

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 : Recommendation pour l’emplacement d’une rue publique / Recommendation

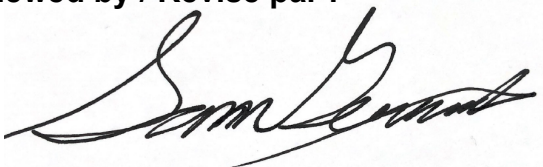
File number / Numéro du fichier 26-1294

From / De :

Reviewed by / Révisé par :



Sophie Daigle
Development Officer / Agent d'aménagement



Sam Gerrand
Planner / Agent d'aménagement

General Information / Information générale

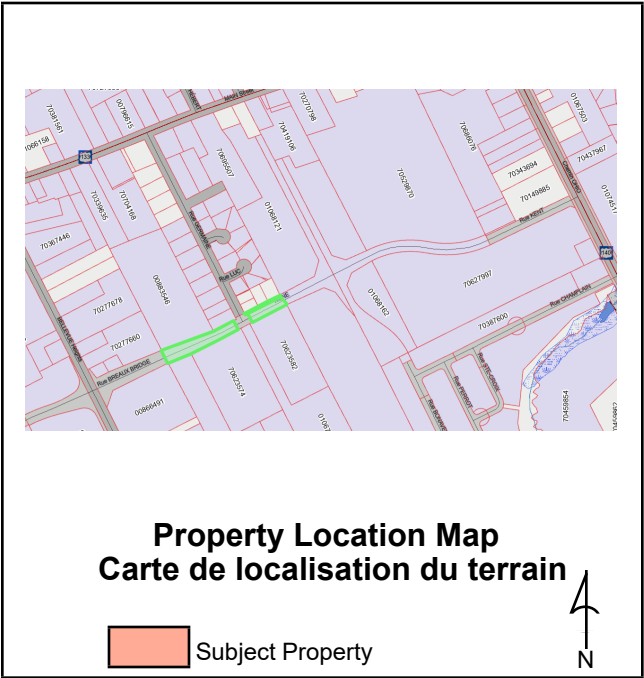
Applicant / Requérant :

Ville de Shediac

Landowner / Propriétaire :

Proposal / Demande :

Recommendation au conseil pour l’emplacement d’une
rue publique (rue Breaux Bridge). / *Recommendation to
Council for the location of a public street (Breaux
Bridge Street).*



Site Information /Information du site

PID / NID: 70722863, 70722665, 70722673, 70413901

Lot Size / Grandeur du lot: Superficie de la rue publique égale à 5 942 m2. / Public street area totals 5

Location / Endroit :

Ville de / *Town of* Shediac

Current Use / Usage présent :

Vacant

Zoning / Zonage :

R2

Future Land Use / Usage futur :

Résidentiel, rue publique / *Residential, public street*

Surrounding Use & Zoning / Usage des environs & Zonage :

Résidentiel (R2. R3)

Municipal Servicing / Services municipaux:

Eau et égouts / *Water & sewer*

Access-Egress / Accès/Sortie : rue Breaux Bridge Street, rue Germaine Street

Policies / Politiques

Plan municipal de Shediac / *Shediac Municipal Plan*

3.2.10 - 1. 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. / *Council's policy is to improve the entire road network for users such as pedestrians, bicycles and motor vehicles.*

11. La Carte des rues et rues futures (Annexe-B) sera utilisé pendant le processus d'examen des lotissements et des aménagements pour orienter l'approbation du tracé des nouvelles rues dans la ville et pour assurer l'emplacement des rues futures. / *The Map of Streets and Future Streets (Schedule-B) shall be referred to during the subdivision and development review process to guide the approval of new road locations in the town and to safeguard the location of future roads.*

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

Arrêté de lotissement de la Ville de Shediac / *Town of Shediac subdivision By-Law*

2. Dispositions générales / general provisions

2.01 L'agent d'aménagement ne doit pas approuver un plan de lotissement si lui-même ou la commission estime: / *The development officer shall not approve a subdivision plan if, in his opinion, and in the opinion of the Commission,*

1) que le terrain ne convient pas à l'affectation prévue ou qu'il faut raisonnablement s'attendre à ce qu'il ne reçoive pas cette affectation dans un délai raisonnable après l'adoption du plan de lotissement; / *the land is not suited to the purpose for which it is intended or may not reasonably be expected to be used for that purpose within a reasonable time after the subdivision plan is approved;*

2) que le mode de lotissement proposé compromettra la possibilité d'un lotissement ultérieur du terrain ou le lotissement convenable d'un terrain attenant. / *the proposed manner of subdividing will prejudice the possibility of further subdividing the land or the convenient subdividing of adjoining land.*

3. Rues et services / *Streets & Services*

3.01 Les lots, rues et services de tout lotissement seront aménagés conformément aux normes de lotissement de la Ville de Shediac telles qu'établis dans le Devis normalisé et le document de Procédures, normes et lignes directrices de lotissement. / *In a subdivision, all lots, streets and services shall be laid out in accordance with the Town of Shediac Standard Municipal Specifications and the Subdivision Development Procedures, Standards and Guidelines, latest editions.*

3.04(4) Avant de faire une recommandation relative à l'emplacement des rues dans un lotissement, la commission doit / *In making a decision regarding the recommendation with respect to the location of streets in a subdivision, the Commission shall give consideration to the relationship between such location and*

- a) tenir compte de la topographie du terrain à lotir; / *the topography of the land;*
- b) veiller à la création de lots qui puissent servir à la destination qui leur est attribuée; / *the provision of lots suitable for the intended use*
- c) prendre les mesures nécessaires pour assurer un accès aisé au lotissement et aux lots qu'il comporte; / *street intersections and interceptions being as nearly as possible at right angles;*
- e) prendre les mesures nécessaires pour rendre aisé le lotissement ultérieur du terrain visé par le projet de lotissement ou des terrains attenants. / *the convenient further subdividing of the land or adjoining land.*

Internal Consultation & External Consultation / Consultations internes et externes

Le personnel de Plan360 a été consulté à l'interne et aucunes préoccupations ont été soulevées. / *Plan360 staff was internally consulted and no concerns were raised.*

Discussion

Le bureau de Plan360 a reçu trois plans de lotissement provisoire de Hub Surveys en début août 2026, chacun intitulé Breaux Bridge Subdivision. Les plans de lotissement visent à créer des portions de rues publiques, spécifiquement l’extension de la rue Breaux Bridge jusqu’au chemin Ohio. Les propriétés concernées sont aujourd’hui des morceaux de terrain appartenus par la Ville de Shediac. Le plan en question est désigné par le numéro de dossier 24306SD7_10 d’après l’arpenteur. Puisque le projet est mené par la Ville, aucune entente de lotissement n’est requise. L’extension de la rue aidera à relier plusieurs quartiers résidentiels existants et supporte le désir de la Ville de promouvoir un meilleur réseau routier. L’extension de cette rue figure sur la Carte des rues et rues futures de la Ville de Shediac attaché à ce rapport, et donc est désirable et prévue. Cette partie de l’extension mènera à la connexion et l’ouverture de la rue Germaine, qui termine aujourd’hui en cul-de-sac. De même, le nom de rue proposé restera “rue Breaux Bridge”. Finalement, la demande de lotissement ne nécessite aucune dérogation et la rue sera construite d’après le devis municipal. / *The Plan360 office received three tentative subdivision plans from Hub Surveys in early August 2026, each titled “Breaux Bridge Subdivision.” The subdivision plans aim to create sections of public streets, specifically the extension of Breaux Bridge Street to Ohio Road. The properties in question are currently parcels of land owned by the Town of Shediac. The plan in question is known as file number 24306SD7_10, as assigned by the surveyor. Since the project is being led by the Town, no subdivision agreement is required. The extension of the street will help connect several existing residential neighborhoods and supports the Town's goal of improving the road network. This extension is shown on the Town of Shediac’s map of streets and future streets attached to this report, and is therefore desirable and planned. This part of the extension will lead to the connection and opening of Germaine Street, which currently ends in a cul-de-sac. Furthermore, the proposed street name will remain “Breaux Bridge Street.” Finally, the subdivision application does not require any variances, and the street will be constructed in accordance with the municipal specifications.*

Public Notice / Avis public

n/a

Legal Authority / Autorité légale

Loi sur l’urbanisme / *Community Planning Act*

88(1) 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) L’assentiment que prévoit le présent article ne peut être donné tant que n’ont pas été remplies les conditions suivantes:

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;

b) l’exigence prescrite à l’alinéa 75(1)i) a été respectée.

/

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.

88(4) An assent under this section shall not be given until

(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

(b) paragraph 75(1)(i) has been complied with.

Recommendation / Recommandation

Le personnel de la Commission des Services Régionaux Sud-Est recommande respectueusement que le Comité de Révision de la Planification recommande au Conseil de la Ville de Shediac d'accepter l'emplacement de la rue publique Breaux Bridge identifiée sur le plan de lotissement Breaux Bridge ayant le numéro de dossier 24306SD7_10 et les NIDs 70722863, 70722665, 70722673 et 70413901, créé par Hub Surveys et daté du 28 juillet 2026. / *The staff of the Southeast Regional Service Commission respectfully recommend that the Planning Review and Adjustment Committee recommend to Shediac Town Council to accept the location of the public street Breaux Bridge identified on the Breaux Bridge Subdivision plan having file number 24306SD7_10 and PIDs 70722863, 70722665, 70722673 and 70413901, drawn by Hub Surveys and dated July 28 2026.*

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.*

Zoning



Résidentielle à moyenne densité (R2) / Medium Density Residential (R2)

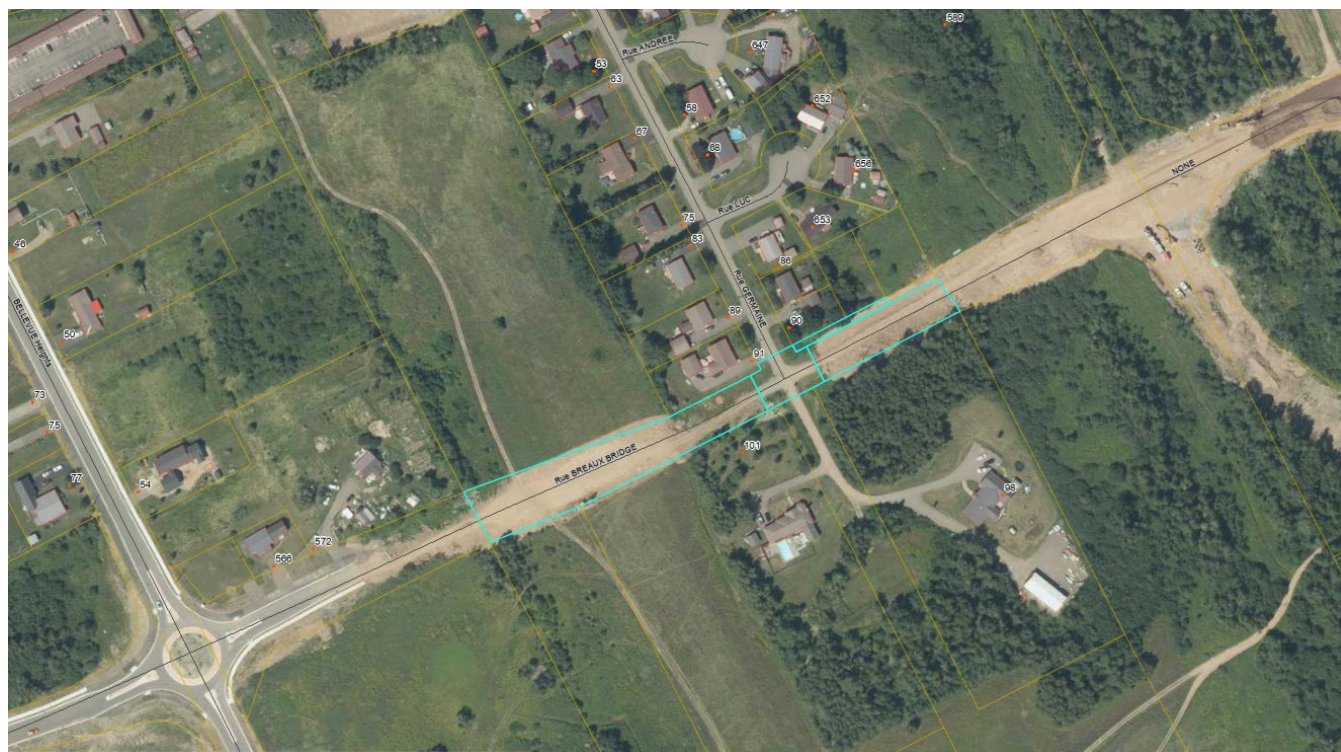
Main / Principal
 1234 rue Main Street, Suite 200
 Moncton, NB E1C 1H7
 (506) 238-5386

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)



Main / Principal

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

Shediac

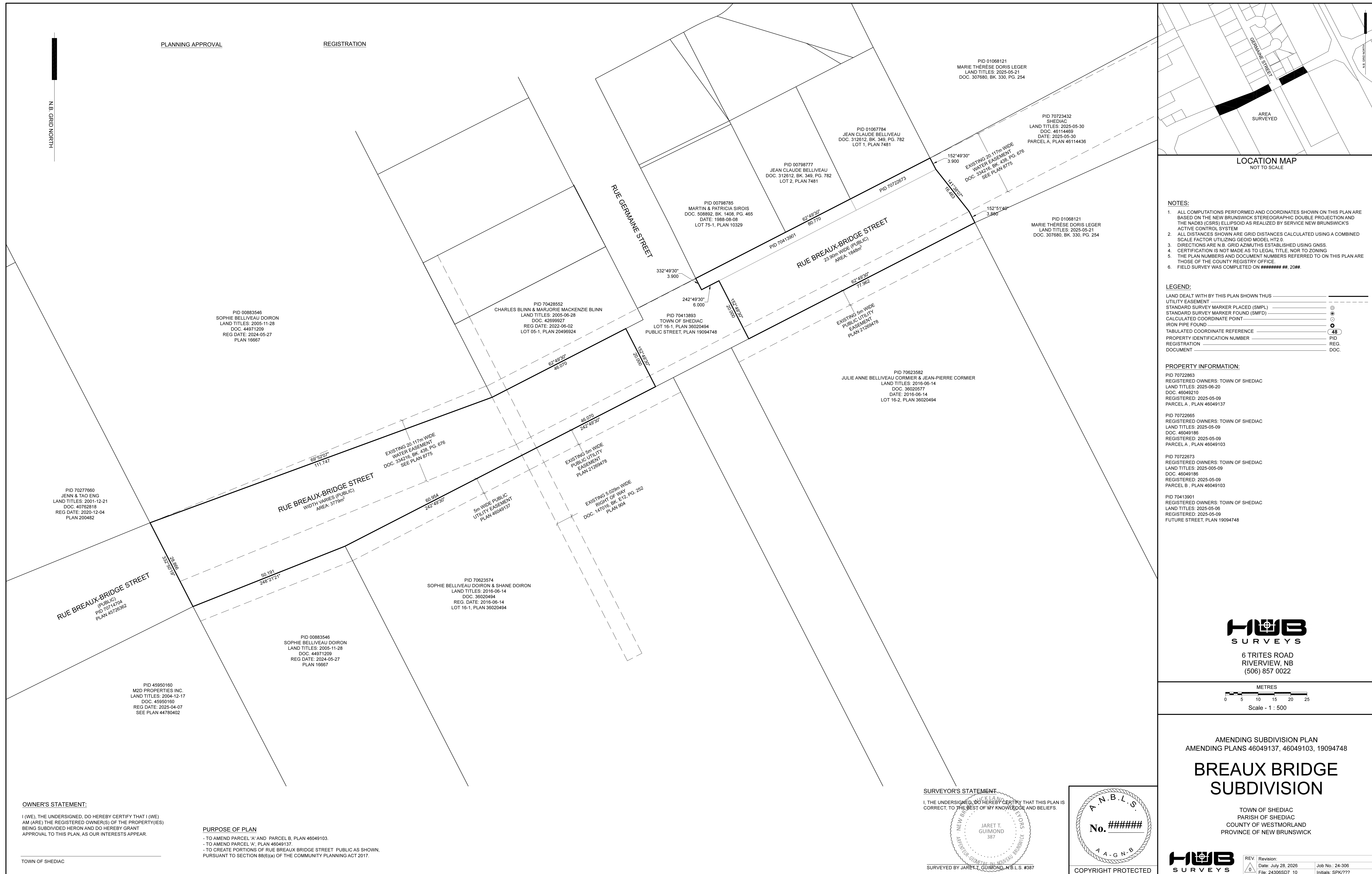
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(506) 533-3637

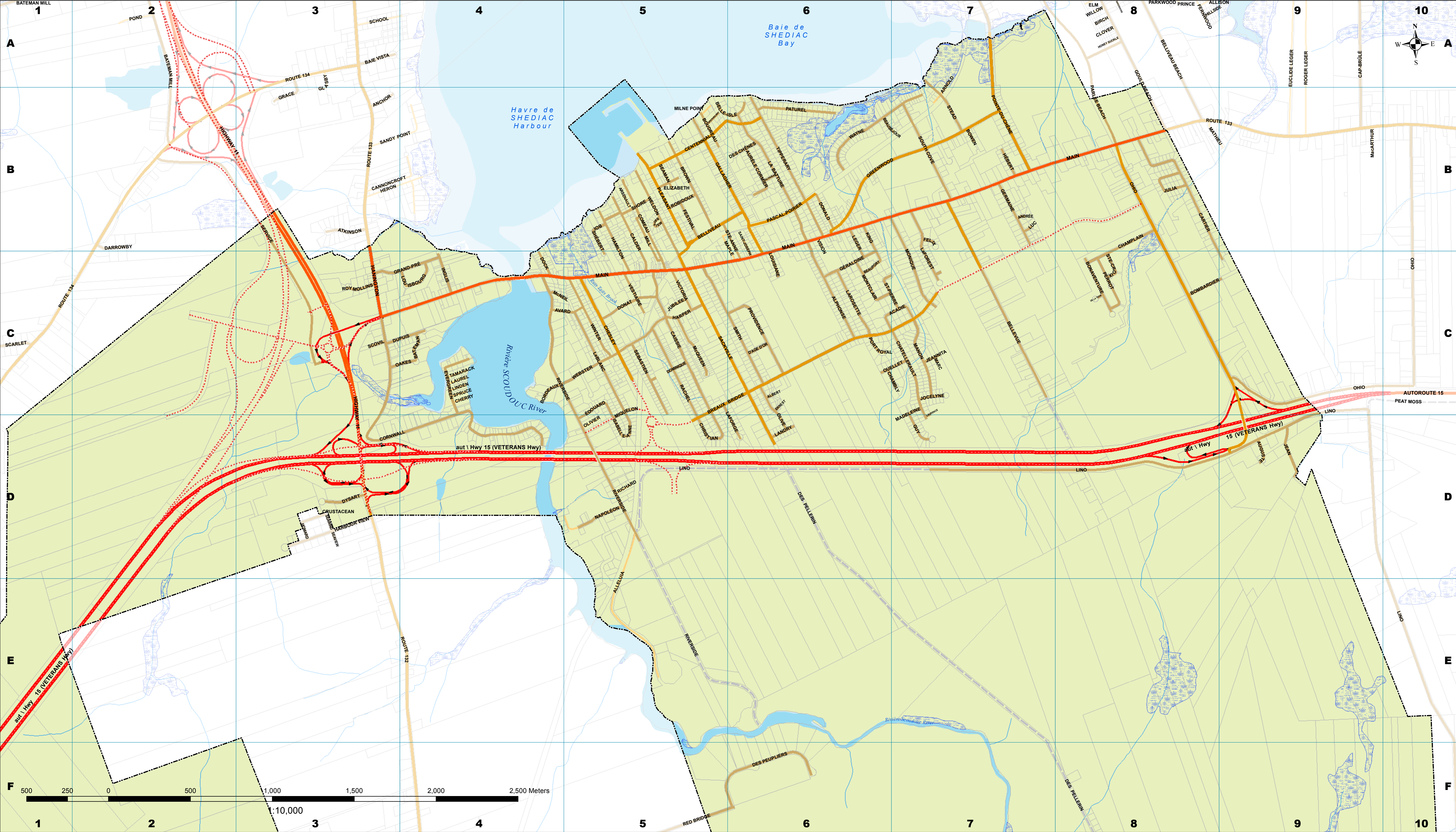
Tantramar

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





Index des rues / Street Index

- A

rue Acadie Street : C7
rue d'Age d'Or Street : C6
croissant Albert Crescent : C6
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allée Allison Lane : A8
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ruelle Anchor Court : B3
rue Andrée Street : B7
rue Apothecary Street : B5
allée Arnold Lane : B7
allée Arseneault Lane : B5
cour Atkinson Court : B3
rue Auguste Street : D9
rue Aurèle Cormier Street : B6
autoroute / Highway 15 : C10
rue Avard Street : C5

B

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promenade Bateman Drive : C4
chemin Bateman Mill Road : A2
cour Bayview Court : B5
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D

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chemin Hanington Road : C3

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croissant Isabelle-Anne Crescent : D5

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rue Jeanette Street : C7
rue Jocelyne Street : C7
rue Jubilee Street : C5
cour Julia Court : B8

J

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K

ruelle La Batture Street : B6
rue Lafarge Street : D6
croissant Ernest Crescent : D6
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allée Laurel Lane : C4
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allée School Lane : A3
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avenue Smith Avenue : C6
chemin South Cove Road : B7
allée Spruce Lane : C4
rue St-Pierre Street : C6
rue Ste-Anne Street : B6
rue Ste-Croix Street : C8
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Q

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rue Webster Street : C5
rue Weldon Street : B5
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R

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promenade Riverside Drive : D5
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chemin Roger Leger Road : A9
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Route 133 : B9
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chemin Sackville Road : E7
rue Sackville Street : C6
rue Saint-Joseph Street : B6
promenade Sandshore Drive : A8
chemin Sandy Point Road : B4
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allée Tamarack Lane : C4
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Z

ruelle Vestaire Street : C5
autoroute Veterans Highway : D4
rue Victoria Street : C5

Légende / Legend

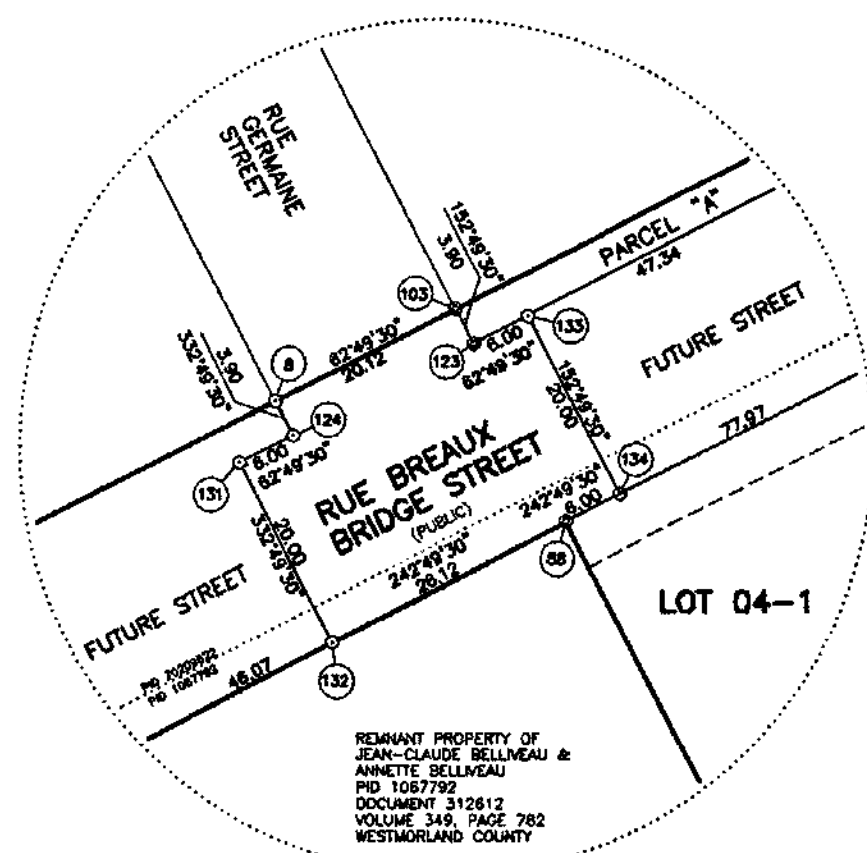
- Autoroute / Highway
- Artère / Arterial
- Collectrice / Collector
- Locale / Local
- Privé / Private
- Pas maintenu / Not maintained
- Rues proposées / Proposed Streets
- Zones humides réglementées
Regulated Wetlands

Ville de Shediac / Town of Shediac
ANNEXE / SCHEDULE "B"
Carte des rues et rues futures /
Map of Streets and Future Streets

27 juillet 2017 / July 27, 2017



ADJACENT OWNER INFORMATION						
PID	OWNER NOW OR FORMERLY	DOCUMENT/TRANSFER	VOLUME	PAGE	LOT	PLAN
1067750	SHANE DANIEL DOIRON & SOPHIE BELLIVEAU-DOIRON				LOT 74-2	8997
798785	MARTIN & PATRICIA SIROIS	508892	1408	465	LOT 75-1	10329
798777	JEAN-CLAUDE & ANNETTE BELLIVEAU	312612	349	782	LOT 2	7481
1067784	JEAN-CLAUDE & ANNETTE BELLIVEAU	312612	349	782	LOT 1	7481



DETAIL
SCALE 1:750

ASSENT OF COUNCIL
TOWN OF SHEDIAC

PURSUANT TO S. 56, COMMUNITY
PLANNING ACT, COUNCIL ASSENT-
ED TO THE SUBDIVISION PLAN ON

APPROUVÉ - APPROVED

AGENT D'AMÉNAGEMENT
DEVELOPMENT OFFICER
DISTRICT D'AMÉNAGEMENT
BEAUBASSIN
PLANNING DISTRICT

9 septembre 2004
DATE

PURCHASERS AGREEMENT

WE, THE UNDERSIGNED, DO HEREBY AGREE THAT ANY FUTURE
CONVEYANCE OF ANY PORTION OF THE CONSOLIDATED LOTS
CREATED BY THIS PLAN INCLUDING PARCELS "A" OR "B" SHALL
CONSTITUTE A SUBDIVISION AND SHALL REQUIRE ADDITIONAL
DEVELOPMENT OFFICER APPROVAL.

Jean-Claude Belliveau
ANNETTE BELLIVEAU

PURPOSE OF PLAN

TO CREATE LOT 04-1 FOR BUILDING PURPOSES.
TO CREATE PARCEL "A" TO BE ANNEXED TO THE LANDS OF
JEAN-CLAUDE & ANNETTE BELLIVEAU, (PID 798777), DOCUMENT 312612.
TO CREATE PARCEL "B" TO BE ANNEXED TO THE LANDS OF
JEAN-CLAUDE & ANNETTE BELLIVEAU, (PID 1067784), DOCUMENT 312612.
TO CREATE RUE BREUX BRIDGE STREET (PUBLIC) PURSUANT TO
SECTION 56 (4) (A) OF THE COMMUNITY PLANNING ACT, 1973.
TO CREATE FUTURE STREETS AS SHOWN PURSUANT TO
SECTION 56 (4) (B) OF THE COMMUNITY PLANNING ACT, 1973.
TO CREATE A 5.0 WIDE PUBLIC UTILITY EASEMENT(S) (P.U.E.),
PURSUANT TO SECTION 84-217 OF THE COMMUNITY PLANNING ACT.

OWNER'S STATEMENT

WE, THE UNDERSIGNED, ARE THE REGISTERED OWNERS OF THE
PROPERTY BEING SUBDIVIDED HEREON AND DO HEREBY GRANT
APPROVAL TO THIS PLAN.

Jean-Claude Belliveau
ANNETTE BELLIVEAU

THE TOWN OF SHEDIAC

THE TOWN OF SHEDIAC

SEP 14 2004 09:12:43
date time-heure

19094748
number - numéro
Deputy Registrar

NOTE:

PURSUANT TO SECTION 5 OF "DESIGNATED EASEMENTS
REGULATION" 84-217, THE PUBLIC UTILITY EASEMENT(S) (P.U.E.)
ON THIS PLAN SHOWN THUS VEST(S) IN NBPower AND
NBTEL / ALIANT TELECOM INC. WITH THE FILING OF THIS PLAN.
UTILITIES APPROVAL

8/9/2004
DATE

8/9/2004
DATE

DEED DATA

EUCLIDE E. & AMANDA LEGER
TO
JEAN-CLAUDE & ANNETTE BELLIVEAU
DATED: 17 OCTOBER, 1972
REGISTERED: 19 OCTOBER, 1972
VOLUME 349, PAGE 782
DOCUMENT 312612
WESTMORLAND COUNTY

JEAN-CLAUDE & ANNETTE BELLIVEAU
TO
THE TOWN OF SHEDIAC
DATED: 23 JULY, 1974
REGISTERED: 10 OCTOBER, 1974
VOLUME 439, PAGE 682
DOCUMENT 334485
WESTMORLAND COUNTY

SURVEYOR'S STATEMENT

I, BRIAN M. PETTIPAS N.B.L.S., DO CERTIFY THAT THIS PLAN AS DELINEATED
BY HEAVY LINES IS CORRECT AND THAT THE CORNERS ARE MARKED AS
SHOWN. PERIPHERAL INFORMATION IS SUPPLIED FOR REFERENCE ONLY.
CERTIFICATION IS NOT MADE AS TO LEGAL TITLE NOR TO THE ZONING
BYLAWS OR REGULATIONS.

BRIAN M. PETTIPAS

#315 N.B.L.S.

PARCEL "B"
107m²

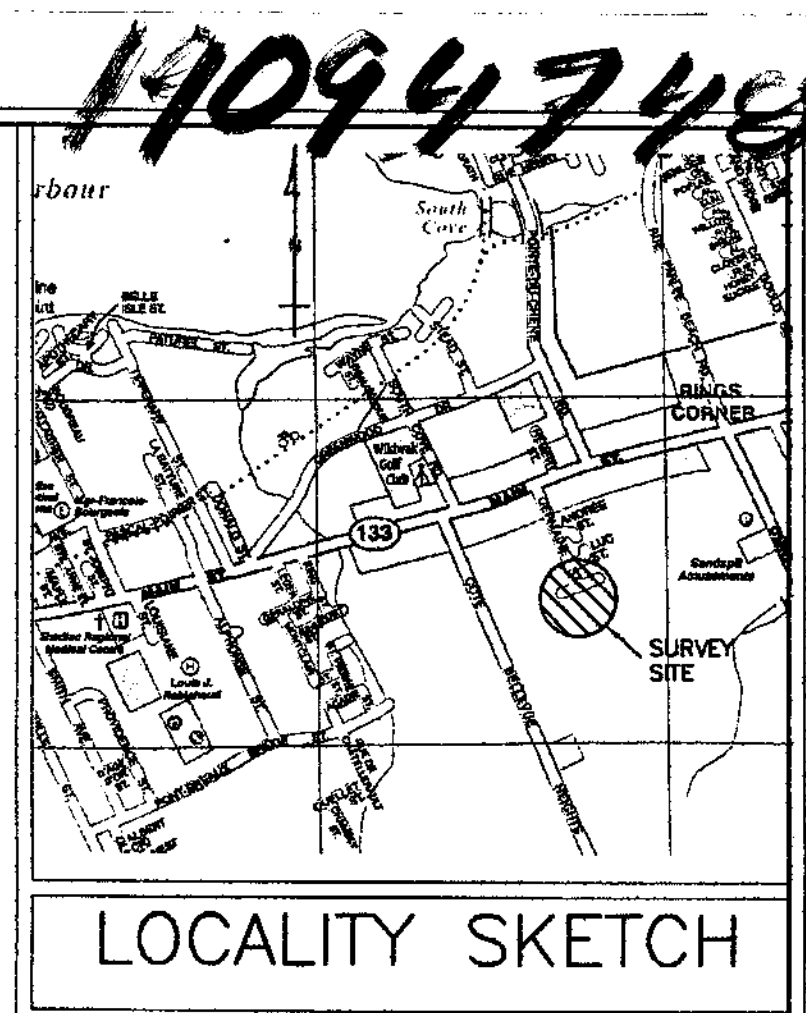
PARCEL "A"
208m²

LOT 04-1
1.14 ha

NOW OR FORMERLY
THERESE LEGER
PID 1068121
DOCUMENT 307680
VOLUME 330, PAGE 254

NOW OR FORMERLY
HIS MAJESTY THE KING
DOCUMENT 147016
VOLUME E-12, PAGE 252
SEE PLAN 904

REMNANT PROPERTY OF
JEAN-CLAUDE BELLIVEAU &
ANNETTE BELLIVEAU
PID 1067792
DOCUMENT 312612
VOLUME 349, PAGE 782
WESTMORLAND COUNTY



LEGEND:

LANDS DEALT WITH BY THIS PLAN BOUNDED THUS.....
STANDARD SURVEY MARKER PLACED.....
STANDARD SURVEY MARKER FOUND.....
ROUND IRON BAR FOUND.....
IRON PIPE FOUND.....
SURVEY SYSTEM COORDINATE MONUMENT.....
CALCULATED COORDINATE POINT.....
TABULATED COORDINATE REFERENCE.....
UTILITY LINE.....
UTILITY EASEMENT.....
FENCE.....
SQUARE METRES.....m²
HECTARE.....ha
SERVICE NEW BRUNSWICK PARCEL IDENTIFIER.....PID
NEW BRUNSWICK LAND SURVEYOR.....N.B.L.S.
N.B.L.S. REGISTRATION NUMBER.....315
NEW BRUNSWICK POWER CORPORATION.....N.B. POWER
THE NEW BRUNSWICK TELEPHONE COMPANY, LTD.N.B. TEL
DISTANCE OR AZIMUTH CALLED FOR IN DEED.....(deed)

NOTE:
THE AZIMUTHS, DISTANCES, AND COORDINATES ARE
BASED ON ATS77 AND TRANSFORMED ABOUT
MONUMENT 5577 TO NAD83(CSRS).
SCALE FACTOR USED WAS 1.000000.
INITIAL FIELD SURVEY COMPLETED: 12 AUGUST, 2004.
ADJACENT PROPERTIES INFORMATION SUPPLIED BY
SERVICE NEW BRUNSWICK.

STATION	NAD83(CSRS) GRID NORTH(Y)	COORDINATES (ADJUSTED) EAST(X)	DESCRIPTION
5577	7470310.309	2653160.190	NB MONUMENT
7	7470824.819	2653187.222	SM
8	7470848.601	2653233.547	(c)
86	7470794.598	2653322.546	SM
87	7470778.890	2653291.948	SM
88	7470836.527	2653262.358	SM
90	7470803.557	2653198.138	SM
93	7470874.875	2653337.055	SM
94	7470878.299	2653335.299	(c)
98	7470891.209	2653325.080	SM
99	7470878.680	2653300.676	SM
100	7470894.678	2653323.299	SM
101	7470882.150	2653298.895	(c)
103	7470857.789	2653251.443	(c)
123	7470854.319	2653253.224	SM
124	7470845.132	2653235.328	(c)
131	7470842.391	2653229.990	(c)
132	7470824.599	2653239.124	(c)
133	7470857.059	2653258.562	(c)
134	7470839.287	2653267.696	(c)
135	7470687.870	2653377.338	SM
136	7470710.455	2653421.332	SM

SUBDIVISION PLAN

JEAN-CLAUDE BELLIVEAU / TOWN OF SHEDIAC SUBDIVISION

SOUTH OF RUE GERMAINE STREET, AT THE TOWN OF SHEDIAC,
SHEDIAC PARISH, WESTMORLAND COUNTY, NEW BRUNSWICK

30 20 10 0 10 20 30
METRES METRES

DRN: HJT

SCALE: 1:1000

DATED: 02 SEPTEMBER, 2004

BRIAN M. PETTIPAS SURVEYS LTD.

599 MAIN STREET, MONCTON, N.B.

CHECKED BY: MW JOB NO.: 4908

Coord. File: 4908

PLANNING APPROVAL

APPROVED / APPROUVÉ

Development Officer / Agent d'aménagement
Southeast Regional Service Commission
Commission de services régionaux Sud-Est

Date

REGISTRATION

Plan received and filed / plan reçu et déposé

date / date 2025-05-09

time / heure 14:09:51 number / numéro 46049137

District of New Brunswick /
Circonscription du Nouveau-Brunswick

See / Voir ☒ Discharged / Libéré ☐

Partially Discharged /
Libéré Partiellement ☐

Doc 46049210
Instrument #

POINT	NORTHING	EASTING	DESC.
55	7470775.716	2653143.906	SMFD
90	7470803.557	2653198.137	SMFD
95	7470782.879	2653084.139	SMFD
130	7470821.350	2653189.003	SMFD
601	7470757.196	2653097.316	SMFD
28155	7456492.126	2628800.998	MON

PID 00883546
REMNANT LANDS OF
SOPHIE BELLIVEAU DOIRON
LAND TITLES: 2005-11-28
DOC. 44971209
REG DATE: 2024-05-27
PLAN 16667

PID 70428552
CHARLES BLINN & MARJORIE MACKENZIE BLINN
LAND TITLES: 2005-06-28
DOC. 42699927
REG DATE: 2022-06-02
LOT 05-1, PLAN 20496924

PID 70413885
TOWN OF SHEDIAC
LAND TITLES: 2005-05-30
PLAN 19094748

PID 70277660
JENN & TAO ENG
LAND TITLES: 2001-12-21
DOC. 40762818
REG DATE: 2020-12-04
PLAN 200482

PARCEL A
AREA: 2855m²

EXISTING 20.117m WIDE
WATER EASEMENT
DOC. 334216, BK. 438, PG. 676
SEE PLAN 8775

EXISTING 5m WIDE
PUBLIC UTILITY
EASEMENT
PLAN 21269478

PROPOSED 5m WIDE
PUBLIC UTILITY
EASEMENT

EXISTING 5.029m WIDE
RIGHT OF WAY

PID 70623574
SOPHIE BELLIVEAU DOIRON & SHANE DOIRON
LAND TITLES: 2016-06-14
DOC. 36020494
REG. DATE: 2016-06-14
LOT 16-1, PLAN 36020494

PID 00883546
REMNANT LANDS OF
SOPHIE BELLIVEAU DOIRON
LAND TITLES: 2005-11-28
DOC. 44971209
REG DATE: 2024-05-27
PLAN 16667

PID 00866491
JOSEPH, PAULINE & TANIS CORMIER
LAND TITLES: 2004-12-17
DOC. 19652503
REG DATE: 2004-12-21
SEE PLAN 44780402

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 HEREON AND DO HEREBY GRANT
APPROVAL TO THIS PLAN, AS OUR INTERESTS APPEAR.

SHANE DOIRON

SOPHIE BELLIVEAU DOIRON

PURCHASER'S AGREEMENT:

I (WE), THE UNDERSIGNED UNDERSTAND THAT ANY FUTURE
CONVEYANCE OF ANY PORTION OF THE CONSOLIDATED LOT
CREATED BY THIS PLAN INCLUDING PARCEL "A" SHALL
CONSTITUTE A NEW SUBDIVISION AND SHALL REQUIRE
FURTHER DEVELOPMENT OFFICER APPROVAL.

TOWN OF SHEDIAC
ROGER CAISSIE, MAYOR

TOWN OF SHEDIAC
SYLVAIN MONTREUIL, CLERK

SURVEYOR'S STATEMENT

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

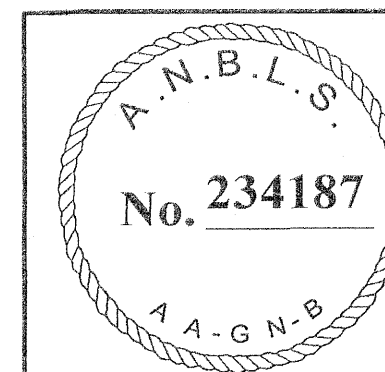
SURVEYED BY JARRET GUIMOND, N.B.L.S. #387

UTILITY NOTE:

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

PURPOSE OF PLAN

- TO CREATE PARCEL A TO BE ADDED TO AND BECOME PART OF PID
70413885, LANDS OF TOWN OF SHEDIAC.
- TO CREATE 5.0m WIDE PUBLIC UTILITY EASEMENT PURSUANT TO SECTION
5, OF "DESIGNATED EASEMENT REGULATION" 2021-83, OF THE
COMMUNITY PLANNING ACT, 2017



COPYRIGHT PROTECTED

LOCATION MAP
NOT TO SCALE

NOTES:

- 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
- ALL DISTANCES SHOWN ARE GRID DISTANCES CALCULATED USING A COMBINED
SCALE FACTOR UTILIZING GEOD MODEL HT2.0.
- DIRECTIONS ARE N.B. GRID AZIMUTHS ESTABLISHED USING GNSS.
- CERTIFICATIONS IS NOT MADE AS TO LEGAL TITLE, NOR TO ZONING
- THE PLAN NUMBERS AND DOCUMENT NUMBERS REFERRED TO ON THIS PLAN ARE
THOSE OF THE COUNTY REGISTRY OFFICE.
- FIELD SURVEY WAS COMPLETED ON NOVEMBER 22nd, 2024.

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 _____

PROPERTY INFORMATION:

PID 00883546
SOPHIE BELLIVEAU DOIRON
LAND TITLES: 2005-11-28
DOC. 44971209
REG DATE: 2024-05-27
SEE PLANS 40488992, 36020494, 16667

PID 70623574
SOPHIE BELLIVEAU DOIRON & SHANE DOIRON
LAND TITLES: 2016-06-14
DOC. 36020494
REG. DATE: 2016-06-14
LOT 16-1, PLAN 36020494

HUB
SURVEYS

6 TRITES ROAD
RIVERVIEW, NB
(506) 857 0022

METERS
0 5 10 15 20 25
Scale - 1 : 500

SUBDIVISION PLAN

BREAUX-BRIDGE
SUBDIVISION

WEST SIDE OF RUE GERMAINE STREET
TOWN OF SHEDIAC
PARISH OF SHEDIAC
COUNTY OF WESTMORLAND
PROVINCE OF NEW BRUNSWICK

REV. Revision:
Date: April 3, 2025
File: 24306SD-SK7

Job No.: 24-306
Initials: SPK/JTG

PLANNING APPROVAL

REGISTRATION

APPROVED / APPROUVÉ

Development Officer / Agent d'aménagement
Southeast Regional Service Commission
Commission de services régionaux Sud-Est

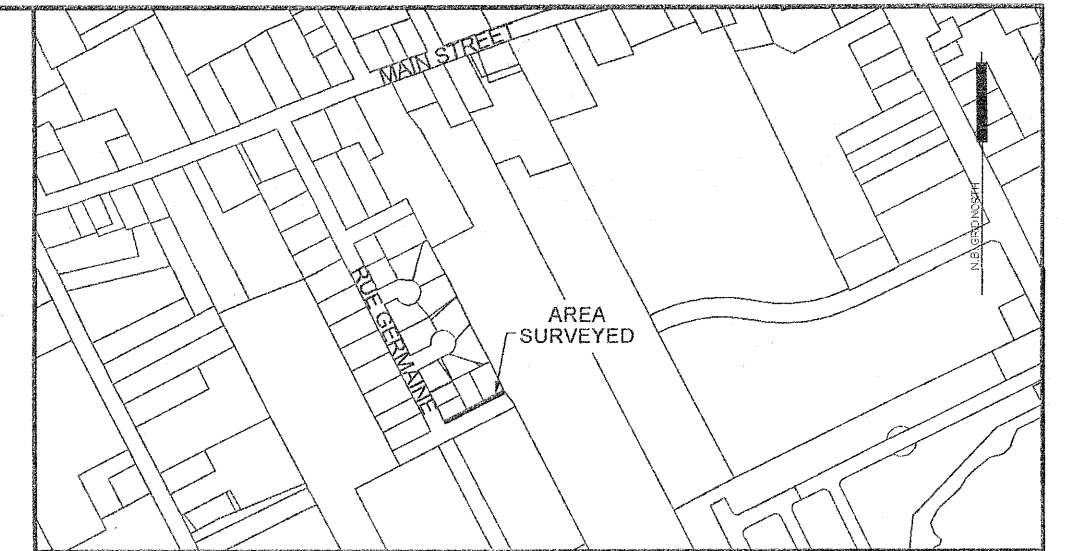
May 7, 2025
Date

Plan received and filed/plan reçu et déposé
date/date 2025-05-09
time/heure 14:07:42 number/numéro 46049103

See Voir ☒ Discharged Libéré ☐
Partially Discharged Libéré Partiellement ☐
Doc 46049186
Instrument #

N.B. GRID NAD83 (CSRS)			
POINT	NORTHING	EASTING	DESC.
98	7470891.198	2653325.135	SMFD
99	7470878.670	2653300.732	SMFD
100	7470894.667	2653323.353	SMFD
101	7470882.140	2653298.951	SMFD
103	7470857.779	2653251.499	SMFD
123	7470854.309	2653253.280	SMFD
28155	7456492.126	2628800.998	NB MON

N.B. GRID NORTH



LOCATION MAP
NOT TO SCALE

NOTES:

- 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
- ALL DISTANCES SHOWN ARE GRID DISTANCES CALCULATED USING A COMBINED SCALE FACTOR UTILIZING GEOD MODEL HT2.0.
- DIRECTIONS ARE N.B. GRID AZIMUTHS ESTABLISHED USING GNSS.
- CERTIFICATIONS IS NOT MADE AS TO LEGAL TITLE, NOR TO ZONING
- THE PLAN NUMBERS AND DOCUMENT NUMBERS REFERRED TO ON THIS PLAN ARE THOSE OF THE COUNTY REGISTRY OFFICE.
- FIELD SURVEY WAS COMPLETED ON NOVEMBER 22, 2024.

LEGEND:

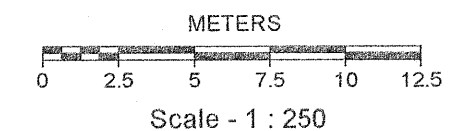
LAND DEALT WITH BY THIS PLAN SHOWN THUS	
UTILITY EASEMENT	---
STANDARD SURVEY MARKER PLACED (SMPL)	⊙
STANDARD SURVEY MARKER FOUND (SMFD)	⊙
CALCULATED COORDINATE POINT	⊙
IRON PIPE FOUND	⊙
TABULATED COORDINATE REFERENCE	48
PROPERTY IDENTIFICATION NUMBER	PID
REGISTRATION	REG.
DOCUMENT	DOC.

PURPOSE OF PLAN

- TO CREATE PARCEL A TO BE ADDED TO AND BECOME PART OF PID 70413901 LANDS OF TOWN OF SHEDIAC.
- TO CREATE PARCEL B TO BE ADDED TO AND BECOME PART OF PID 70413901 LANDS OF TOWN OF SHEDIAC.

HUB
SURVEYS

6 TRITES ROAD
RIVERVIEW, NB
(506) 857 0022



SUBDIVISION PLAN

**BREAUX-BRIDGE
SUBDIVISION**

EAST OF RUE GERMAINE STREET
TOWN OF SHEDIAC
PARISH OF SHEDIAC
COUNTY OF WESTMORLAND
PROVINCE OF NEW BRUNSWICK

REV. Revision:
Date: April 3, 2025
File: 24306SD-SK10

Job No.: 24-306
Initials: SPK/JTG

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.

Jean Claude Belliveau
JEAN-CLAUDE BELLIVEAU
Annette Belliveau
ANNETTE BELLIVEAU

PURCHASER'S AGREEMENT:

I (WE), THE UNDERSIGNED UNDERSTAND THAT ANY FUTURE CONVEYANCE OF ANY PORTION OF THE CONSOLIDATED LOT CREATED BY THIS PLAN INCLUDING PARCEL "A" or "B" SHALL CONSTITUTE A NEW SUBDIVISION AND SHALL REQUIRE FURTHER DEVELOPMENT OFFICER APPROVAL.

Roger Caissie
TOWN OF SHEDIAC
ROGER CAISSIE, Mayor
Sylvain Montreuil
TOWN OF SHEDIAC
SYLVAIN MONTRÉUIL, Clerk

SURVEYOR'S STATEMENT

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

Jarrett Guimond
SURVEYED BY JARETT GUIMOND, N.B.L.S. #387

PROPERTY INFORMATION:

PID 70413869
JEAN-CLAUDE & ANNETTE BELLIVEAU
DOC. 19094763
REG. DATE: 2004-09-14
PARCEL A, PLAN 19094748
PID 70413877
JEAN-CLAUDE & ANNETTE BELLIVEAU
DOC. 19094789
REG. DATE: 2004-09-14
PARCEL B, PLAN 19094748

