shirley MacKay
 Craig Taylor Noseworthy
 Document 42770934
 PID 00815944
- (I) Evan Robert Michael Smith
 Jaime Leigh Smith
 Document 45606002
 PID 00815399
- (J) Brandon Stewart Hills
 Jeremy Steven Kelly
 Document 41368094
 PID 00815415
- (K) Grant Bryan Lewis
 Carol-Ann Lewis
 Document 561199, Volume 1924, Page 373
 PID 00816942
- (L) Douglas Graham MacDonald
 Document 39952859
 See Document 467569, Volume 1073, Page 538
 PID 00817734
- (M) Allen Theodore Pearl
 Paulette Pearl
 Document 366093, Volume 569, Page 115
 PID 00816330



Remnant of
Fred Colpitts, Limited
 Document 42285925
 Registered 2022-02-07
 Land Titles date 2023-12-08
 See Plans 7661, 17119
 See Plan by Garrett J. Keirstead, NBLs #402,
 dated May 27, 2024
 PID 70699103
 11.3ha ±



Key Plan
 Scale = 1:20,000

Legend

LANDS DEALT WITH BY THIS PLAN	CONTROL POINT
TABULATED COORDINATE POINT	FENCE
STANDARD SURVEY MARKER PLACED	WELL
STANDARD SURVEY MARKER FOUND	SIGN
CALCULATED COORDINATE POINT	TREE
ROUND IRON BAR FOUND	CULVERT
SQUARE IRON BAR FOUND	LIGHT STANDARD
IRON PIPE FOUND	UTILITY POLE / GUY
SCRIBED WOODEN SURVEY POST	UTILITY LINE
EASEMENT(S) SHOWN THUS	CENTRELINE

- Notes**
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 - Field survey was completed in March, 2026.
 - Survey markers not set at road deflections to avoid landowner confusion.

Purpose of Plan

- To create Lot 26-1 for Institutional Purposes.
- To create a 24.000 wide Public Street.
- To create 5.000 wide Public Utility Easements.

Subdivision Plan
Fred Colpitts, Limited
Subdivision 26-1
 Main Street, Town of Salisbury
 Parish of Salisbury
 Westmorland County, NB

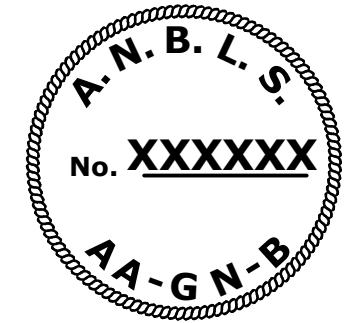
0 10 20 30 40 50 100
 Scale = 1:1000

DMSE

TENTATIVE

Dated: March 26, 2026
 GARRETT J. KEIRSTEAD, NBLs # 402

Dwg: 22026SDT4



From: [Iancu, Cristina \(JPS/JSP\)](#)
To: [Sophie Daigle](#)
Cc: [MacKinnon, Martin \(JPS/JSP\)](#); [NB911, General Inquiries](#); [LeBlanc, Katie \(JPS/JSP\)](#)
Subject: RE: 26-0299: Fred Colpitts Limited Subdivision - Street name reservation - Salisbury
Date: Wednesday, March 25, 2026 10:13:31 AM
Attachments: [image002.png](#)
[image003.png](#)

You don't often get email from cristina.iancu@gnb.ca. [Learn why this is important](#)

ATTENTION! External email / courriel externe

Good morning, Sophie

The proposed street name **Promenade Beckfields Drive** is acceptable and has been added to the reserved road name list.

If you have any questions, please let me know.

Thank you



Cristina Iancu

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

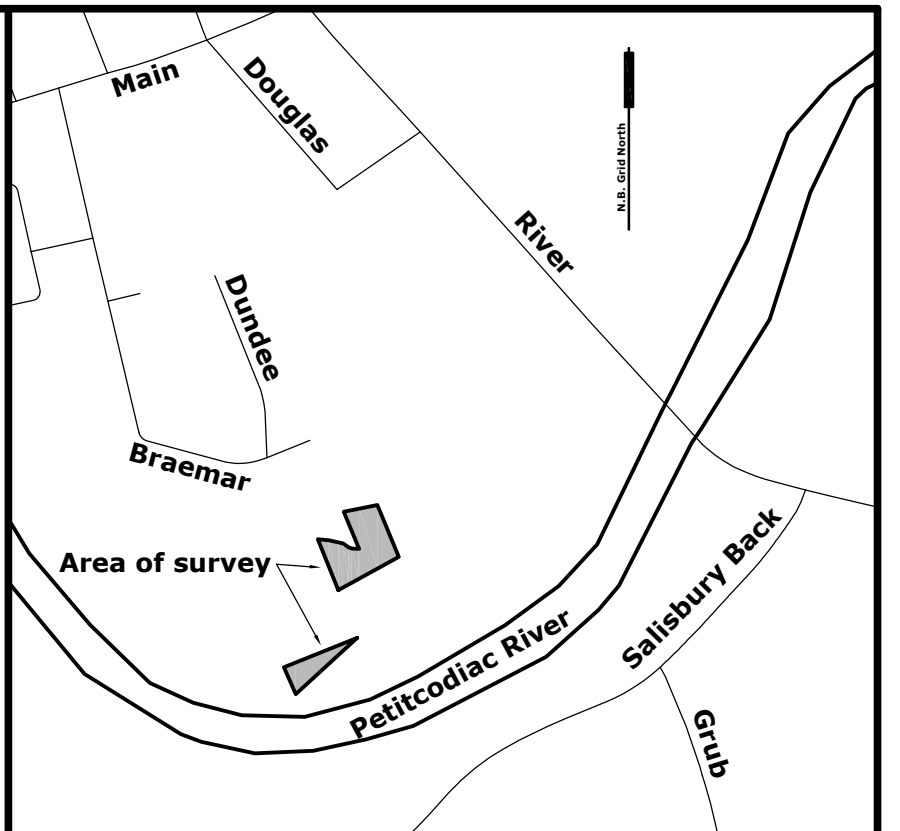
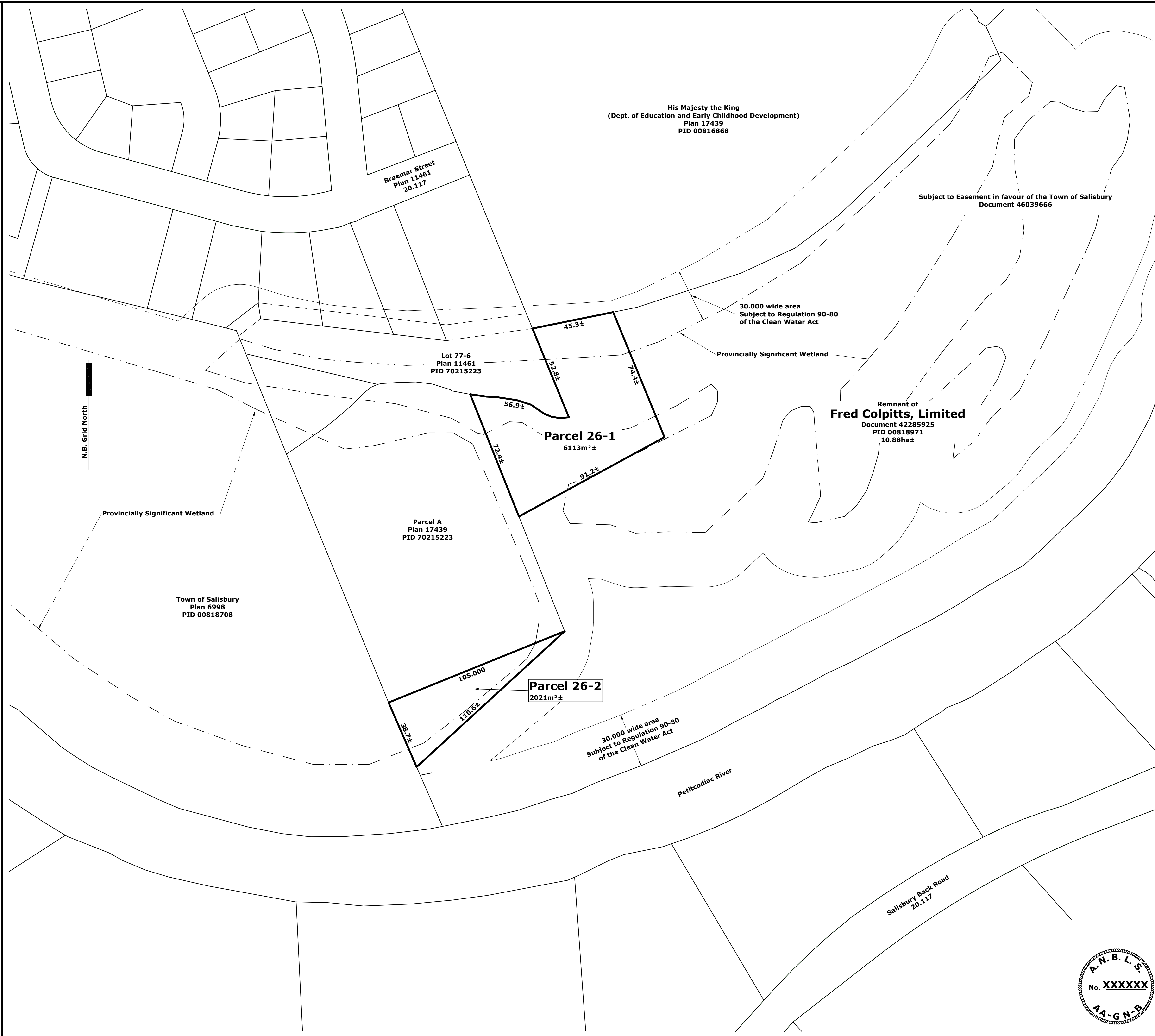
T | Tél. : 506-259-3771

GNB.CA

This message is intended for the person to whom it is addressed and is to be treated as confidential or private communications. It must not be forwarded unless permission has been received from the originator. If you have received this message inadvertently, please notify the sender and delete the message. Then delete your response. Thank you for your cooperation.

Ce message est destiné à la personne désignée dans la présente et il doit demeurer confidentiel. Il ne doit pas être réacheminé sans la permission de l'expéditeur. Si ce message vous a été envoyé par erreur, veuillez aviser l'expéditeur et effacer le message. Effacez ensuite votre réponse. Merci de votre collaboration.

Approvals



Key Plan
Scale = 1:10,000

Legend

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SCRIBED WOODEN SURVEY POST	UTILITY LINE
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Purpose of Plan

- To create Parcel 26-1 & Parcel 26-2 for Land for Public Purposes.

Subdivision Plan
Fred Colpitts, Limited
Subdivision

South of Braemar Street, Town of Salisbury
Westmorland County, NB

Scale = 1:1000

Watercourse and Wetlands Alteration (WAWA) Regulation Note

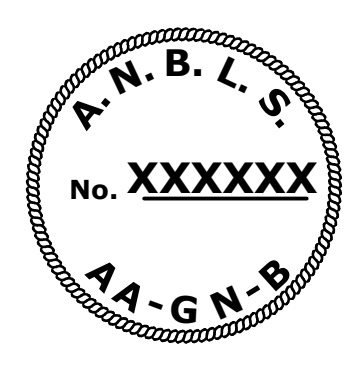
Watercourses, wetlands, and their respective 30-metre buffers are regulated features and any alterations within those areas require a permit issued by the Department of Environment and Local Government such as, but not limited to, soil disturbance, removal of vegetation, placement of a structure, etc. These features are regulated as per their presence on the ground and the representation on this plan may not be accurate. It is the responsibility of the landowner to ensure no alterations take place in those areas without a Watercourse and Wetland Alteration (WAWA) Permit.

Areas identified as Regulated Wetlands, Watercourses or Provincially Significant Wetlands have been mapped using Service New Brunswick Digital Data, 2026 Version.

Title Data
PID 00818971
Owner: Fred Colpitts, Limited
Document 42285925
Registered: 2014-02-07

Signature of Owners

Fred Waddy, Director
for: Fred Colpitts, Limited



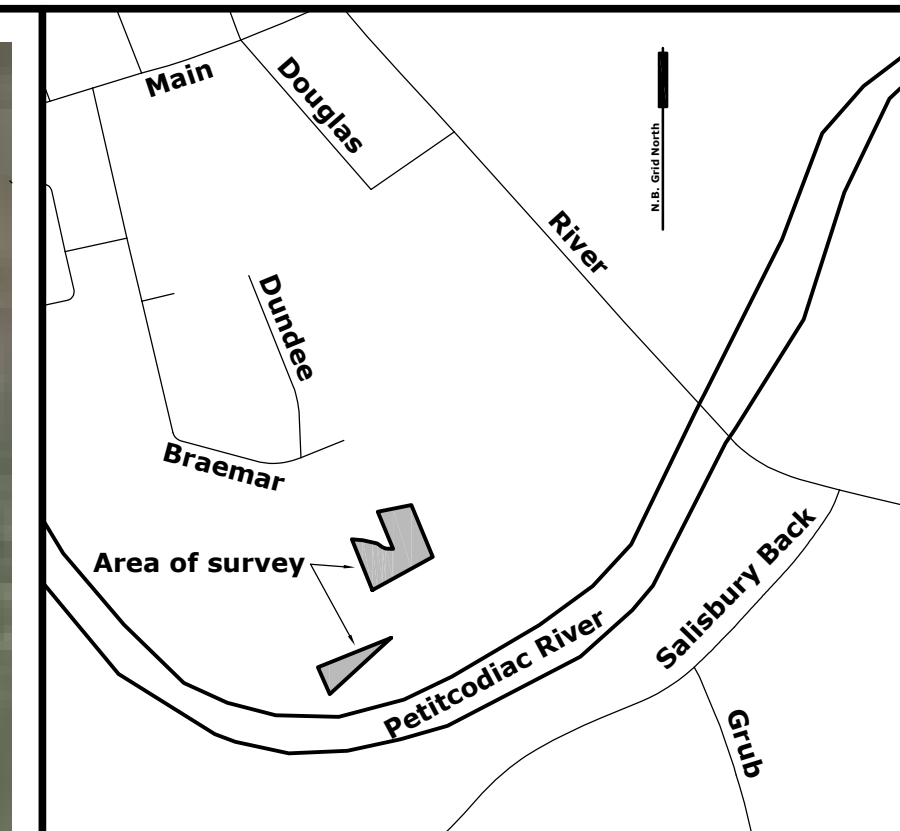
Dated: April 7, 2026

TENTATIVE

GARRETT J. KEIRSTEAD, N.B.L.S. # 402

Dwg: 22026SDT5

Approvals



Key Plan
Scale = 1:10,000

Legend

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Subdivision Plan
Fred Colpitts, Limited
Subdivision
South of Braemar Street, Town of Salisbury
Westmorland County, NB

0 10 20 30 40 50 100
Scale = 1:1000

TENTATIVE
Dated: April 7, 2026
GARRETT J. KEIRSTEAD, N.B.L.S. # 402
Dwg: 22026SDT5

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