

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 : Recommandation pour l'emplacement d'une rue publique / Recommendation

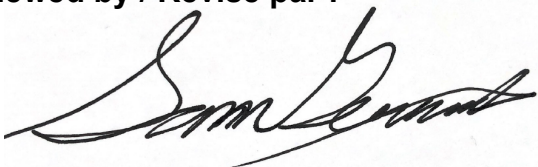
File number / Numéro du fichier 26-1296

From / De :

Reviewed by / Révisé par :



Sophie Daigle
Development Officer / Agent d'aménagement



Sam Gerrand
Planner / Agent d'aménagement

General Information / Information générale

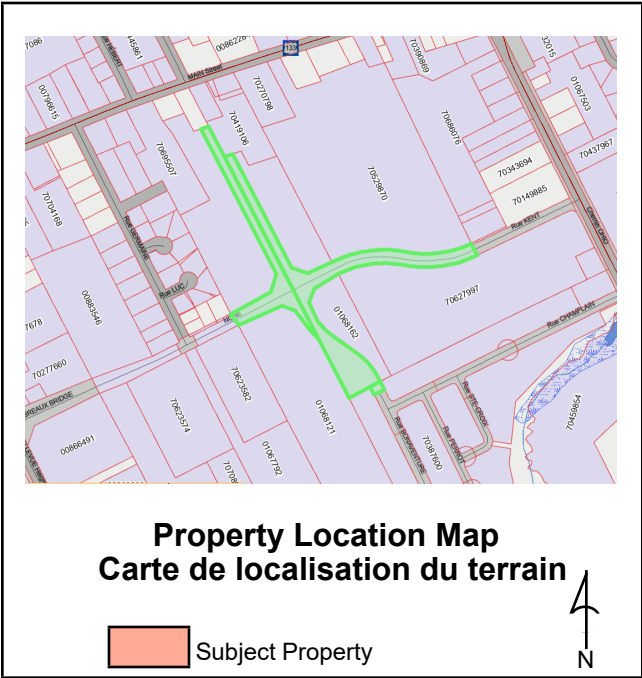
Applicant / Requéant :

Ville de Shediac

Landowner / Propriétaire :

Proposal / Demande :

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



Site Information / Information du site

PID / NID: 70723432, 70722855, 70724703

Lot Size / Grandeur du lot: Superficie des rues et rues futures égale 23 156 m2. / *Street and future*

Location / Endroit :

Ville de / Town of Shediac

Current Use / Usage présent :

Vacant

Zoning / Zonage :

R2, CG, RM

Future Land Use / Usage futur :

Résidentiel, rue publique / *Residential, public street*

Surrounding Use & Zoning / Usage des environs & Zonage :

Résidentiel, Commercial (R2, CG, RM)

Municipal Servicing / Services municipaux:

Eau et égouts / *Water & sewer*

Access-Egress / Accès/Sortie : rue Breaux Bridge Street, rue Bonaventure 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 26306SD_4_5_6 d’après l’arpenteur. Puisque le projet est mené par la Ville, aucune entente de lotissement n’est requise. Cette partie de l’extension Breaux Bridge mènera ainsi au parc de mini maisons avec l’extension de la rue Bonaventure. Un quartier qui a aujourd’hui seulement une voie d’entrée et sortie en aura maintenant deux, ce qui apporte une sortie d’urgence secondaire et aide à améliorer la connectivité au sein du quartier. Au nord-ouest, une rue future est proposée, qui a pour but ultime d’aboutir à l’intersection de la rue Main et du chemin Pointe-du-Chêne. En tout, ces rues publiques aideront à relier plusieurs quartiers résidentiels existants et supporte le désir de la Ville de promouvoir un meilleur réseau routier. L’extension de Breaux Bridge figure sur la Carte des rues et rues futures de la Ville de Shediac attaché à ce rapport, et donc est désirable et prévue. Les noms des rue proposées resteront les mêmes, soit “rue Breaux Bridge” et “rue Bonaventure”. Finalement, la demande de lotissement ne nécessite aucune dérogation et les rues seront construites 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 portions 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 also known as file number 26306SD_4_5_6, as assigned by the surveyor. Since the project is being led by the Town, no subdivision agreement is required. This section of the Breaux Bridge extension will thus connect to the mobile home park via the extension of Bonaventure Street. A neighborhood that currently has only one entry and exit route will now have two, which provides a secondary emergency access and helps improve neighborhood connectivity. To the northwest, a future street is proposed, with the ultimate goal of connecting to the intersection of Main Street and Pointe-du-Chêne Road. Overall, these public streets will help connect several existing residential neighborhoods and support the Town's goal of improving the road network. Breaux Bridge Street 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. The names of the proposed streets will remain the same: “Breaux Bridge Street” and “Bonaventure Street.” Finally, the subdivision application does not require any variances, and the streets will be constructed in accordance with 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 les rues publiques Breaux Bridge et Bonaventure, et de la rue future, identifiées sur le plan de lotissement Breaux Bridge ayant le numéro de dossier 26306SD_4_5_6 et les NIDs 70723432, 70722855, 70724703, 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 locations of the public streets Breaux Bridge and Bonaventure, and the future street identified on the Breaux Bridge Subdivision plan having file number 26306SD_4_5_6 and PIDs 70723432, 70722855, 70724703, drawn by Hub Surveys and dated July 28 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.

Zoning



Résidentielle à moyenne densité (R2), Commerce général (CG), résidentielle de mini maison (RM) / Medium Density Residential (R2, General commercial (GC), mini home residential (RM)

Aerial image (GeoNB)

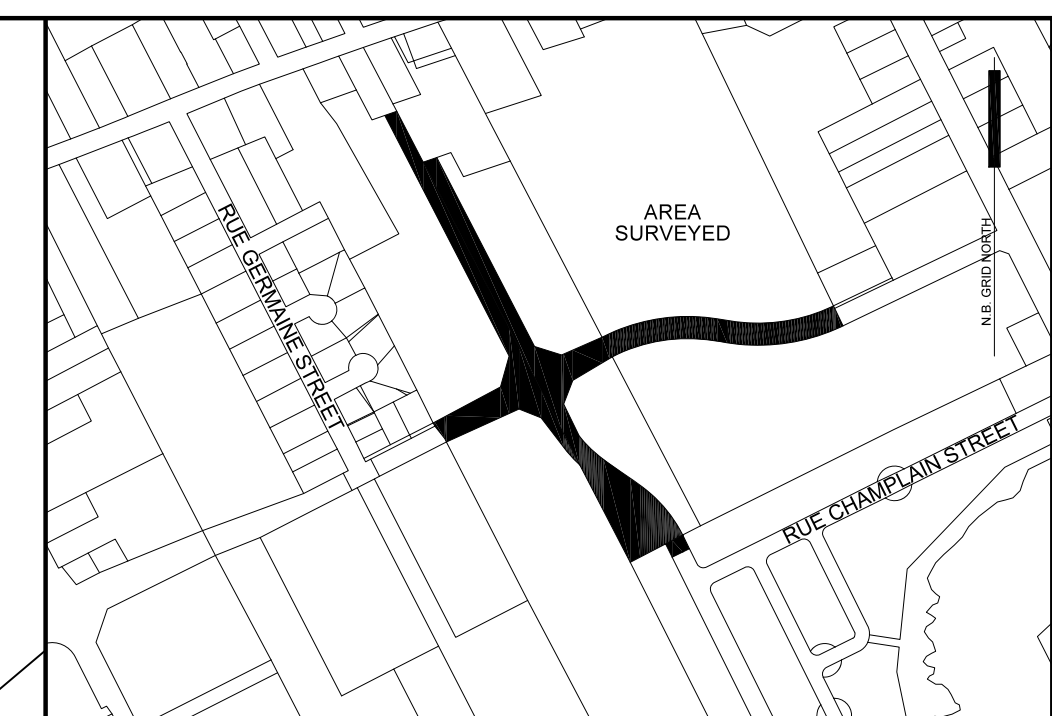


Main / Principal
1234 rue Main Street, Suite 200
Moncton, NB E1C 1H7
(506) 238-5386

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



NOTES:

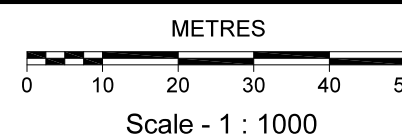
1. ALL COMPUTATIONS PERFORMED AND COORDINATES SHOWN ON THIS PLAN ARE BASED ON THE NEW BRUNSWICK STEREOGRAPHIC DOUBLE PROJECTION AND THE NAD83 (CSRS) ELLIPSOID AS REALIZED BY SERVICE NEW BRUNSWICK'S ACTIVE CONTROL SYSTEM
2. ALL DISTANCES SHOWN ARE GRID DISTANCES CALCULATED USING A COMBINED SCALE FACTOR UTILIZING GEOD MODEL HT2.0
3. DIRECTIONS ARE N.B. GRID AZIMUTHS ESTABLISHED USING GNS.
4. CERTIFICATION 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 CLERK'S OFFICE
6. FIELD SURVEY WAS COMPLETED ON ##### DD, 20##.

PROPERTY INFORMATION:

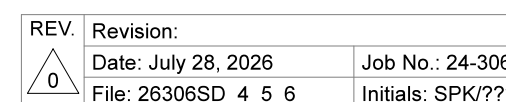
PID 70723432
REGISTERED OWNERS: TOWN OF SHEDIA
LAND TITLES: 2025-05-30
DOC: 46114468
REGISTERED: 2025-05-30
PARCEL A, PLAN 46114436

PID 70722855
REGISTERED OWNERS: TOWN OF SHEDIA
LAND TITLES: 2025-06-20
DOC: 46049145
REGISTERED: 2025-05-09
SEE PLANS PLAN 46049061, 3667808.

PID 70724703
REGISTERED OWNERS: TOWN OF SHEDIA
LAND TITLES: 2025-08-13
DOC: 46355963
REGISTERED: 2025-08-13
PARCEL A, PLAN 46355898



TOWN OF SHEDIAC
PARISH OF SHEDIAC
COUNTY OF WESTMORLAND
PROVINCE OF NEW BRUNSWICK

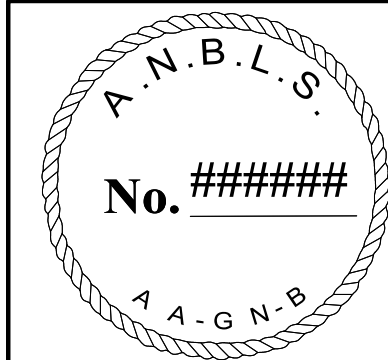
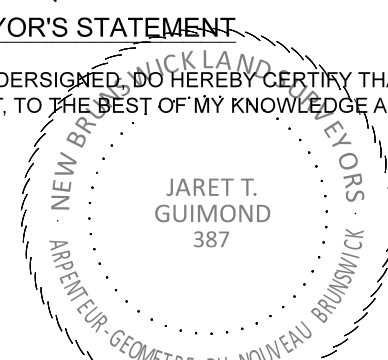


PURPOSE OF PLAN

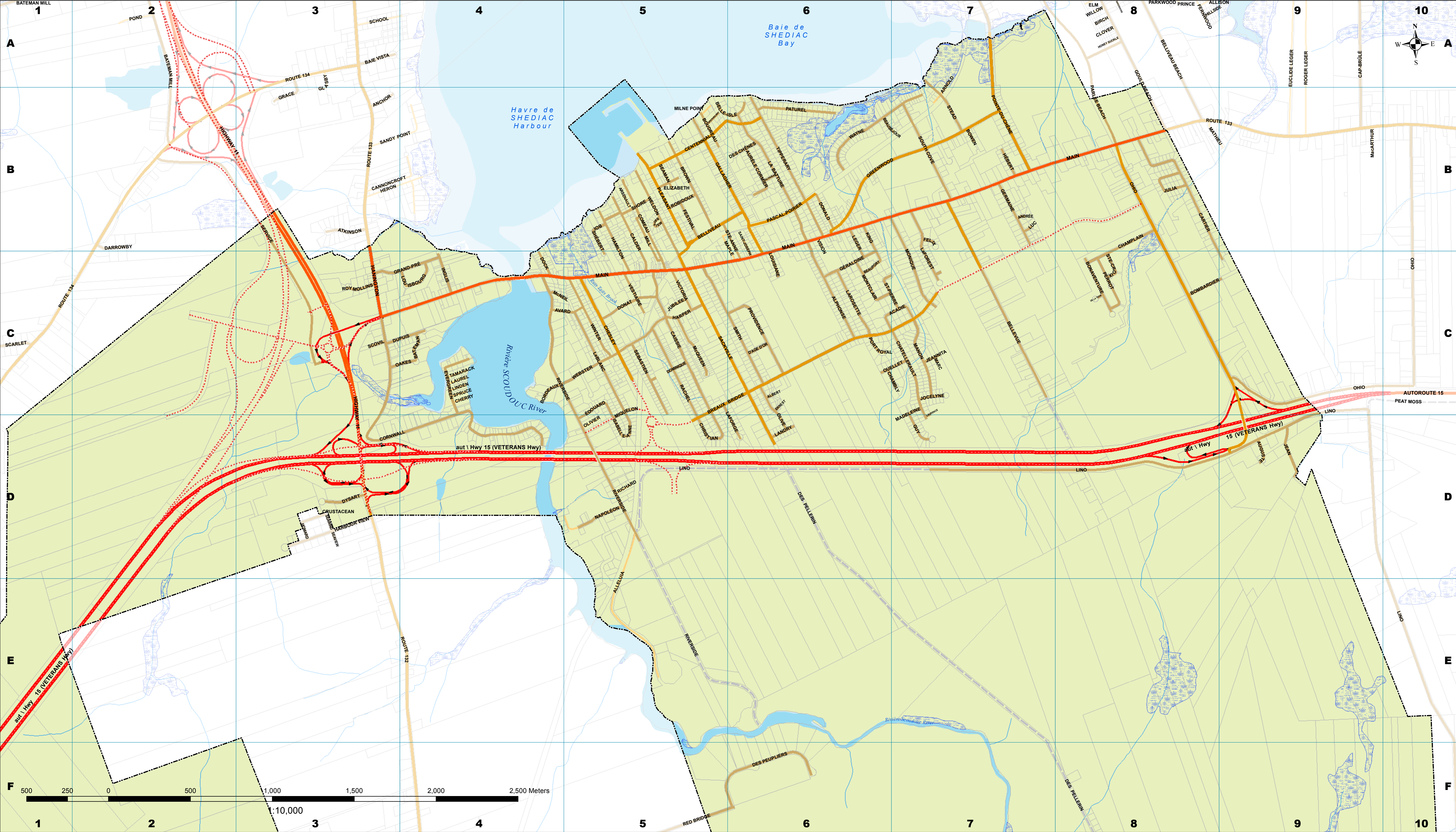
- TO AMEND PARCEL A, PLAN 46114436.
- TO AMEND PARCEL A, PLAN 46049061.
- TO AMEND PARCEL A, PLAN 46355986.
- TO CREATE PORTIONS OF FUTURE STREET AS SHOWN.
- TO CREATE PORTIONS OF RUE BREAUX BRIDGE STREET PUBLIC AS SHOWN PURSUANT TO SECTION 88(6)(a) OF THE COMMUNITY PLANNING ACT 2017.
- TO CREATE PORTIONS OF RUE BONAVEVENTURE STREET PUBLIC AS SHOWN, PURSUANT TO SECTION 88(6)(a) OF THE COMMUNITY PLANNING ACT 2017.
- TO CREATE LOT 26-1 FOR MUNICIPAL SERVICE PURPOSES.

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 J. GUIMOND, N.B.L.S. #387



Index des rues / Street Index

A
rue Acadie Street : C7
rue d'Age d'Or Street : C6
croissant Albert Crescent : C6
chemin Alleluia Road : E5
allée Allison Lane : A8
rue Alphonse Street : C6
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
ruelle Baie Vista Court : A3
promenade Bateman Drive : C4
chemin Bateman Mill Road : A2
cour Bayview Court : B5
rue Beauport Street : C6
rue Beauséjour Street : B6
rue Belle-Isle Street : B6
Bellevue Heights : C7
avenue Bellevue Avenue : B5
chemin Bellevue Beach Road : A8
allée Birch Lane : A8
rue Boishébert Street : B5
rue Bonaventure Street : C8
rue Bordeaux Street : C4
chemin Boudreau Road : B5
rue Bowen Street : B7
rue Breaux Bridge Street : C6
rue Brown Street : B5
C
avenue Caissie Avenue : C5
rue Calder Street : B5
chemin Cannoncroft Road : B3
chemin Cap-Brûlé Road : A9
rue Cartier Street : B8
promenade Centennial Drive : B5
cour Chambly Court : C7
rue Champlain Street : B8
rue Chatelleraut Street : C7
rue des Chênes Street : B6
allée Cherry Lane : C4
rue Chesley Street : C5
Croissant Christian Crescent : D5
allée Clover Lane : A8
rue Comeau Street : B5
chemin Cornwall Road : D4
chemin Crescent Road : A8
promenade Crustacean Drive : D3
D
ruelle Darrowby Lane : B2
rue Dook Street : C4
rue Dominique Street : C5
rue Donald Street : B6
rue Donat Street : C5
rue Dupuis Street : C4
rue Dysart Street : D3
E
rue Édouard Street : C5
rue Elizabeth Street : B5
croissant Ernest Crescent : C6
chemin Euclide Leger Road : A9
promenade Evergreen Drive : C4
F
rue du Faisan Street : B6
avenue Fernwood Avenue : A8
rue Festival Street : B5
G
rue Gallagher Street : B6
rue Galdine Street : C6
rue Germaine Street : B7
rue Glasby Street : A3
chemin Gould Beach Road : A8
rue Grand-Frère Street : C4
promenade Greenwood Drive : B7
rue Guy Street : D7
H
rue Hamilton Street : B5
chemin Hanington Road : C3

promenade Harbour View Drive : D3
promenade Harper Drive : C5
rue Hébert Street : B7
rue Henry Street : A7
voie Heron Way : B4
Highway / autoroute 11 : A2
rue Hillside : A8
rue Homard Street : D3
rue Honey Suckle Street : A8
I
rue Inglis Street : C4
croissant Isabelle-Anne Crescent : D5
J
rue Jean Street : D9
rue Jeannita Street : C7
rue Jocelyne Street : C7
rue Jubilee Street : C5
cour Julia Court : B8
K
rue King Street : B6
L
rue La Batture Street : B6
rue Lafarge Street : D6
croissant Ernest Crescent : D6
rue Larosette Street : C6
allée Laurel Lane : C4
cour Laurence Court : D7
avenue LeBlanc Avenue : C5
rue Leger Street : B6
allée Linden Lane : C4
chemin Lino Road : D8
rue Louise Street : C6
rue Louisbourg Street : C4
rue Luc Street : B7
M
allée MacArthur Lane : B9
rue Madeline Street : C7
rue Main Street : B6
rue Manon Street : C7
allée Maple Lane : B6
cour Marc Court : C7

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



PLANNING APPROVAL

APPROVED / APPROUVÉ

Development Officer / Agent d'aménagement
Southeast Regional Service Commission
Commission de services régionaux Sud-Est
05/26/2025
Date

REGISTRATION

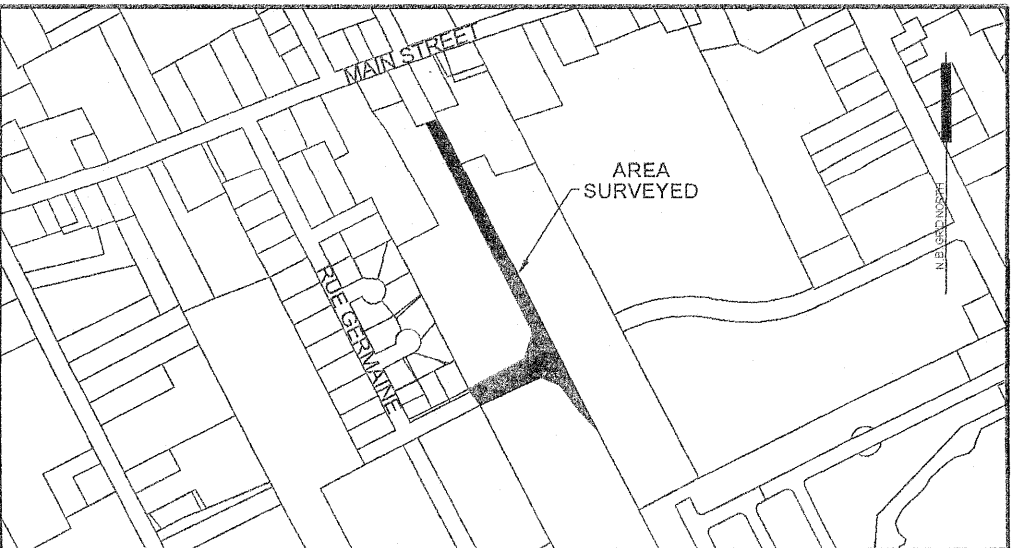
Plan received and filed/plan reçu et déposé

date/date 2025-05-30

time/heure 14:40:28 number/numéro 46114436

District of New Brunswick/
Circonscription du Nouveau-Brunswick

See Voir ☒ Discharged Libéré ☐
Partially Discharged Libéré Partiellement ☐
Doc 46114469
Instrument #



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 GEIOD 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
PROPERTY IDENTIFICATION NUMBER
REGISTRATION
DOCUMENT

PROPERTY INFORMATION:

PID 01068121
OWNER: THERESE LEGER
DOC. 307680, BK. 330, PG. 254
REG DATE: 1972-04-06
PLAN 7532, LOT 71-1

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.

HUB
SURVEYS

6 TRITES ROAD
RIVERVIEW, NB
(506) 857 0022

METERS
0 12.5 25 37.5 50 62.5
Scale - 1 : 1250

AMENDING SUBDIVISION PLAN

BREAUX-BRIDGE
SUBDIVISION

AMENDING PLAN 7532

SOUTH OF MAIN STREET
TOWN OF SHEDIAC
PARISH OF SHEDIAC
COUNTY OF WESTMORLAND
PROVINCE OF NEW BRUNSWICK

REV. Revision:
Date: April 3, 2025 Job No.: 24-306
File: 24306SD-SK4 Initials: SPK/JTG

N.B. GRID NAD83 (CSRS)			
POINT	NORTHING	EASTING	DESC.
93	7470874.863	2653337.109	SMFD
94	7470878.289	2653335.353	CALC
98	7470891.198	2653325.135	SMFD
100	7470894.667	2653323.353	SMFD
213	7471165.179	2653313.079	SMFD
500	7471217.972	2653285.564	SMPL
501	7471213.626	2653273.125	SMPL
502	7470850.966	2653475.574	SMPL
503	7470869.292	2653458.750	CALC
504	7470899.879	2653435.379	SMPL
505	7470908.970	2653412.380	SMPL
506	7470931.915	2653393.186	SMPL
507	7470964.038	2653402.199	SMPL
600	7470953.077	2653568.404	RAD PT
28155	7456492.126	2628800.998	MON

LINE	AZIMUTH	DISTANCE
L1	152°51'40"	3.850
L2	141°38'07"	16.463
L3	152°49'30"	3.900

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD	AZIMUTH	RAD PNT
C1	138.000	24.912	24.878	137°26'44"	600

PURPOSE OF PLAN

- TO AMEND LOT 71-1, PLAN 7532.
- TO CREATE PARCEL A TO BE ADDED TO AND BECOME PART OF PID 70413901 LANDS OF TOWN OF SHEDIAC.
- TO CREATE 5m WIDE PUBLIC UTILITY EASEMENT PURSUANT TO SECTION 5, OF "DESIGNATED EASEMENT REGULATION" 2021-83, OF THE COMMUNITY PLANNING ACT, 2017.

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.

Therese Leger
THERESE LEGER

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 J. GUIMOND, N.B. L.S. #387

A.N.B.L.S.
No. 234185
A.A.G.N.B.
COPYRIGHT PROTECTED

CTP - JC Belliveau Annette Belliveau
CTP ENTERPRISES LTD.

PLANNING APPROVAL

APPROVED / APPROUVÉ

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

06/16/2025
Date

REGISTRATION

Plan received and filed/plan reçu et déposé
date/date 2025-08-13 time/heure 10:40:44
number/numéro 46355898
District of New Brunswick/
Circonscription du Nouveau-Brunswick

PID 01088162
CTP ENTERPRISES LTD
DOC. 341945, BK. 469, PG. 384
REG DATE: 1975-07-04

20.0m WIDE
MUNICIPAL SERVICES EASEMENT
DOC. 36470574

5m WIDE
PUBLIC UTILITY
EASEMENT

PID 70387600
REMNANT LANDS OF
KILLAM PROPERTIES SGP LTD.
LAND TITLES: 2003-03-06
DOC. 39954723
REG DATE: 2020-03-24

PARCEL A
AREA: 313m²

5m WIDE
PUBLIC UTILITY
EASEMENT

5m WIDE
PUBLIC UTILITY
EASEMENT
PLAN 2600862

RUE BONAVENTURE
PID 70329660
PLAN 2600862

RUE CHAMPLAIN
PID 70529660
PLAN 2600862

N.B. GRID NORTH

N.B. GRID NAD83 (CSRS)			
POINT	NORTHING	EASTING	DESC.
80	7470755.228	2653571.412	SMFD
81	7470764.124	2653589.324	SMFD
100	7470769.090	2653564.528	SMPL
101	7470778.304	2653582.282	SMPL
102	7470777.986	2653582.440	CALC
200	7470715.714	2653457.052	RAD PT
28155	7456492.126	2628800.998	MON

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD	AZIMUTH	RAD PNT
C1	140.000	0.355	0.355	333°31'01"	200

PURPOSE OF PLAN

- TO CREATE PARCELA TO BE ADDED TO AND FORM PART OF LANDS BELONGING TO THE TOWN OF SHEDIAC, PID70529660 (RUE BONAVENTURE STREET)
- TO CREATE 5m WIDE PUBLIC UTILITY EASEMENT PURSUANT TO SECTION 5, OF "DESIGNATED EASEMENT REGULATION" 2021-83, OF THE COMMUNITY PLANNING ACT, 2017

OWNER'S STATEMENT:

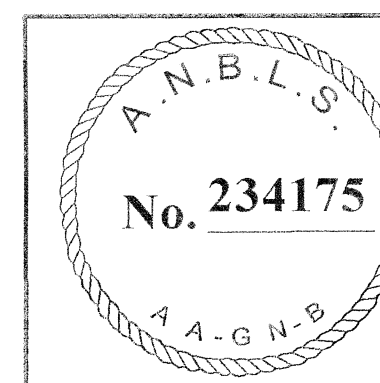
I (WE), THE UNDERSIGNED, DO HEREBY CERTIFY THAT I (WE) AM (ARE) THE REGISTERED OWNER(S) OF THE PROPERTY(IES) BEING SUBDIVIDED HEREON AND DO HEREBY GRANT APPROVAL TO THIS PLAN, AS OUR INTERESTS APPEAR.

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.

SURVEYOR'S STATEMENT

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



COPYRIGHT PROTECTED

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 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.

PROPERTY INFORMATION:

PID 70387600
OWNER: KILLAM PROPERTIES SGP LTD.
LAND TITLES: 2003-03-06
DOC. 39954723
REG DATE: 2020-03-24

HUB
SURVEYS

6 TRITES ROAD
RIVERVIEW, NB
(506) 857 0022

METERS
0 2.5 5 7.5 10 12.5
Scale - 1 : 250

SUBDIVISION PLAN

BREAUX-BRIDGE
SUBDIVISION

NORTH END OF RUE BONAVENTURE STREET
TOWN OF SHEDIAC
PARISH OF SHEDIAC
COUNTY OF WESTMORLAND
PROVINCE OF NEW BRUNSWICK

REV. Revision:
Date: APRIL 2, 2025
File: 24306SD-SK6

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

KILLAM PROPERTIES SGP LTD.
Philip D. Fraser, President

TOWN OF SHEDIAC
ROGER CAISSIE, MAYOR
TOWN OF SHEDIAC
SYLVAIN MONTREUIL, CLERK

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