

**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 :

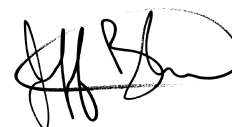
File number / Numéro du fichier 26-0305

From / De :



Patrick Gaudet
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 :

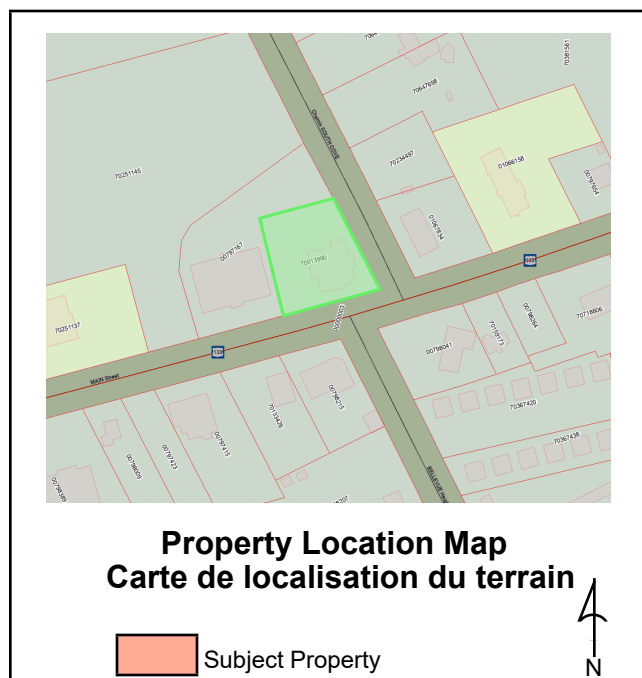
Town of Shediac

Landowner / Propriétaire :

MJJ Holdings Inc.

Proposal / Demande :

Recommendation to council for the widening of the
Main Street and South Cove Street intersection /
*Recommandation au conseil municipal pour
l'élargissement de l'intersection entre la rue Main et le
chemin South Cove*



Site Information / Information du site

PID / NID: 70013990

Lot Size / Grandeur du lot: NA

Location / Endroit :

Main Street and South Cove Road / *rue Main Street et chemin South Cove*

Current Use / Usage présent :

Portion of commercial lot / *Portion de terrain à usage commercial*

Zoning / Zonage :

General Commercial (GC) / *Commerce général (CG)*

Future Land Use / Usage futur :

NA

Surrounding Use & Zoning / Usage des environs & Zonage :

Commercial, Residential, Campground / *Commercial, résidentiel, terrain de camping*

Municipal Servicing / Services municipaux:

Public water and sewer / *Eau et égouts publics*

Access-Egress / Accès/Sortie : Main Street and South Cove Road / *rue Main Street et chemin South Cove*

Policies / Politiques

3.2.10 Council's policy is to improve the entire road network for users such as pedestrians, bicycles and motor vehicles. / *Le Conseil a pour principe l'amélioration du réseau routier dans son ensemble pour les utilisateurs tels que les piétons, les bicyclettes, et les véhicules à moteur.*

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

7. Subdivision Agreements / Accords de Lotissement

7.01 In any subdivision where services are required, the person proposing to subdivide shall provide within that subdivision such services as deemed required by the municipality, and the development officer shall not approve the plan unless the person proposing the subdivision enters into an agreement with the municipality that is binding upon his heirs, successors and assigns to construct and pay the cost of services required within the subdivision, and deposit a sum of money or an irrevocable letter of credit with the municipality, sufficient to guarantee the faithful performance of said agreement. / *Dans le cas d'un lotissement qui nécessite des services, la personne qui se propose de lotir un terrain installe dans ce lotissement les services que la municipalité juge nécessaires et l'agent d'aménagement n'approuve le plan que si elle conclut avec la municipalité un accord obligeant également ses héritiers, successeurs et ayants droit à construire et à payer le coût de ces services ainsi qu'à remettre à la municipalité une lettre de crédit irrévocable ou une somme d'argent suffisante pour garantir l'exécution de l'accord.*

Internal Consultation & External Consultation / Consultations internes et externes

The Town of Shediac staff was consulted. / *Le personnel de la Ville de Shediac a été consulté.*

Discussion

A request was received from Hub Surveys on March 23, 2026, for the widening of a portion of the Main Street and South Cove Street intersection. This project is lead by the Town of Shediac following a detailed design of the Main Street and South Cove Road intersection. It was identified that this intersection intersects at an oblique angle rather than at a perpendicular alignment. To improve the alignment, the Town of Shediac is seeking to acquire a portion of PID 70013990 for it to become Main Street (public) and South Cove Road (public). As per communications with the Town, the new alignment would be consistent with modern roadway design standards and is intended to improve sightlines, simplify turning movements, enhance pedestrian crossing safety, and support the long-term functionality of this key transportation corridor. In addition, there appears to be certain municipal infrastructure (portion of a sidewalk and a crosswalk signal pole) encroaching on PID 70013990. The proposed acquisition would ensure that this infrastructure is fully contained within the public street right-of-way. / *Une demande a été reçue de Hub Surveys le 23 mars 2026 visant l'élargissement d'une portion de l'intersection de la rue Main et de la rue South Cove. Ce projet est piloté par la Ville de Shediac à la suite d'une conception détaillée de cette intersection. Il a été constaté que cette intersection se fait selon un angle oblique plutôt qu'un alignement perpendiculaire. Afin d'améliorer l'alignement, la Ville de Shediac souhaite acquérir une portion du NID 70013990 afin qu'elle fasse partie de la rue Main (publique) et du chemin South Cove (publique). Selon les échanges avec la Ville, le nouvel alignement serait conforme aux normes modernes de conception routière et vise à améliorer la visibilité, simplifier les mouvements de virage, renforcer la sécurité des traversées piétonnières et soutenir la fonctionnalité à long terme de ce corridor de transport clé. De plus, il semble que certaines infrastructures municipales (une portion de trottoir et un poteau de signalisation pour passage pour piétons) empiètent actuellement sur le NID 70013990. L'acquisition proposée permettrait de s'assurer que ces infrastructures soient entièrement situées à l'intérieur de l'emprise publique de la rue.*

As the Town of Shediac will be responsible for the re-alignment and future construction of this portion the Main Street and South Cove Road intersection, a Subdivision Agreement is not required. / *Étant donné que la Ville de Shediac sera responsable du réalignement et des travaux futurs de cette portion de l'intersection de la rue Main et du chemin South Cove, une entente de lotissement n'est pas requise.*

The tentative subdivision plan Parc Chedik Limitée, along with related correspondence with the Town of Shediac is included in the schedules. / *Le plan de lotissement provisoire « Parc Chedik Limitée », ainsi que la correspondance connexe avec la Ville de Shediac, sont inclus aux annexes.*

Public Notice / Avis public

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

Legal Authority / Autorité légale

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 the 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:*

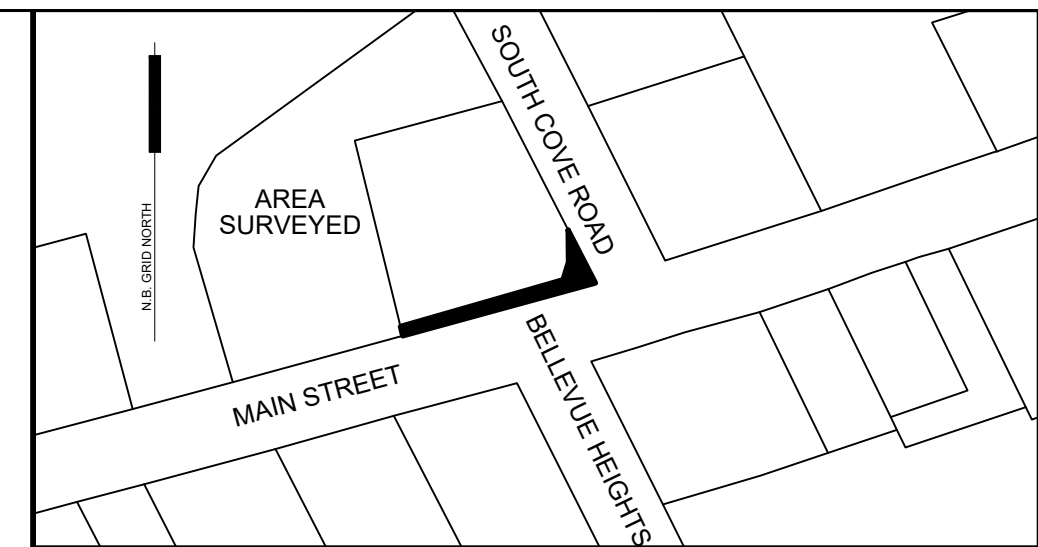
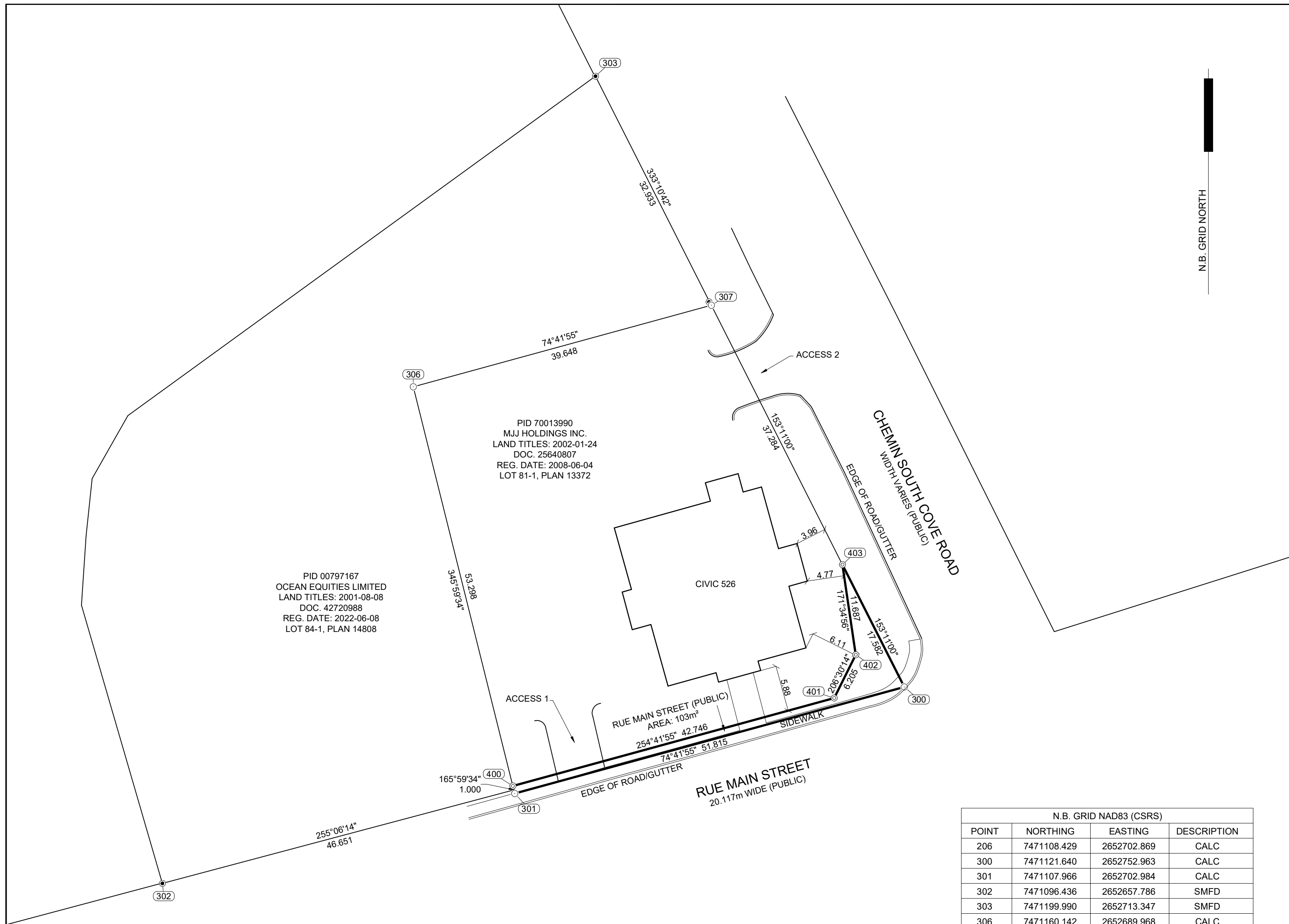
(a) subject to subsection (8), the advisory committee or regional service commission has recommended the location of the streets referred to in subsection (1) or (2) or the land for public purposes referred to in subsection (1) or (3), or both, as the case may be, or the recommendation has been rejected by a majority of the members of council, and / *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;*

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

Recommendation / Recommandation

The staff of the Southeast Regional Service Commission respectfully recommend that the Planning Review and Adjustment Committee recommend to the Town of Shediac Council to accept the location of the street as shown on the attached subdivision plan Parc Chedik Limitée Subdivision with file number 26-060 by Hub Surveys dated April 13, 2026. / *Le personnel de la Commission de services régionaux du Sud-Est recommande respectueusement que le Comité de révision de la planification et d'ajustement recommande au Conseil municipal de la Ville de Shediac d'accepter l'emplacement de la rue tel qu'indiqué sur le plan de lotissement ci-joint « Parc Chedik Limitée Subdivision », portant le numéro de dossier 26-060, préparé par Hub Surveys et daté du 13 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.*



LOCATION MAP
NOT TO SCALE

- NOTES:**
1. ALL COMPUTATIONS PERFORMED AND COORDINATES SHOWN ON THIS PLAN ARE BASED ON THE NEW BRUNSWICK STEREOGRAPHIC DOUBLE PROJECTION AND THE NAD83 (CSRS) ELLIPSOID AS REALIZED BY SERVICE NEW BRUNSWICK'S ACTIVE CONTROL SYSTEM
 2. ALL DISTANCES SHOWN ARE GRID DISTANCES CALCULATED USING A COMBINED SCALE FACTOR UTILIZING GEOID MODEL HT2.0.
 3. DIRECTIONS ARE N.B. GRID AZIMUTHS ESTABLISHED USING GNSS.
 4. CERTIFICATIONS IS NOT MADE AS TO LEGAL TITLE, NOR TO ZONING.
 5. THE PLAN NUMBERS AND DOCUMENT NUMBERS REFERRED TO ON THIS PLAN ARE THOSE OF THE COUNTY REGISTRY OFFICE.
 6. FIELD SURVEY WAS COMPLETED ON MARCH 25th, 2026.

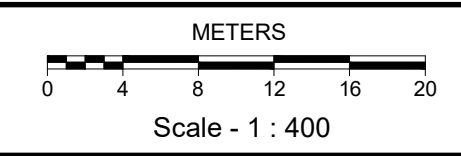
- LEGEND:**
- LAND DEALT WITH BY THIS PLAN SHOWN THUS _____
- UTILITY EASEMENT _____
- STANDARD SURVEY MARKER PLACED (SMPL) _____
- STANDARD SURVEY MARKER FOUND (SMFD) _____
- CALCULATED COORDINATE POINT _____
- IRON PIPE FOUND _____
- TABULATED COORDINATE REFERENCE _____
- PROPERTY IDENTIFICATION NUMBER _____
- REGISTRATION _____
- DOCUMENT _____

PURPOSE OF PLAN

- TO AMEND LOT 81-1, PLAN 13372
- TO CREATE A PORTION OF RUE MAIN STREET (PUBLIC) PURSUANT TO SECTION 87(5)(a) OF THE COMMUNITY PLANNING ACT, 2017



6 TRITES ROAD
RIVERVIEW, NB
(506) 857 0022



N.B. GRID NAD83 (CSRS)			
POINT	NORTHING	EASTING	DESCRIPTION
206	7471108.429	2652702.869	CALC
300	7471121.640	2652752.963	CALC
301	7471107.966	2652702.984	CALC
302	7471096.436	2652657.786	SMFD
303	7471199.990	2652713.347	SMFD
306	7471160.142	2652689.968	CALC
307	7471170.605	2652728.211	CALC
400	7471108.936	2652702.742	SMPL
401	7471120.217	2652743.973	SMPL
402	7471125.770	2652746.742	SMPL
403	7471137.331	2652745.031	SMPL
28155	7456492.126	2628800.997	NB HP MON

OWNER'S STATEMENT:

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

TOWN OF SHEDIAC
ROGER CAISSIE, MAYOR

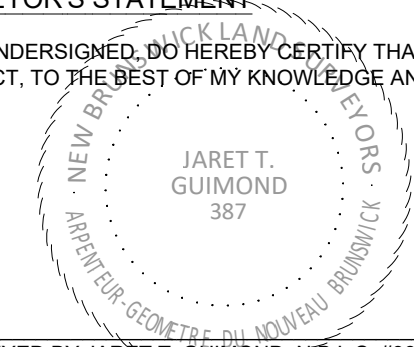
TOWN OF SHEDIAC
SYLVAIN MONTREUIL, TOWN CLERK

PROPERTY INFORMATION:

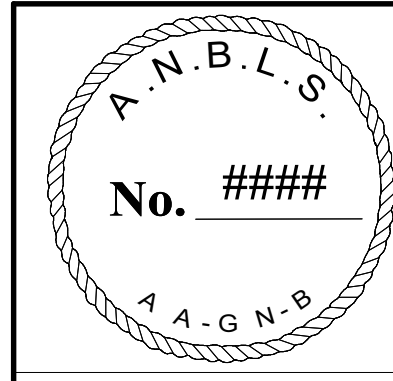
PID 70013990
REGISTERED OWNERS: MJJ HOLDINGS INC.
LAND TITLES: 2002-01-24
DOC. 25640807
REGISTERED: 2008-06-04
LOT 81-1, PLAN 13372

SURVEYOR'S STATEMENT

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAN IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEFS.



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



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TENTATIVE AMENDING SUBDIVISION PLAN

PARC CHEDIK LIMITEE SUBDIVISION

AMENDING PLAN 13372

NORTH SIDE OF RUE MAIN STREET
TOWN OF SHEDIAC
PARISH OF SHEDIAC
COUNTY OF WESTMORLAND
PROVINCE OF NEW BRUNSWICK

REV.	Revision:	Date:	Job No.:
0		APRIL 13th, 2026	26-060
	File: 26060SD		Initials: NCB/JTG

Patrick Gaudet

From: Luc McGraw <luc.mcgraw@shediac.ca>
Sent: March 26, 2026 11:43 AM
To: Patrick Gaudet
Cc: Julien Caissie; Nicholas Arseneau
Subject: Re: Parc Chedik Limitee Subdivision

ATTENTION! External email / courriel externe

Hi Pat,
See detailed response below:

During the detailed design of the Main Street and South Cove Road intersection, it was identified that South Cove Road currently intersects Main Street at an oblique angle rather than at a perpendicular alignment. This existing geometry creates reduced visibility, less predictable vehicle movements, and increased conflict points for both motorists and pedestrians, resulting in a less desirable intersection configuration from a transportation safety perspective.

As part of the intersection improvement design, our consulting engineers recommended re-aligning South Cove Road to intersect Main Street at a perpendicular angle. This revised alignment is consistent with modern roadway design standards and is intended to improve sightlines, simplify turning movements, enhance pedestrian crossing safety, and support the long-term functionality of this key transportation corridor.


In addition, topographic survey work completed during the design phase confirmed that certain existing municipal infrastructure including sections of concrete sidewalk and a pedestrian crosswalk signal pole currently extend onto private property associated with Pizza Delight. To regularize these existing encroachments and ensure that all municipal infrastructure is fully contained within the public street right-of-way, a minor land acquisition along the frontage of the property on Main Street is required.

Securing this land also protects the municipality's ability to implement both the immediate intersection improvements and future infrastructure upgrades, while ensuring that transportation assets remain within municipal control and in compliance with right-of-way requirements.

This acquisition is therefore considered necessary not only to address current safety and infrastructure deficiencies, but also to preserve the long-term corridor alignment needed for future transportation planning and municipal servicing.

Let me know if this works for you, thank you!
Best regards,

Luc R. McGraw, P. Tech
Technologue Senior En Ingénierie / Senior Engineering Technologist
Ville de Shediac/Town of Shediac

(506) 531-2250 | shediac.ca 

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From: Patrick Gaudet <patrick.gaudet@nbse.ca>
Sent: Thursday, March 26, 2026 11:07 AM
To: Julien Caissie <julien.caissie@shediac.ca>; Luc McGraw <luc.mcgraw@shediac.ca>
Subject: RE: Parc Chedik Limitee Subdivision

CAUTION: This email originated from an **EXTERNAL** source. Please verify the sender before clicking links, opening attachments, or responding with sensitive information.

Hi Julien and Luc,

When you have the chance, can you give a brief explanation of the work being done which requires the street widening of Main/South-Cove?

Just for context in our report and for the committee.

Thanks!

Patrick Gaudet he/him/il/lui

Plan360

Southeast RSC | CSR Sud-Est

patrick.gaudet@nbse.ca

T : (506) 533-3637 D : (506) 382-5796

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

From: Patrick Gaudet

Sent: March 25, 2026 3:59 PM

To: 'Julien Caissie' <julien.caissie@shediac.ca>; Luc McGraw <luc.mcgraw@shediac.ca>

Subject: RE: Parc Chedik Limitee Subdivision

Will do!

Patrick Gaudet he/him/il/lui

Plan360

Southeast RSC | CSR Sud-Est

patrick.gaudet@nbse.ca

T : (506) 533-3637 D : (506) 382-5796

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

From: Julien Caissie <julien.caissie@shediac.ca>

Sent: March 25, 2026 3:54 PM

To: Patrick Gaudet <patrick.gaudet@nbse.ca>; Luc McGraw <luc.mcgraw@shediac.ca>; Hub Management <projects@hubsurveys.com>

Cc: Jeff Boudreau <Jeff.boudreau@nbse.ca>; Jaret Guimond <jaret@hubsurveys.com>; Frédéric Duclos <frederic.duclos@shediac.ca>

Subject: RE: Parc Chedik Limitee Subdivision

ATTENTION! External email / courriel externe

Thanks Patrick,

Please keep myself and Luc in the loop if you require any additional information.

Julien Caissie ing. | P.Eng.

Ingénieur civil – Gestionnaire de projet | Civil Engineer – Project Manager

Ville de Shediac – Town of Shediac

(506) 532-7000 | shediac.ca



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From: Patrick Gaudet <patrick.gaudet@nbse.ca>

Sent: Tuesday, March 24, 2026 3:10 PM

To: Luc McGraw <luc.mcgraw@shediac.ca>; Hub Management <projects@hubsurveys.com>

Cc: Jeff Boudreau <Jeff.boudreau@nbse.ca>; Jaret Guimond <jaret@hubsurveys.com>; Julien Caissie <julien.caissie@shediac.ca>; Frédéric Duclos <frederic.duclos@shediac.ca>

Subject: RE: Parc Chedik Limitee Subdivision

CAUTION: This email originated from an **EXTERNAL** source. Please verify the sender before clicking links, opening attachments, or responding with sensitive information.

Hi Luc & Noah,

I've created the subdivision application (File No. 26-0305) and sent Hub Surveys an email with the link to process the \$500 application fee.

Since this is considered a "Type 2" subdivision it requires a PRAC recommendation to Council for their approval – I will add this to the April PRAC agenda.

Noah/Jaret: Could you provide a revised plan that shows the existing building on PID 70013990 (Pizza Delight) in relation to the proposed street widening line?

Thanks!

Patrick Gaudet he/him/il/lui

Plan360

Southeast RSC | CSR Sud-Est

patrick.gaudet@nbse.ca

T : (506) 533-3637 D : (506) 382-5796

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

From: Luc McGraw <luc.mcgraw@shediac.ca>

Sent: March 24, 2026 8:03 AM

To: Hub Management <projects@hubsurveys.com>; NBSE Information <information@nbse.ca>

Cc: Jeff Boudreau <Jeff.boudreau@nbse.ca>; Jaret Guimond <jaret@hubsurveys.com>; Julien Caissie <julien.caissie@shediac.ca>; Frédéric Duclos <frederic.duclos@shediac.ca>

Subject: Re: Parc Chedik Limitee Subdivision

ATTENTION! External email / courriel externe

Thank you Noah!

Good morning Plan 360 team,

Please let us know if any actions or payments are required by Town of Shediac to get this done in a timely manner. This important project is set to go out for tender in the very near future and we simply want to get land acquisitions registered as soon as possible.

Best regards,

Luc R. McGraw, P. Tech

Technologue Senior En Ingénierie / Senior Engineering Technologist

Ville de Shediac/Town of Shediac

(506) 531-2250 | shediac.ca



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From: Hub Management <projects@hubsurveys.com>

Sent: Monday, March 23, 2026 3:55 PM

To: Luc McGraw <luc.mcgraw@shediac.ca>; NBSE Information <information@nbse.ca>

Subject: Parc Chedik Limitee Subdivision

CAUTION: This email originated from an **EXTERNAL** source. Please verify the sender before clicking links, opening attachments, or responding with sensitive information.

Good Afternoon,

Please find the attached tentative subdivision plan and subdivision application.

Please reply to this email with payment info.

--

Thanks,

Noah Berthéléme | Surveyor in Training



6 Trites Road
Riverview, NB
E1B 2V6

noah@hubsurveys.com | www.hubsurveys.com

(506) 857-0022 Office

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