

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 : Variance Request / Demande de dérogation

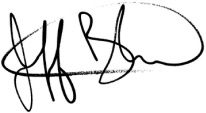
File number / Numéro du fichier 26-0911

From / De :

Reviewed by / Révisé par :



Sophie Daigle
Development Officer / Agent d'aménagement



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

General Information / Information générale

Applicant / Requérant :

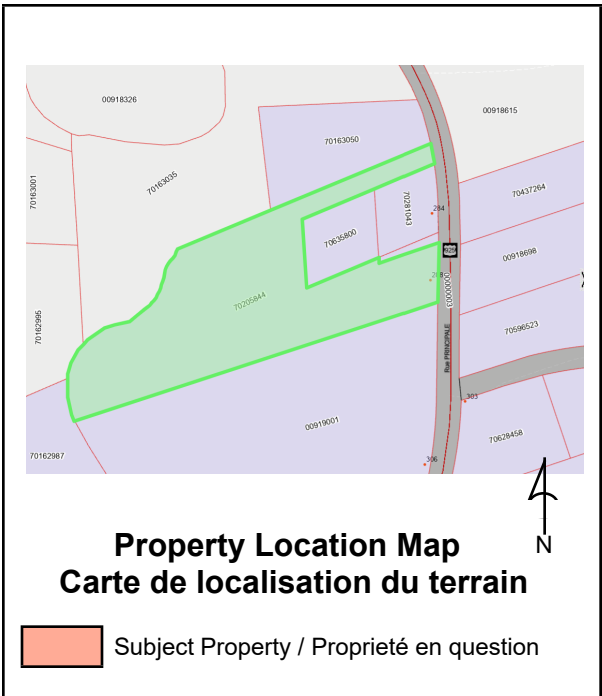
Steve Pelletier Arpentage 3POINTS Survey Inc.

Landowner / Propriétaire :

Jeremy McCabe

Proposal / Demande :

Dérogation pour réduire la largeur d'un lot reliquat de 54m à 20.117m / *Variance to reduce the minimum required width of a lot from 54m to 20.117m.*



Site Information /Information du site

PID / NID: 70205844

Lot Size / Grandeur du lot: 2.48 Ha (lot reliquat / *remnant lot*)

Location / Endroit :

288 rue Principale, Village of Memramcook / Village de Memramcook

Current Use / Usage présent :

Vacant

Zoning / Zonage :

RR, DR, ENM / *RR, RD, SLR*

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

Not applicable / Pas applicable

Surrounding Use & Zoning / Usage des environs & Zonage :

Usage et zonage environ: Maisons unifamiliales, terrains boisés, restaurant, cimetière, entrepôt et bureau (RR, DR,, ENM, I, SC) / *Surrounding uses and zoning: single-unit dwellings, woodlots, restaurant, cemetary, warehouse and office (RR, RD, SLR, I, CS)*

Municipal Servicing / Services municipaux:

Aucun / *None*

Access-Egress / Accès/Sortie :

rue Principale *street*

Policies / Politiques

Plan rural du Village de Memramcook / *Village of Memramcook Rural plan*

1.1 Secteur Résidentiel / *Residential sector*

1.1.1 Le Conseil a pour principe d'encourager les nouveaux aménagements résidentiels à l'intérieur des secteurs résidentiels et du centre du village. / *Council's policy is to encourage new residential developments within residential areas and the village center*

1.1.4 Le Conseil a pour principe d'encadrer la densité d'occupation du sol pour les secteurs résidentiels. / *Council's policy is to regulate land use density in residential areas*

1.1.18 Il est proposé de maintenir certains secteurs résidentiels à faible densité afin de préserver les quartiers orientés vers un rythme de vie plus lent, consacrés à la famille, et dont la verdure est plus abondante. / *It is proposed to maintain certain low-density residential areas in order to preserve neighborhoods that are geared toward a slower pace of life, devoted to family, and with more abundant greenery.*

1.1.19 Il est proposé que ces secteurs à faible densité soient adaptés aux caractéristiques des secteurs ambiants et que des normes d'aménagement appropriées soient établies, le cas échéant. / *It is proposed that these low-density areas be adapted to the characteristics of the surrounding areas and that appropriate development standards be established, where necessary.*

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

Plan rural du Village de Memramcook / *Village of Memramcook Rural plan*

10.2(5) Les lots desservis par un réseau privé d'eaux usées doivent être approuvés ou exemptés par le ministère de la Santé ou de l'Environnement et doivent avoir: / *Lots serviced by a private water and sewer system must be approved or exempted by the Department of Health or of Environment and must have:*

a) dans le cas d'une habitation unifamiliale ou d'un bâtiment ou d'une construction ne servant pas à des fins résidentielles / *in the case of a single-family dwelling or a building or structure not used for residential purposes:*

i) une largeur minimale de 54 mètres donnant sur une rue publique; / *a minimum width of 54 meters fronting a public street*

ii) une profondeur minimale de 38 mètres; et / *a minimum depth of 38 meters; and*

iii) une superficie minimale de 4 000 mètres carrés; / *a minimum area of 4,000 square meters;*

b) dans le cas d'une habitation bifamiliale: / *in the case of a two-family dwelling:*

i) une largeur minimale de 59 mètres donnant sur une rue publique; / *a minimum width of 59 meters fronting a public street;*

ii) une profondeur minimale de 38 mètres; et / *a minimum depth of 38 meters; and*

iii) une superficie minimale de 5 350 mètres carrés; / *a minimum area of 5,350 square meters;*

c) dans le cas d'une habitation trifamiliale: / *in the case of a three-family dwelling*

i) une largeur minimale de 63 mètres donnant sur une rue publique; et / *a minimum width of 63 meters fronting a public street; and*

ii) une profondeur minimale de 38 mètres; et / *a minimum deptch of 38 meters; and*

iii) une superficie minimale de 6 700 mètres carrés; / *a minimum area of 6,700 square meters;*

Internal Consultation & External Consultation / Consultations internes et externes

Le personnel de Plan360 a discuté de la demande à l'interne. / *Plan360 staff discussed the request internally.*

Le Village de Memramcook a été consulté par rapport à la dérogation et du lotissement. Aucune préoccupation ou objection ont été soulevées. / *The Village of Memramcook was consulted regarding the variance and subdivision. No concerns or objections were raised.*

Discussion

En juin 2026, nous avons reçu un plan de lotissement provisoire intitulé McCabe Subdivision qui vise à créer un lot pour usage résidentiel à partir du NID 70205844. Le terrain est vacant aujourd'hui et est zoné résidentiel rural et développement des ressources. En dépassant la frontière de la propriété du côté ouest il y a des terres humides et la rivière Petitcodiac. Le terrain est situé sur la rue Principale au Village de Memramcook, qui est un chemin public, ce qui permet le lotissement des terrains à condition que ceux-ci rencontrent les exigences dimensionnelles minimales prescrites dans le Plan rural du Village de Memramcook. Les nouveaux lots doivent aussi être adéquats pour l'usage auquel ils sont destinés et ne doivent pas nuire au développement futur. Le lot 26-01 sur le plan proposé est conforme aux dimensions minimales, mais le reliquat est d'une forme en drapeau et n'a que 20.117 mètres de largeur au chemin. Pour cette raison, le propriétaire demande une dérogation du Plan rural pour réduire la largeur d'un lot reliquat de 54 mètres à 20.117 mètres. / *In June 2026, we received a tentative subdivision plan titled McCabe Subdivision, which aims to create a residential lot from PID 70205844. The land is currently vacant and is zoned rural residential and resource development. Beyond the western property line lie wetlands and the Petitcodiac River. The land is located on Principale Street in the Village of Memramcook, which is a public road; this allows for the subdivision of lots provided they meet the minimum size requirements set forth in the Village of Memramcook Rural Plan. New lots must also be suitable for their intended use and must not hinder future development. Lot 26-01 on the proposed plan complies with the minimum dimensions, but the residual lot is flag-shaped and is only 20.117 meters wide at the road. For this reason, the owner is requesting a variance from the Rural Plan to reduce the width of a remnant lot from 54 meters to 20.117 meters.*

Lors de l'évaluation de la base d'une dérogation, la Loi sur l'urbanisme a établi les critères suivants, ou test: / *When assessing the basis of a variance, the Community Planning Act established the following criteria, or tests:*

1. Est-elle raisonnable? / *Is it reasonable?*

La réduction de 54 mètres à 20.117 mètres équivaut à une baisse de la largeur du lot de plus de 50% et donc n'est pas minime. L'importance de conserver les dimensions mentionnées ci-haut provient principalement de l'espace requise pour supporter l'installation des systèmes septiques et de puits privés sur chaque lot sans nuire aux propriétés avoisinantes. Une autre raison pour la taille, la largeur et la profondeur minimale est pour assurer que les habitations ont une séparation adéquate dans le milieu rural. Cela étant dit, dû à la forme du lot reliquat en question, nous constatons que la demande de dérogation est raisonnable puisque la portion arrière du lot (le « drapeau ») rencontre, et même surpasse, les dimensions minimales pour un lot non-desservi au Village de Memramcook. Partant de cette idée, une largeur de 20 mètres est raisonnable pour être utilisé comme accès pour se rendre à la partie arrière du lot qui est considéré la partie développable. / *The reduction from 54 meters to 20.117 meters represents a decrease in lot width of more than 50 percent and is therefore not insignificant. The importance of maintaining the dimensions mentioned above stems primarily from the space required to accommodate the installation of septic systems and private wells on each lot without impacting neighboring properties. Another reason for the minimum size, width, and depth is to ensure that dwellings are adequately spaced apart in rural areas. That said, given the shape of the residual lot in question, we find that the request for a variance is reasonable, since the rear portion of the lot (the "flag") meets—and even exceeds—the minimum dimensions for an unserviced lot in the Village of Memramcook. Based on this, a width of 20 meters is reasonable for use as access to the rear portion of the lot, which is considered the developable portion.*

2. Est-ce souhaitable pour l'aménagement de la propriété? / *Is it desirable for the development of the property?*

Généralement, la réduction de la largeur d'un nouveau lot ou d'un lot reliquat n'est pas souhaitable. Cependant, comme cela a été mentionné plus tôt, seul le point d'accès au lot reliquat sera réduite et la portion du lot qui sera potentiellement développé respecte les dimensions minimales exigées. L'approbation de cette dérogation aura donc comme résultat la création d'un nouveau lot conforme, ainsi qu'un terrain reliquat en forme de drapeau qui aurait un accès d'environ 130 mètres de longueur avant d'aboutir à un espace développable qui excède les dimensions minimales. / *Generally, reducing the width of a new lot or a residual lot is not desirable. However, as mentioned earlier, only the access point to the residual lot will be reduced, and the portion of the lot that may be developed meets the required minimum dimensions. Approval of this variance will therefore result in the creation of a new compliant lot, as well as a flag-shaped residual lot with an access area approximately 130 meters long leading to a developable area that exceeds the minimum dimensions.*

Il est important de souligner que l'arpenteur a effectué un test de visibilité afin de confirmer la présence d'accès adéquats et sécuritaires au lot proposé et au lot reliquat. Le document est attaché en pièce jointe à ce rapport et on verra que les deux accès rencontrent seulement la distance minimale acceptable pour une voie privée résidentielle, et non celle pour autres usages. / *It is important to note that the surveyor conducted a visibility test to confirm the presence of adequate and safe access points to the proposed lot and the remaining lot. The document is attached to this report, and it shows that both access points meet only the minimum acceptable distance for a residential private driveway, not for other uses.*

Il est aussi à noter que la largeur de 20.117 mètres est une condition qui existe depuis la création du NID 70281043 en 1995. Comme nous voyons sur les cartes en pièce jointe, la propriété est configurée d'une telle façon qu'elle possède de la devanture sur la rue en deux portions. Nous nous retrouvons aujourd'hui avec cette configuration qui aurait dû être étudiée lors de la séparation initiale. Malgré tout, le lot reliquat n'a pas d'usage proposé car ce n'est pas un nouveau lot, c'est le restant. Cependant, il a le potentiel d'accueillir un usage résidentiel, ce qui est l'intention du propriétaire actuel. / *It should also be noted that the width of 20.117 meters has been a situation existing since the creation of PID 70281043 in 1995. As we can see on the attached maps, the property is configured in such a way that it has street frontage in two sections. We are now faced with this configuration, which should have been addressed during the initial subdivision. Nevertheless, the residual lot has no proposed use because it is not a new lot—it is the remnant. However, it has the potential for residential use, which is the current owner's intention.*

3. Est-ce conforme à l'intention du règlement? / *Is it within the intent of the regulation?*

Le Plan rural du Village de Memramcook vise à encourager les nouveaux aménagements résidentiels tout en maintenant la faible densité dans certains secteurs, notamment en milieu rural. Le lotissement proposé est aligné avec cette vision, et le personnel est d'avis que la dérogation demandée est conforme à l'intention du règlement. / *The Village of Memramcook Rural Plan aims to encourage new residential development while also maintaining a lower density in certain areas, particularly in rural settings. The proposed subdivision is consistent with this objective, and staff are of the opinion that the requested variance is within the intent of the regulation.*

Public Notice / Avis public

Un avis public a été envoyé aux propriétaires fonciers à l'intérieur de 100 mètres de la propriété le 8 juillet 2026. / *Public notice has been circulated to neighbouring landowners within 100 meters of the subject property on July 8, 2026.*

Legal Authority / Autorité légale

Loi sur l'urbanisme / *Community Planning Act*

78(1) Tout comité consultatif ou toute commission de services régionaux peut / *An advisory committee or regional service commission may :*

(a) ou bien, sous réserve des modalités et des conditions qu'il juge indiquées, autoriser toute dérogation raisonnable aux exigences de l'arrêté de lotissement, qui, à son avis, est souhaitable pour l'aménagement d'un terrain et compatible avec l'objectif général de l'arrêté comme de tout plan, toute déclaration ou tout projet prévus par la présente loi touchant le terrain; / *subject to the terms and conditions it considers fit, permit a reasonable variance from the requirements of a subdivision by-law, if it is of the opinion that the variance is desirable for the development of land and is in keeping with the general intent of the by-law and any plan or scheme under this Act affecting the land,*

(b) ou bien exiger que le plan de lotissement comporte l'une quelconque des modalités et des conditions auxquelles est subordonnée la dérogation; / *require that a subdivision plan include any terms and conditions attached to the variance, or*

(c) ou bien lever tout ou partie des modalités et des conditions auxquelles est subordonnée la dérogation conformément à l'alinéa b) par voie de résolution, la levée ne prenant effet qu'au moment du dépôt, au bureau d'enregistrement des biens-fonds, d'un plan modificateur de lotissement approuvé. / *withdraw any or all of the terms and conditions attached to the variance under paragraph (b), by resolution, effective on the filing of an approved amending subdivision plan in the land registration office.*

Recommendation / Recommandation

Le personnel recommande respectueusement que le Comité de révision de la planification du Sud-Est APPROUVE la dérogation visant à réduire la largeur requise du lot reliquat sur le plan de lotissement McCabe Subdivision avec le numéro de travail 26-0143 de 3 Points Survey Inc. de 54 mètres à 20.117 mètres, sous réserve de la condition suivante: / *Staff respectfully recommends that the Southeast Planning Review and Adjustment Committee APPROVES the variance to reduce the minimum required width of the remnant lot on the Tentative Subdivision Plan McCabe Subdivision with Job Number 26 -0143 by 3 Points Survey Inc. from 54 meters to 20.117 meters, subject to the following condition:*

- Que la portion du lot ayant moins de 54 mètres de largeur soit identifié comme une "zone de non-construction" sur le plan de lotissement. / *That the portion of the lot having less than 54 meters of width be identified as a "no-build zone" on the subdivision plan.*

Note: This report was written in_ 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 et traduit en version bilingue. En cas de conflit entre les deux langues, la langue dans laquelle le rapport a été rédigé a préséance.

Schedule/Annexe MF # 26-0911

Vue Aérienne / Aerial view



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

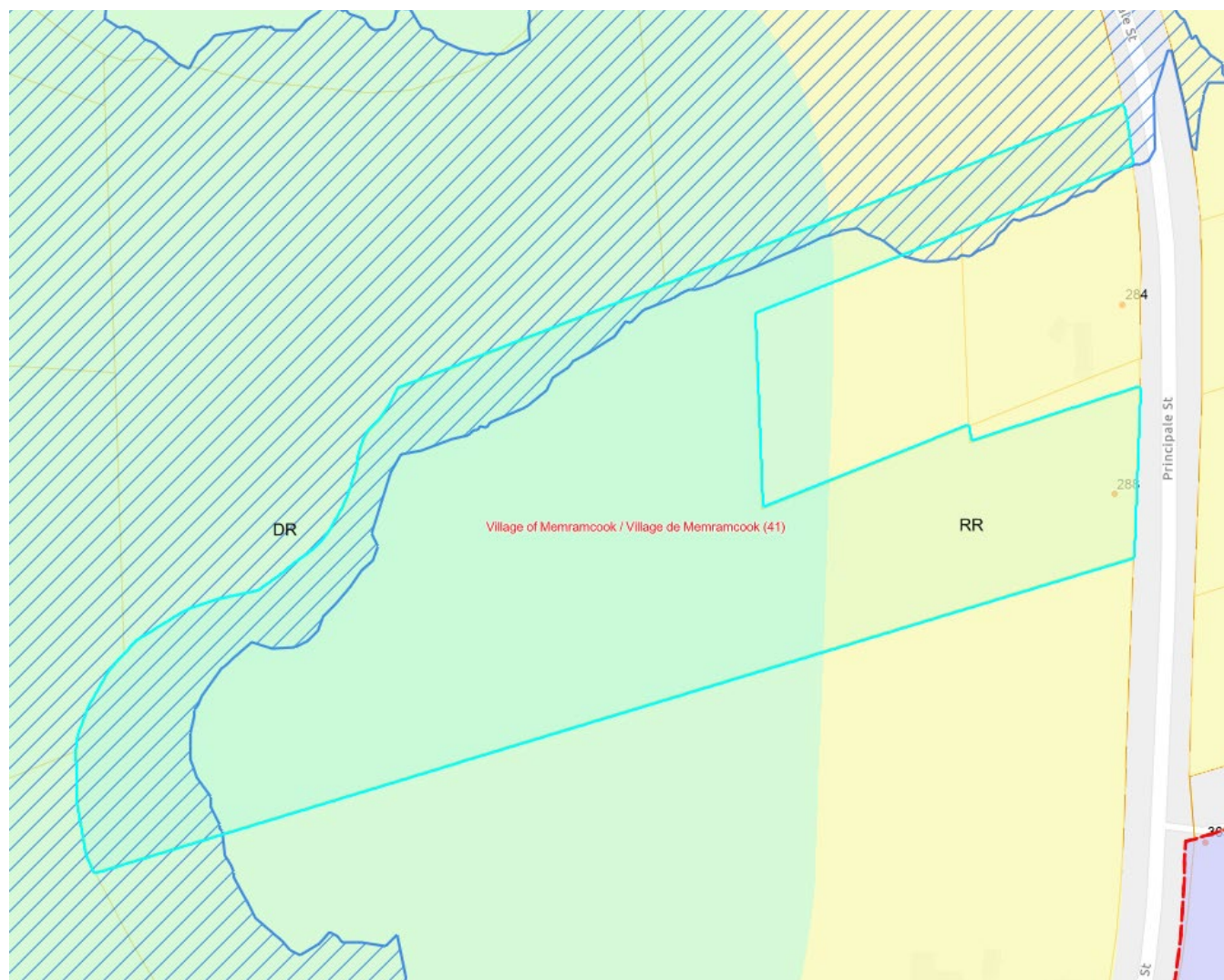
Tantramar

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

Carte de zonage / zoning map



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

Image Google vue de rue - juillet 2025 / Google street view photo taken in July 2025

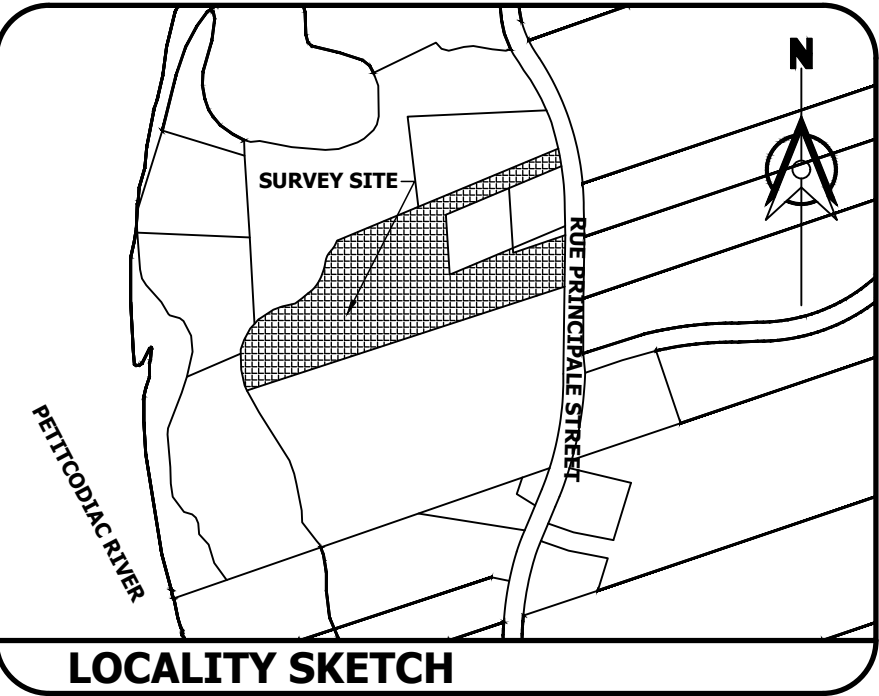
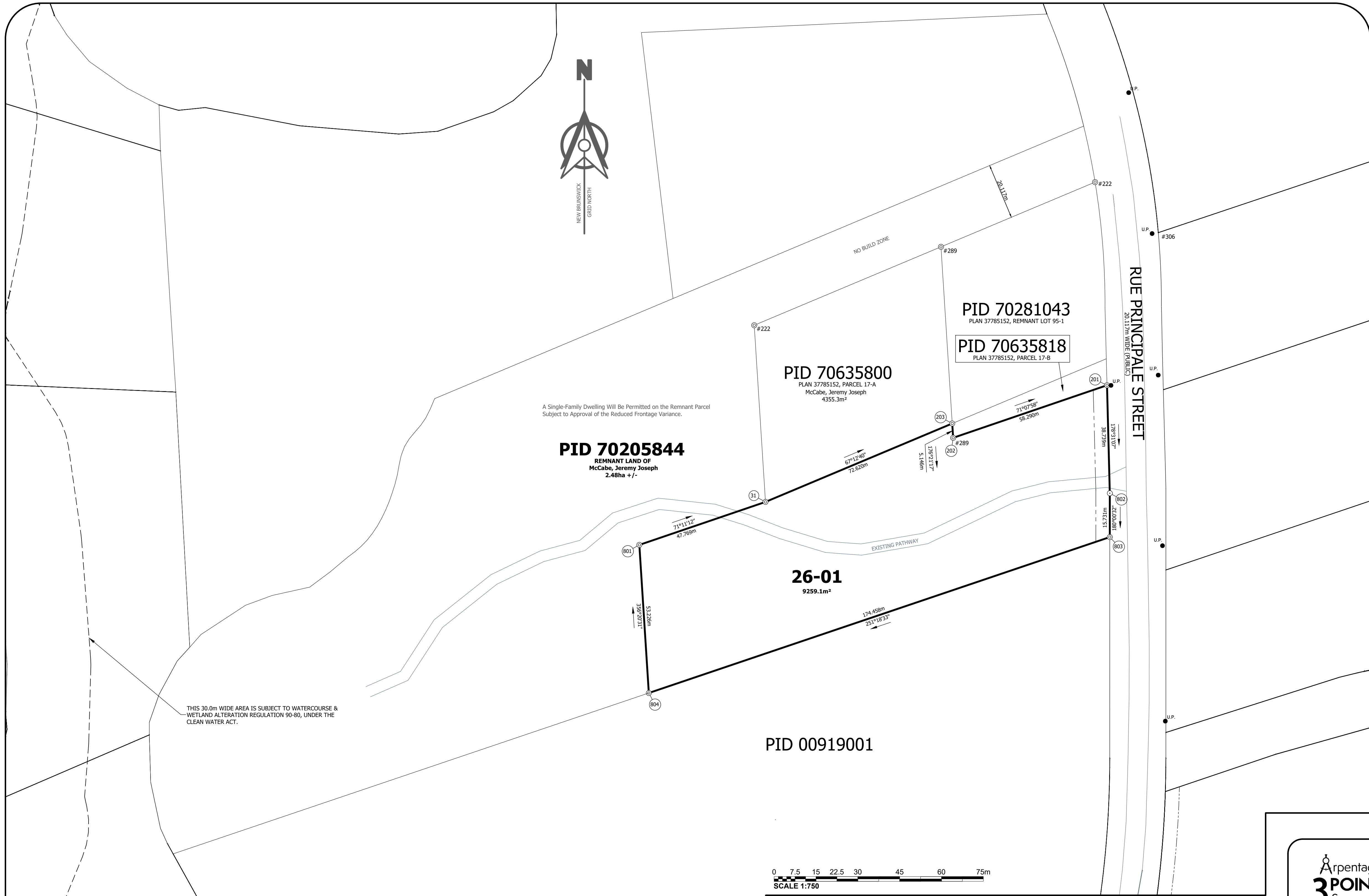


Vue de l'accès existante sur le Lot propose 26-01. / View of the existing driveway on Lot 26-01.

Image Google vue de rue - juillet 2025 / Google street view photo taken in July 2025



Devanture de 20.117m intacte en regardant au sud. / Existing undisturbed 20.117m frontage looking south.



SUBDIVISION PLAN

McCABE SUBDIVISION

OWNER : McCabe, Jeremy Joseph

RUE PRINCIPALE STREET
VILLAGE OF MEMRAMCOOK
PARISH OF DORCHESTER
COUNTY OF WESTMORLAND
PROVINCE OF NEW BRUNSWICK

SYMBOLS AND ABBREVIATION

LEGEND

LAND DEALT WITH BY THIS PLAN BOUNDED THUS:
STANDARD SURVEY MARKER PLACED
STANDARD SURVEY MARKER FOUND
IRON BAR FOUND
SQUARE IRON BAR FOUND
IRON PIPE FOUND
SCRIBED WOODEN SURVEYOR'S POST
SURVEY SYSTEM COORDINATE MONUMENT
CALCULATED COORDINATE POINT
TABULATED COORDINATE REFERENCE
CENTRELINE HIGHWAY
EASEMENT
FENCE
OVERHEAD UTILITY LINE
SET BACK LINE
SQUARE METRES
ORDINARY HIGH WATER MARK
HECTARE
NEW BRUNSWICK LAND SURVEYOR
PARCEL IDENTIFIER NUMBER
NBLS REGISTRATION NUMBER
DOCUMENT / BOOK / PAGE
DISTANCE OR AZIMUTH CALLED FOR IN DEED
CURVE
CIVIC NUMBER
SPOT ELEVATION IN METERS
WATER VALVE
FIRE HYDRANT
UTILITY POLE
WOODEN SURVEYORS POST FOUND
EXISTING PUBLIC UTILITY EASEMENT
NEW LOCAL GOVERNMENT SERVICES EASEMENT
NEW PUBLIC UTILITY EASEMENT

PURPOSE OF PLAN

- 1- TO CREATE LOT 26-01, FOR RESIDENTIAL BUILDING PURPOSES.
- 2- TO CREATE A 5.0m WIDE PUBLIC UTILITY EASEMENTS, AS SHOWN, PURSUANT TO SECTION 5 OF REGULATION 2021-83, OF THE COMMUNITY PLANNING ACT.

PROPERTY INFORMATION
PID 70205844

REGISTERED OWNER: McCabe, Jeremy Joseph
L.T. 2002-03-15
TRANSFER DOCUMENT: 47273306, DATED: 2026-06-04
PLAN 37785152, REMNANT

OWNER'S STATEMENT

I, Jeremy McCabe, DO HEREBY CERTIFY THAT I AM THE REGISTERED OWNER OF THE PROPERTY BEING SUBDIVIDED HEREON AND DO HEREBY GRANT APPROVAL TO THIS PLAN.

McCabe, Jeremy Joseph

NOTES

1. AZIMUTHS AND COORDINATES WERE DERIVED FROM N.B. HIGH PRECISION NETWORK NAD83(CSRS), REFERENCED TO MONUMENTS No. 21764 AND 5669
2. THE SCALE FACTOR USED IS EQUAL TO 1.000050
3. THE DOCUMENT NUMBERS REFERRED TO ON THIS PLAN ARE THOSE OF WESTMORLAND COUNTY REGISTRY OFFICE.
4. AZIMUTHS ARE ROUNDED TO THE NEAREST 01°.
5. CERTIFICATION IS NOT MADE AS TO LEGAL TITLE, BEING THE DOMAIN OF A LAWYER, NOR TO THE ZONING AND SETBACK BY-LAWS OR REGULATIONS, BEING THE DOMAIN OF THE DEVELOPMENT OFFICER.
6. CERTIFICATION IS NOT MADE AS TO COVENANTS SET OUT IN THE DOCUMENT(S), NOR TO THE LOCATION OF ANY UNDERGROUND SERVICES AND/ OR FIXTURES, PERMANENT OR OTHERWISE.

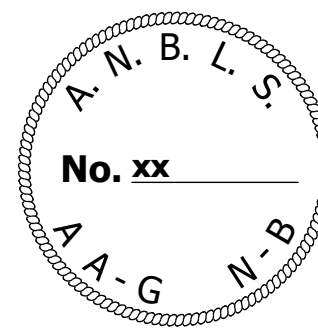
N.B. HIGH PRECISION NETWORK (HPN)			
POINT	EASTING	NORTHING	DESCRIPTION
804	2640003.274	7446547.786	SMSET
803	2640168.531	7446603.693	SMSET
802	2640168.533	7446619.424	SMSET
801	2639999.878	7446600.904	SMSET
203	2640112.047	7446644.437	PLAN
202	2640112.374	7446639.301	PLAN
201	2640167.532	7446658.151	PLAN
31	2640045.096	7446616.309	PLAN
21764	2631220.355	7452742.145	HPN MON.
5669	2632706.211	7457733.471	HPN MON.

UTILITIES APPROVAL

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



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



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DRAWN BY: S.P. & K.L. CHECKED BY: K.L. JOB # 26-0143

SURVEYED BY : KIM LABRIE N.B.L.S. # 399
FIELD SURVEY COMPLETED : 2022-07-26, 2022-08-10 & 2022-09-16

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

2026-06- KIM LABRIE N.B.L.S.

J-2 TENTATIVE SUBDIVISION INSPECTION REPORT

Date: June 29, 2026		
Subdivision Name: McCABE SUBDIVISION		
Parish: Dorchester	County: Westmorland	D.O.T. Map Sheet No:
Purpose of Plan: To Create lot 26-01 & remnant		

Sight Distance at Proposed Intersections (Eye Height=1.05 m):										
Posted Speed Limit Along Highway (km/h)	Object Height & Required Sight Distance		Measured Sight Distance Along Highway							
	Stopping 0.38 m	Intersection 1.30 m	Viewing left and right from access location							
	All Accesses (m)	Locals & Collectors Subdivision Accesses & Commercial, Industrial & Institutional Accesses (m) (residential accesses must only meet stopping sight distance)	Access 1 Description: LOT 26-01				Access 2 Description: REMNANT			
			Private Entrance ☒				Private Entrance ☒			
			Subdivision Access: Public ☐ Private ☒				Subdivision Access: Public ☐ Private ☒			
			Easting/Northing				Easting/Northing			
			Sight Distance: Adequate ☒ Inadequate ☐ Existing ☐				Sight Distance: Adequate ☒ Inadequate ☐ Existing ☐			
Stopping		Intersection		Stopping		Intersection				
			L	R	L	R	L	R	L	R
50	65	115								
60	85	135								
70	110	160								
80	140	180	140m +	140m +			140m +	140m +		
90	170	200								
100	210	215								
Inadequate sight distance caused by: _____ _____ _____										
Suggestions for improving sight distance: _____ _____ _____										

Grade Information: Estimated maximum grade on Property: 4 % Comments:
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Drainage Design Information: Municipal Services Easements Required? Yes ☐ No ☒ Comments:
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Intersecting Road Name or Number: Rue Principale
Description of Intersecting Road Condition: Excellente conditions (Paved)
Status: Designated ☒ Not Designated ☐ Private ☐ Other ☐

Comments: _____
(Add additional page if necessary)
Inspector: Steve Pelletier PTech

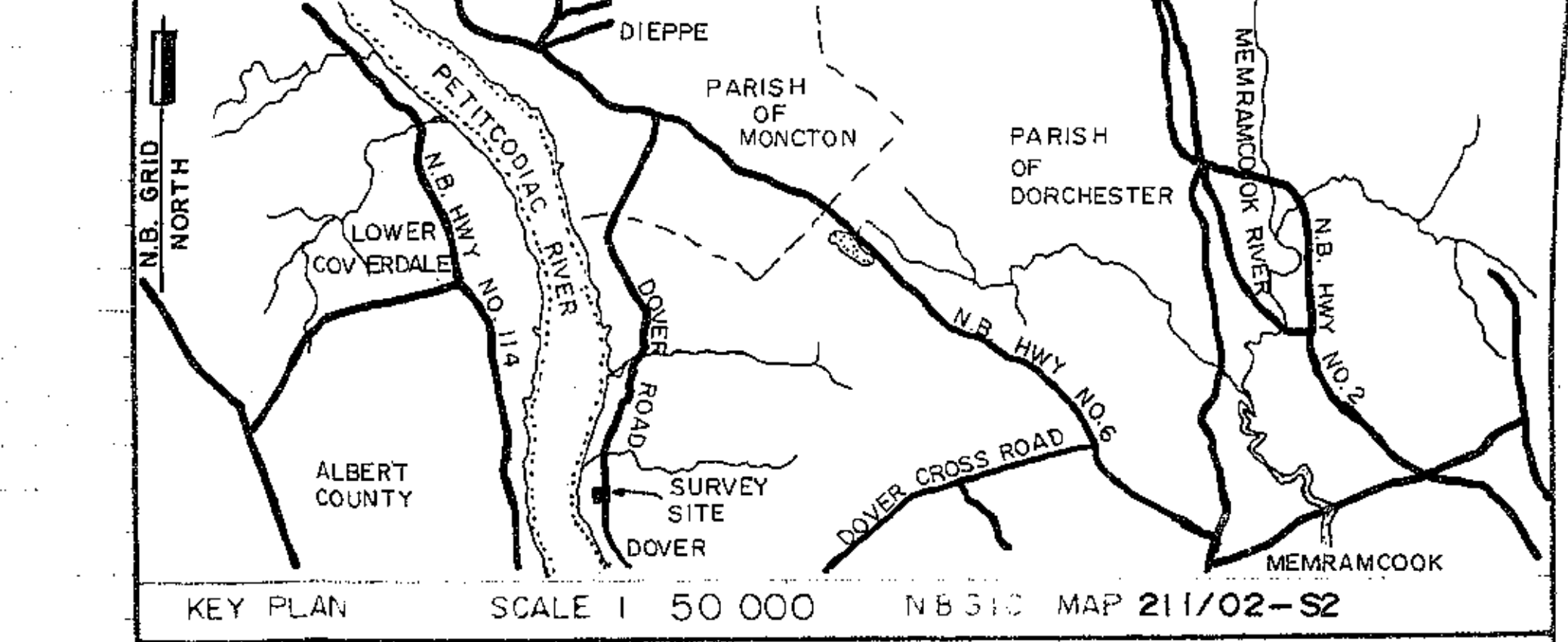
PURPOSE OF PLAN
-TO CREATE LOT 95-1 FOR RESIDENTIAL BUILDING PURPOSES.

DEED DATA
GEORGE & SHIRLEY SUTHERLAND
TO
BRIAN & DEBORAH UPHAM
REG'D: OCTOBER 17, 1988
DOC.: 470256
VOL.: 1086
PG.: 651

- LEGEND**
- LAND DEALT WITH BY THIS PLAN BOUNDED THUS
 - STANDARD SURVEY MARKER PLACED
 - STANDARD SURVEY MARKER FOUND
 - ROUND IRON BAR FOUND
 - SQUARE IRON BAR FOUND
 - IRON PIPE FOUND
 - WOODEN SURVEYORS POST FOUND
 - SCRIBED WOODEN SURVEYORS POST FOUND
 - SURVEY SYSTEM COORDINATE MONUMENT
 - TRAVERSE CONTROL POINT
 - CALCULATED COORDINATE POINT
 - TABULATED COORDINATE REFERENCE
 - VERTICAL GEODETIC BENCH MARK
 - CENTRELINE
 - UTILITY EASEMENT
 - FENCE LINE
 - m² SQUARE METRES
 - ha HECTARE
 - N.B.L.S. NEW BRUNSWICK LAND SURVEY SYSTEM
 - #123 PLAN'S REGISTRATION NUMBER
 - N.B.G.I.C. NEW BRUNSWICK GEOGRAPHIC INFORMATION CORPORATION
 - PID 10345678 N.B.S.D. PARCEL IDENTIFIER
 - Doc. DOCUMENT
 - Vol. VOLUME
 - Pg. PAGE
 - Reg. REGISTERED
 - (c) CALCULATED
 - (ckd) CHECK MEASURED
 - (d) DERIVED FROM A SOURCE OTHER THAN THE SURVEYOR'S MEASUREMENTS
 - (m) MEASURED
 - (s) DISTANCE OR AZIMUTH CALCULATED FOR IN USE
 - N.B.E.P.C. NEW BRUNSWICK ELECTRIC POWER COMMISSION
 - N.B.T.E.L. NEW BRUNSWICK TELEPHONE COMPANY
 - C.R.O. COUNTY REGISTRY OFFICE
 - C.E. CENTRELINE
 - H.W.M. HIGHWAY HIGH WATER MARK

STATION	EASTING	NORTHING
MON. 3724	440 100.572	746 234.301
MON. 3725	440 183.664	746 482.879
12	440 144.448	746 789.293
26	440 160.685	746 727.776
27	440 164.249	746 682.705
30	440 164.721	746 664.420
31	440 042.530	746 613.084
32	440 038.494	746 676.440

WEST CO. REG. 3 15-57
RECEIVED AND FILED
March 31/95
P. Cormier
DEPT. OF LAND & FORESTRY



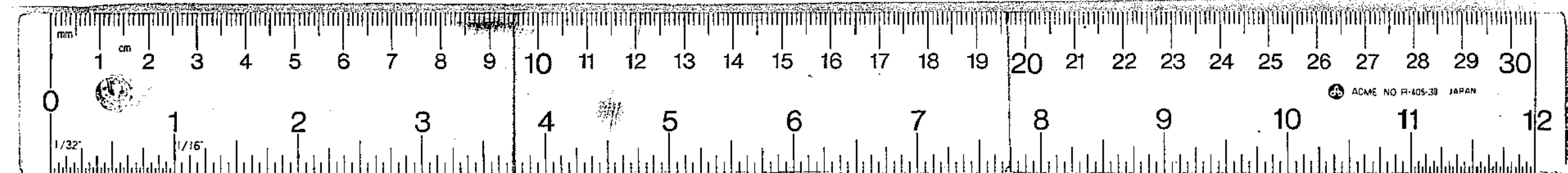
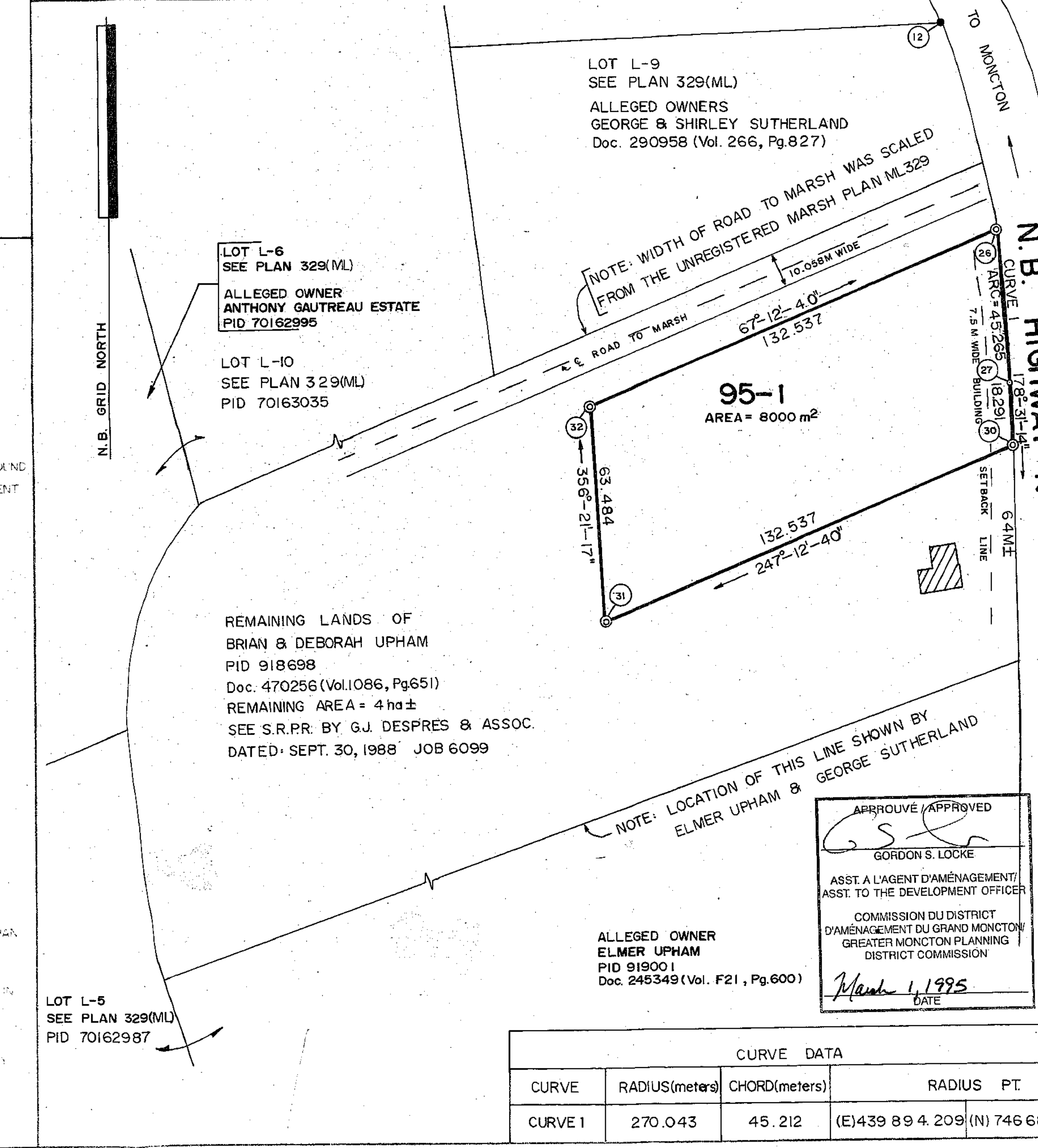
NOTE:
1. THE DISTANCES AND AZIMUTHS SHOWN HAVE BEEN DETERMINED BY RELATING EVIDENCE TO THE COORDINATE MONUMENTS 3724 AND 3725 OF THE N.B. COORDINATE SURVEY SYSTEM.
2. DIRECTIONS SHOWN ARE NEW BRUNSWICK COORDINATE GRID AZIMUTH REFERRED TO NEW BRUNSWICK STEREOGRAPHIC COORDINATE VALUES.
3. SCALE FACTOR USED 1.000051
4. AZIMUTHS ARE ROUNDED TO THE NEAREST 10"
5. DISTANCES ARE ROUNDED TO THE NEAREST 0.01 METRES
6. BUILDING TIES SHOWN HEREON ARE AT RIGHT ANGLE (90°) TO THE PROPERTY LINES AND ARE TO CONCRETE FOUNDATION UNLESS OTHERWISE INDICATED
7. BUILDING TIES ARE ROUNDED TO THE NEAREST 0.01 METRES
8. FIELD SURVEY WAS COMPLETED FEBRUARY 28, 1995

SURVEYOR'S STATEMENT
I, G. J. DESPRES, N.B.L.S., DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN AS DELINEATED IN HEAVY LINES IS CORRECT AND ANY PERIPHERAL INFORMATION SUPPLIED IS FOR REFERENCE USE ONLY.
G. J. Despres
G. J. DESPRES, N.B.L.S.

OWNER'S STATEMENT
WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE REGISTERED OWNERS OF THE PROPERTY BEING SUBDIVIDED HEREIN AND DO HEREBY GRANT APPROVAL TO THIS PLAN.
Brian Upham
BRIAN UPHAM
Deborah Upham
DEBORAH UPHAM

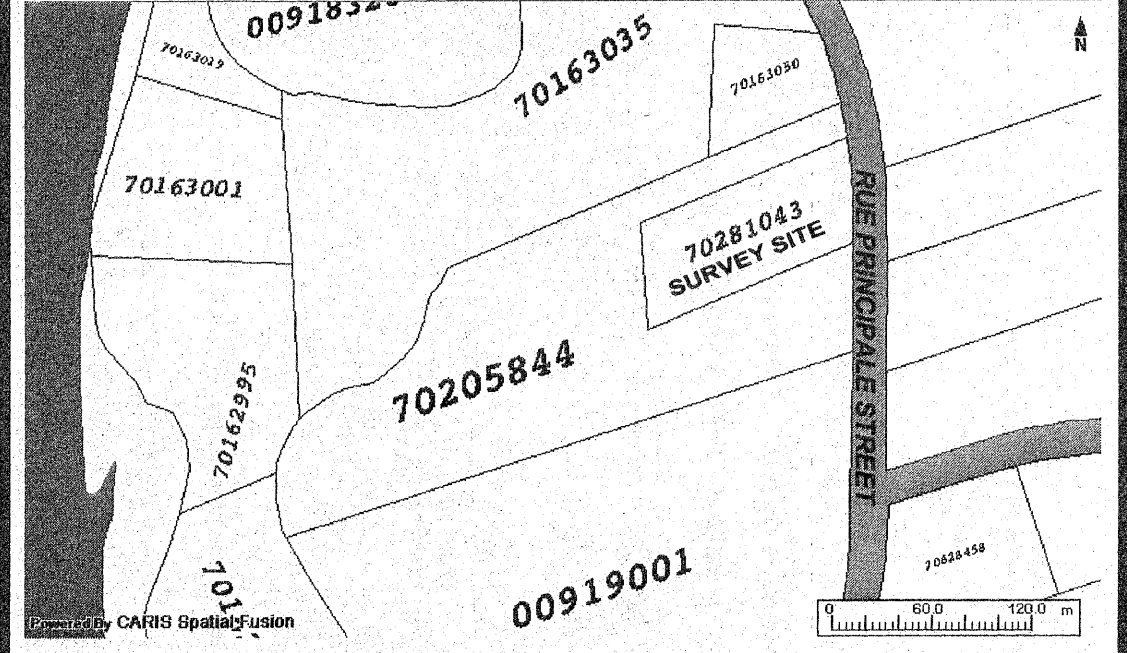
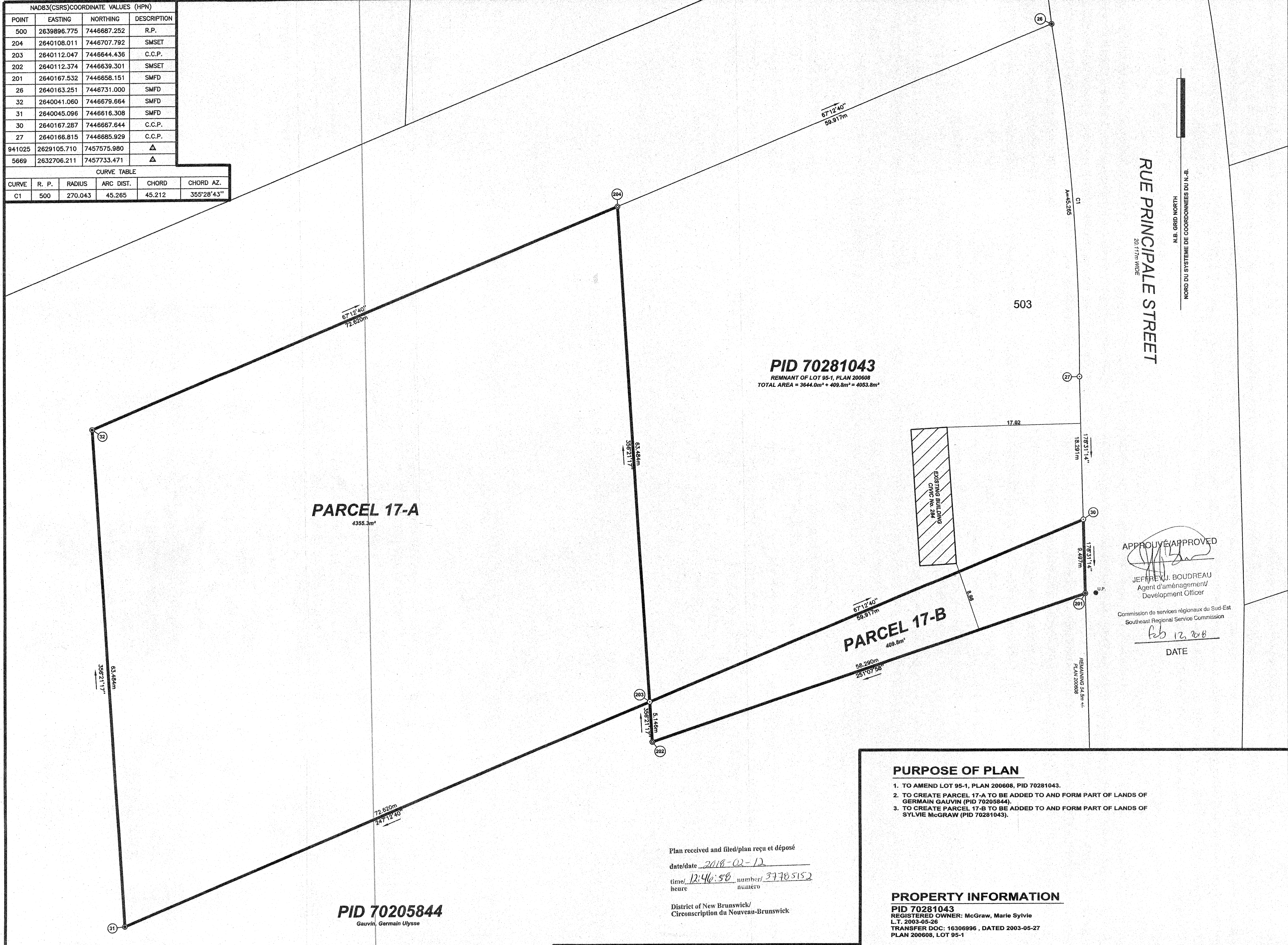
SUBDIVISION PLAN
OF
BRIAN UPHAM SUBDIVISION
SITUATED ON THE WEST SIDE OF N.B. HIGHWAY NO. 925, AT DOVER, PARISH OF DORCHESTER, COUNTY OF WESTMORLAND, PROVINCE OF NEW BRUNSWICK.
SCALE 1:1000
20 0 20 40 60 80 100 METRES

OWNER: BRIAN UPHAM & DEBORAH UPHAM
G. J. DESPRES & ASSOCIATES LTD.
25 BOWLING GREEN STREET, MONCTON, N.B.
G. J. Despres
G. J. DESPRES, N.B.L.S.
DATE: 28 FEBRUARY 1995



NAD83(CSRS) COORDINATE VALUES (HPN)			
POINT	EASTING	NORTHING	DESCRIPTION
500	2639896.775	7446687.252	R.P.
204	2640108.011	7446707.792	SMSET
203	2640112.047	7446644.436	C.C.P.
202	2640112.374	7446639.301	SMSET
201	2640167.532	7446658.151	SMFD
26	2640163.251	7446731.000	SMFD
32	2640041.060	7446679.664	SMFD
31	2640045.096	7446616.308	SMFD
30	2640167.287	7446667.644	C.C.P.
27	2640166.815	7446685.929	C.C.P.
941025	2629105.710	7457575.980	Δ
5669	2632706.211	7457733.471	Δ

CURVE TABLE				
CURVE	R. P.	RADIUS	ARC DIST.	CHORD
C1	500	270.043	45.265	45.212



KEY PLAN

LEGEND

STANDARD SURVEY MARKER PLACED

STANDARD SURVEY MARKER FOUND

IRON PIPE FOUND

IRON BAR FOUND

SCRIBED WOODEN SURVEYOR'S POST

CALCULATED COORDINATE POINT

TABULATED COORDINATE REFERENCE

CENTRELINE

EASEMENT

FENCE

OVERHEAD UTILITY LINE

SET BACK LINE

SQUARE METRES

NEW BRUNSWICK LAND SURVEYOR

NBLS REGISTRATION NUMBER

ORDINARY HIGH WATER MARK

PARCEL IDENTIFIER NUMBER

SERVICE NEW BRUNSWICK

DOCUMENT / BOOK / PAGE

DISTANCE OR AZIMUTH CALLED FOR IN DEED

CURVE

RADIUS POINT COORDINATE

LAND DEALT WITH BY THIS PLAN BOUNDED THUS:

LATERAL WATER SERVICE BOX

CIVIC NUMBER

HECTARE

SPOT ELEVATION IN METERS

MANHOLE

CATCHBASIN

WATER VALVE

FIRE HYDRANT

UTILITY POLE

SQUARE IRON BAR FOUND

WOODEN SURVEYORS POST FOUND

SURVEY SYSTEM COORDINATE MONUMENT

TRAVERSE CONTROL POINT

PUBLIC UTILITY EASEMENT

MUNICIPAL SERVICES EASEMENT

10

X-X-X

m²

NBLS # 306

O-H-W-M

PID

SNB

123456/1234/123

(DEED)

C-1

R.P.

123

ha

m

U.P.

P.U.E.

M.S.E.

NOTES:

1. AZIMUTHS AND COORDINATES WERE DERIVED FROM N.B. HIGH PRECISION NETWORK NAD83(CSRS), REFERENCED TO MONUMENTS No. 941025 AND 5669
2. THE SCALE FACTOR USED IS EQUAL TO 1.000050
3. THE DOCUMENT NUMBERS REFERRED TO ON THIS PLAN ARE THOSE OF WESTMORLAND COUNTY REGISTRY OFFICE.
4. AZIMUTHS ARE ROUNDED TO THE NEAREST 01".
5. CERTIFICATION IS NOT MADE AS TO LEGAL TITLE, BEING THE DOMAIN OF A LAWYER, NOR TO THE ZONING AND SETBACK BY-LAWS OR REGULATIONS, BEING THE DOMAIN OF THE DEVELOPMENT OFFICER.
6. CERTIFICATION IS NOT MADE AS TO COVENANTS SET OUT IN THE DOCUMENTS, NOR TO THE LOCATION OF ANY UNDERGROUND SERVICES AND/OR FIXTURES, PERMANENT OR OTHERWISE.

AMENDING SUBDIVISION PLAN

BRIAN UPHAM SUBDIVISION

(AMENDING SUBDIVISION PLAN 200608)

OWNER : Gauvin, Germain Ulysse

OWNER : McGraw, Marie Sylvie

LOCATED ON THE WEST SIDE OF RUE PRINCIPALE STREET
VILLAGE OF MEMRAMCOOK
PARISH OF DORCHESTER
COUNTY OF WESTMORLAND
PROVINCE OF NEW BRUNSWICK

5 0 5 10 15 20 METRES

SCALE 1 : 250 ECHELLE

DRAWN BY: S.P.

CHECKED BY: T.E.

ide **J.R. DAIGLE**
ingénierie • engineering
arpentage • land surveying

795 Main St., Suite 200
Moncton NB
E1C 1E9
Tel: (506) 858-1081
Fax: (506) 333-1498
jdaigle@daigleeng.com

SURVEYED BY : A.TERRANCE EDGETT N.B.L.S. # 289

FIELD SURVEY COMPLETED : 2017-03-30 & 2017-05-02

SURVEYOR'S STATEMENT:

I, A.TERRANCE EDGETT N.B.L.S., DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS PLAN CORRECTLY DEPICTS ANY RESEARCH, FIELD WORK AND COMPUTATIONS UNDERTAKEN FOR THIS PROJECT.

2017-05-04 *A. Terrance Edgett* N.B.L.S.
A.TERRANCE EDGETT N.B.L.S.

PURPOSE OF PLAN

1. TO AMEND LOT 95-1, PLAN 200608, PID 70281043.
2. TO CREATE PARCEL 17-A TO BE ADDED TO AND FORM PART OF LANDS OF GERMAIN GAUVIN (PID 70205844).
3. TO CREATE PARCEL 17-B TO BE ADDED TO AND FORM PART OF LANDS OF SYLVIE MCGRAW (PID 70281043).

PROPERTY INFORMATION

PID 70281043
REGISTERED OWNER: McGraw, Marie Sylvie
L.T. 2003-05-26
TRANSFER DOC: 16306996 , DATED 2003-05-27
PLAN 200608, LOT 95-1

OWNER'S STATEMENT

I, SYLVIE MCGRAW DO HEREBY CERTIFY THAT I AM THE REGISTERED OWNER OF THE PROPERTY BEING SUBDIVIDED HEREON AND DO HEREBY GRANT APPROVAL TO THIS PLAN.

Sylvie McGraw
SYLVIE MCGRAW

PURCHASER'S AGREEMENT

I, THE UNDERSIGNED, UNDERSTAND THAT ANY FUTURE CONVEYANCE OF ANY PORTION OF THE CONSOLIDATED LOTS CREATED BY THIS PLAN AND INCLUDING PARCEL 17-A, SHALL CONSTITUTE A NEW SUBDIVISION, AND REQUIRE ADDITIONAL DEVELOPMENT OFFICER'S APPROVAL.

Sylvie McGraw
SYLVIE MCGRAW

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PURCHASER'S AGREEMENT

I, THE UNDERSIGNED, UNDERSTAND THAT ANY FUTURE CONVEYANCE OF ANY PORTION OF THE CONSOLIDATED LOTS CREATED BY THIS PLAN AND INCLUDING PARCEL 17-A, SHALL CONSTITUTE A NEW SUBDIVISION, AND REQUIRE ADDITIONAL DEVELOPMENT OFFICER'S APPROVAL.

Germain Gauvin
GERMAIN GAUVIN

PROPERTY INFORMATION

PID 70205844
REGISTERED OWNER: Gauvin, Germain Ulysse
L.T. 2002-03-15
TRANSFER DOC: 36317551, DATED 2016-09-13
PLAN 200608

OWNER'S STATEMENT

I, GERMAIN GAUVIN DO HEREBY CERTIFY THAT I AM THE REGISTERED OWNER OF THE PROPERTY BEING SUBDIVIDED HEREON AND DO HEREBY GRANT APPROVAL TO THIS PLAN.

Germain Gauvin
GERMAIN GAUVIN

Plan received and filed/plan reçu et déposé

date/date: 2018-02-12

time/temps: 12:46:58

number/numéro: 37705152

heure: 12:46:58

District of New Brunswick/
Circonscription du Nouveau-Brunswick