

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 26-1297

From / De :

Reviewed by / Révisé par :



Sophie Daigle
Development Officer / Agent d'aménagement



Jenna Stewart
Planner / Urbaniste

General Information / Information générale

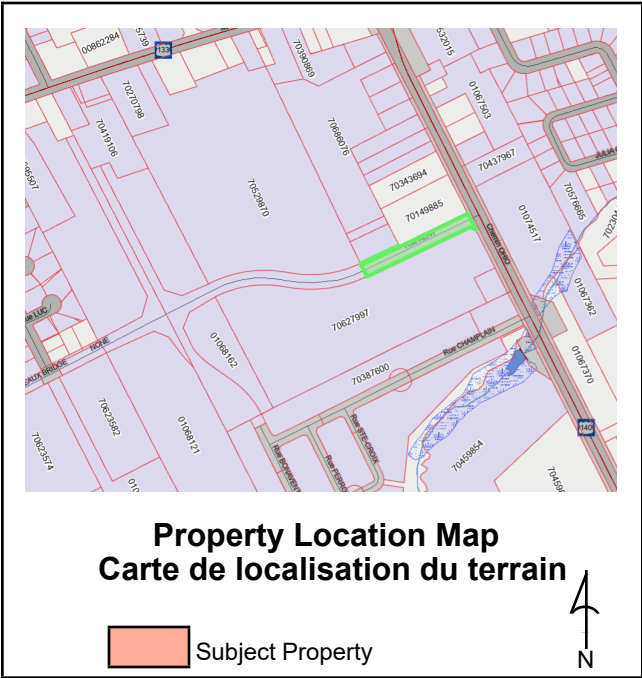
Applicant / Requérant :

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: 70627989, 70723440

Lot Size / Grandeur du lot: 3980 m2

Location / Endroit :

Ville de / *Town of* Shediac

Current Use / Usage présent :

Vacant

Zoning / Zonage :

CG

Future Land Use / Usage futur :

Commercial, rue publique / *Commercial, public street*

Surrounding Use & Zoning / Usage des environs & Zonage :

Commercial, résidentiel (CG, RM, R2)

Municipal Servicing / Services municipaux:

Eau et égouts / *Water & sewer*

Access-Egress / Accès/Sortie : rue Breaux Bridge *Street*, chemin Ohio *Road*

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 24306SD_1 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 est la dernière extrémité de la rue Breaux Bridge qui abouti au chemin Ohio. 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 24306SD_1, 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 section of the extension is the last part of Breaux Bridge Street, which leads to Ohio Road. 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 Shédiac d'accepter l'emplacement de la rue publique Breaux Bridge identifiée sur le plan de lotissement Breaux Bridge ayant le numéro de dossier 26306SD_1 et les NIDs 70723432, 70722855, 70724703, dessiné 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 Shédiac Town Council to accept the location of the public street Breaux Bridge identified on the Breaux Bridge Subdivision plan having file number 26306SD_1 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.

Riverview
Operations Centre d'opérations
300 rue Robertson Street
Riverview, NB E1B 0T8
(506) 382-3574

Aerial image (GeoNB)

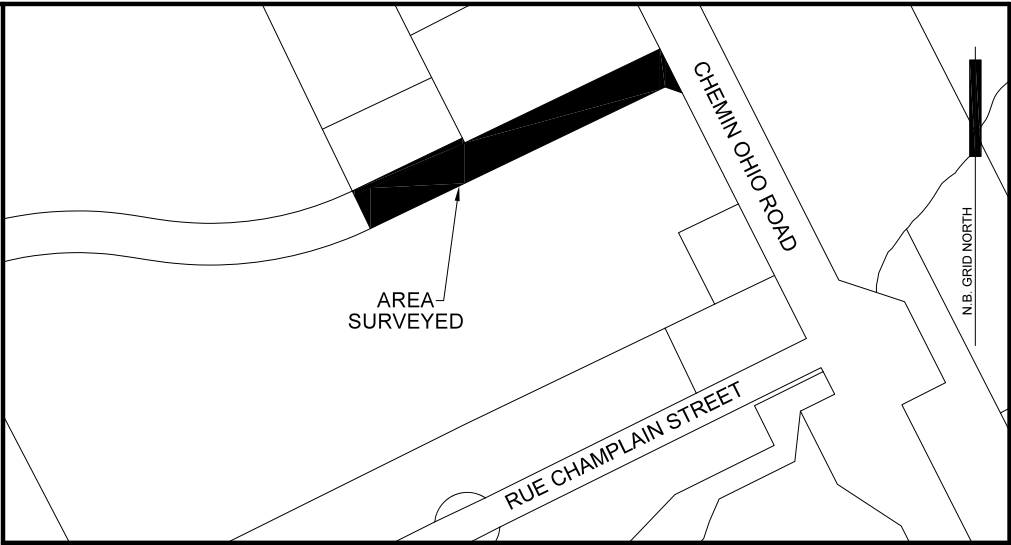
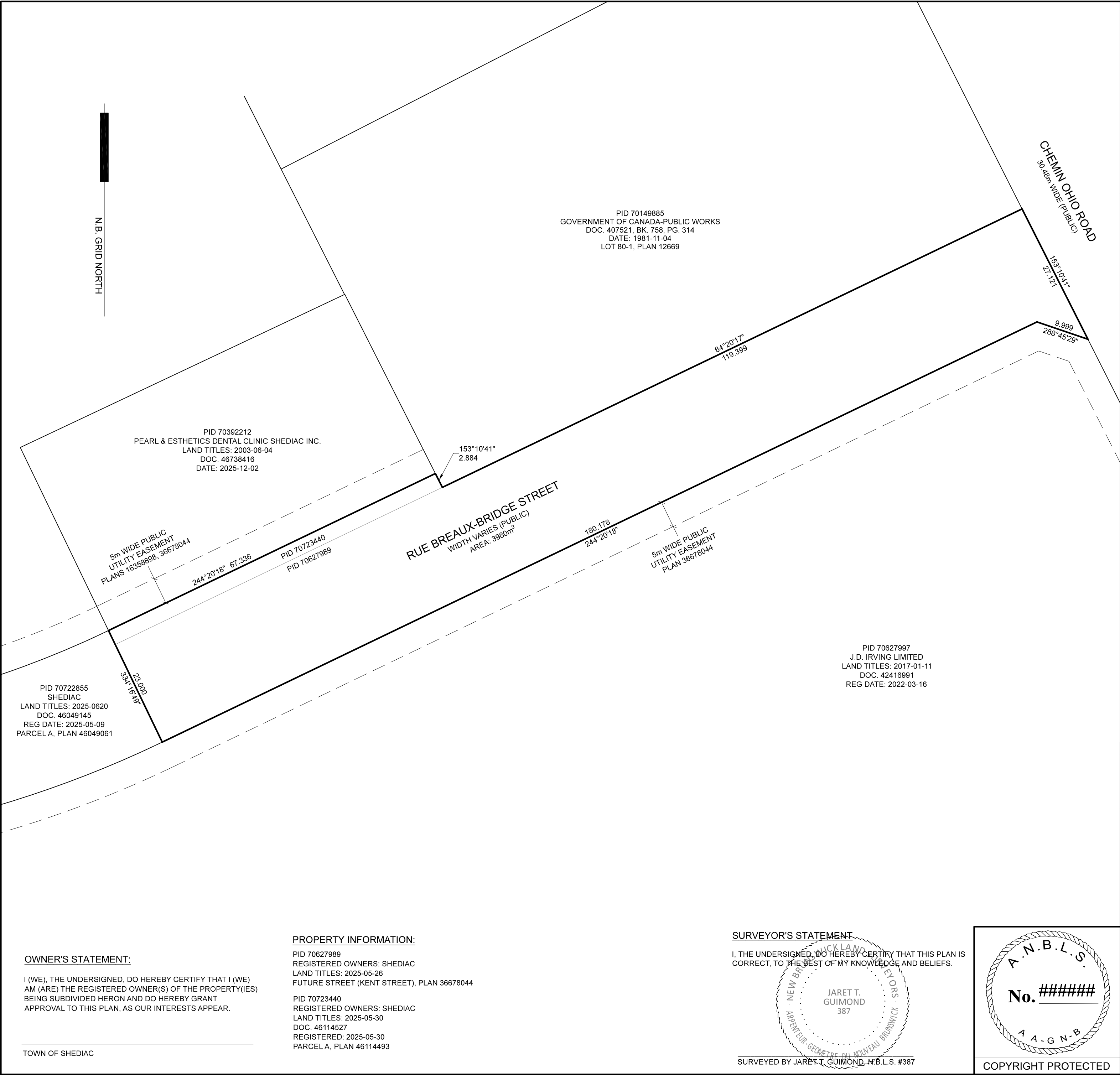


Main / Principal
1234 rue Main Street, Suite 200
Moncton, NB E1C 1H7
(506) 238-5386

Shediac
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



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 GEOID MODEL HT2.0.
 - DIRECTIONS ARE N.B. GRID AZIMUTHS ESTABLISHED USING GNSS.
 - CERTIFICATION 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 ##### ##, 20##.

LEGEND:

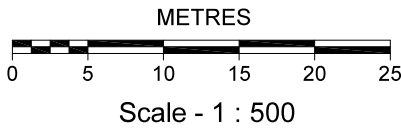
LAND DEALT WITH BY THIS PLAN SHOWN THUS	
UTILITY EASEMENT	---
STANDARD SURVEY MARKER PLACED (SMPL)	⊙
STANDARD SURVEY MARKER FOUND (SMFD)	⊙
CALCULATED COORDINATE POINT	○
IRON PIPE FOUND	⦿
TABULATED COORDINATE REFERENCE	48
PROPERTY IDENTIFICATION NUMBER	PID
REGISTRATION	REG.
DOCUMENT	DOC.

PURPOSE OF PLAN

- TO AMEND FUTURE STREET, PLAN 36678044.
- TO AMEND PARCEL 'A', PLAN 46114493.
- TO CREATE A PORTION OF RUE BREUX-BRIDGE STREET PUBLIC AS SHOWN, PURSUANT TO SECTION 88(6)(a) OF THE COMMUNITY PLANNING ACT 2017.



6 TRITES ROAD
RIVERVIEW, NB
(506) 857 0022



AMENDING SUBDIVISION PLAN
AMENDING PLANS 46114493, 36678044

BREUX BRIDGE SUBDIVISION

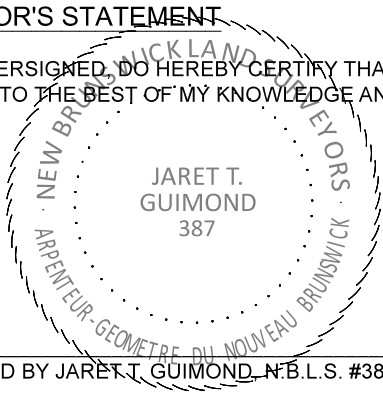
TOWN OF SHEDIAC
PARISH OF SHEDIAC
COUNTY OF WESTMORLAND
PROVINCE OF NEW BRUNSWICK



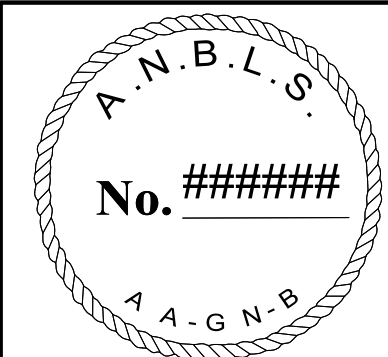
REV.	Revision:	
0	Date: July 28th, 2026	Job No.: 24-306
	File: 24306SD_1	Initials: SPK/???

SURVEYOR'S STATEMENT

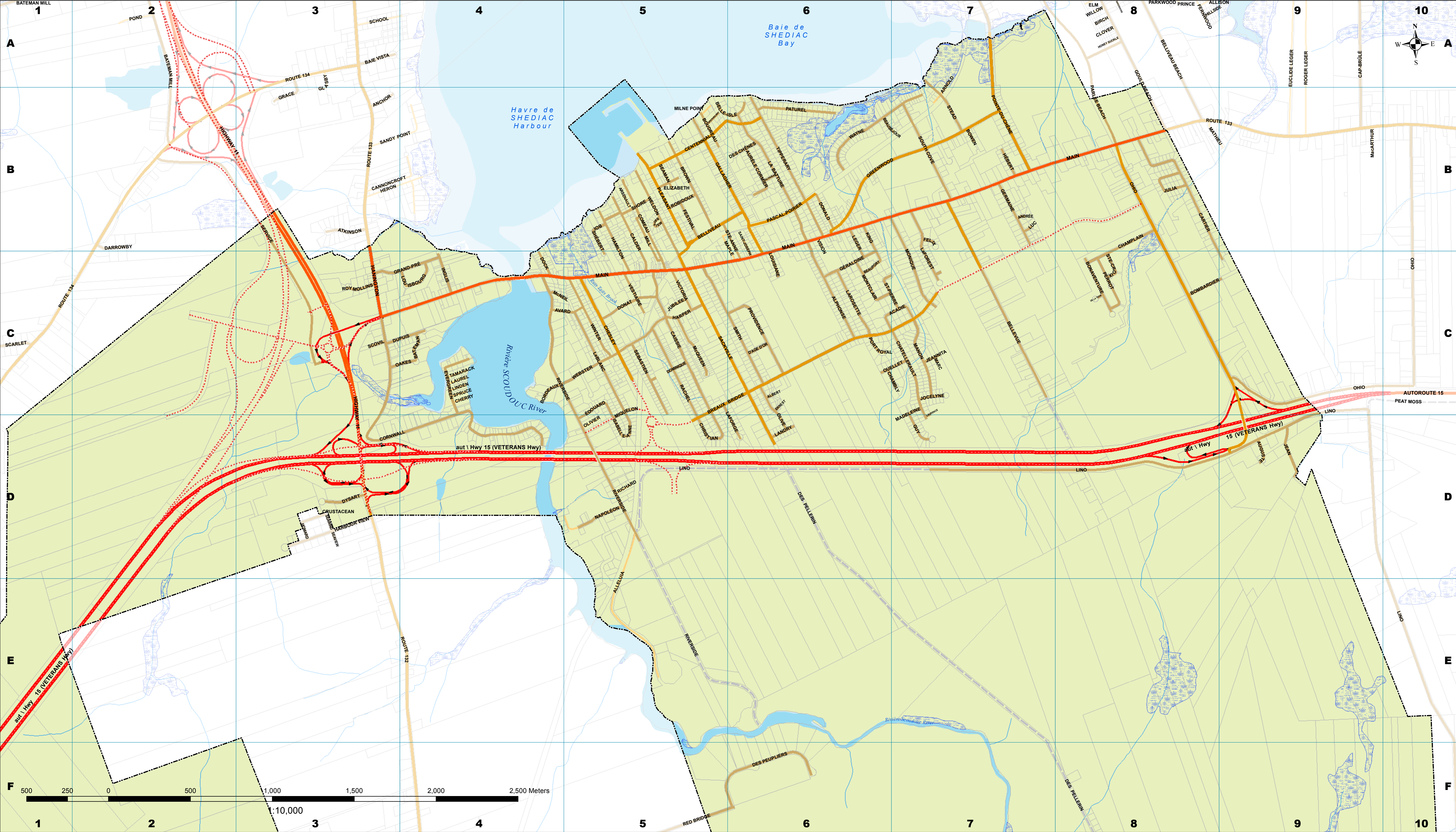
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAN IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEFS.



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



COPYRIGHT PROTECTED



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

D

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

E

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

F

ruelle du Faisan Street : B6
avenue Fernwood Avenue : A8
rue Festival Street : B5
rue Gallagher Street : B6
rue Larosette 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

G

ruelle Hamilton Street : B5
chemin Hanington Road : C3

H

promenade Harbour View Drive : D3
rue Champlain Street : B8
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
rue Inglis Street : C4
croissant Isabelle-Anne Crescent : D5

I

ruelle Jean Street : D9
rue Jeanmilla Street : C7
rue Jocelyne Street : C7
rue Jubilee Street : C5
cour Julia Court : B8

J

ruelle King Street : B6

K

ruelle 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

L

allée MacArthur Lane : B9
rue Grand-Frère Street : C4
rue Main Street : B6
rue Manon Street : C7
allée Maple Lane : B6
cour Marc Court : C7

M

route 134 : B2
promenade Roy Mollins Drive : C3

N

chemin Sackville Road : E7
rue Sackville Street : C6
rue Saint-Joseph Street : B6
promenade Sandshore Drive : A8
chemin Sandy Point Road : B4
rue Scarlet Street : C1
allée School Lane : A3
rue Seaman Street : B5
chemin Seaview Road : D3
rue Sebastian Street : C5
chemin Service Road : B3
promenade Shore Drive : B5
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
rue Stead Street : B7

O

allée Tamarack Lane : C4
avenue Third : A7
rue Tipperary Street : B6
rue de la Tour Street : C8

P

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

Q

ruelle Wayne Street : B6
rue Webster Street : C5
rue Weldon Street : B5
allée Willow Lane : A8
rue Winter Street : C5

R

allée Richard Lane : D5
promenade Riverside Drive : D5
rue Robidoux Street : B5
chemin Roger Leger Road : A9
Route 132 : E4
Route 133 : B9
allée Maple Lane : B6
Route 133 : B3

S

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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avenue Third : A7
rue Tipperary Street : B6
rue de la Tour Street : C8

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



PLANNING APPROVAL

REGISTRATION

APPROVED / APPROUVÉ

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

05/26/2025
Date

Plan received and filed/plan reçu et déposé

date/date 2025-05-30

time/heure 14:44:03 number/numéro 46114493

District of New Brunswick/
Circonscription du Nouveau-Brunswick

See Voir ☒ Discharged Libéré ☐

Partially Discharged Libéré Partiellement ☐

Doc 46114527
Instrument #

PID 70392212
REMNAINT LANDS OF
607219 N.B. INC.
LAND TITLES: 2003-06-04
DOC. 17568040
REG DATE: 2003-12-04
SEE PLANS 43151092, 16358898

PID 70529870
C.E. BELLIVEAU HOLDINGS LTD.
LAND TITLES: 2010-07-30
DOC. 29435642
REG DATE: 2010-11-04
SEE PLAN 36678085

EXISTING PUBLIC
UTILITY EASEMENT
PLAN 36678085

334°16'50"
2.883

PID 70628003
TOWN OF SHEDIAC
LAND TITLES: 2017-01-11
FUTURE STREET, PLAN 36678085

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.

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.

607219 N.B. INC.

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

PURPOSE OF PLAN

- TO AMEND LOT 03-3, PLAN 16358898
- TO CREATE PARCELA A TO BE ADDED TO AND BECOME PART OF
PID 70627989 LANDS OF TOWN OF SHEDIAC
- TO CREATE 2.883m WIDE PUBLIC UTILITY EASEMENT PURSUANT TO
SECTION 5, OF "DESIGNATED EASEMENT REGULATION" 2021-83, OF
THE COMMUNITY PLANNING ACT, 2017

N.B. GRID NAD83 (CSRS)			
POINT	NORTHING	EASTING	DESC.
14	7471016.031	2653738.731	SMPL
100	7471045.192	2653799.426	SMPL
353	7471042.618	2653800.727	SMFD
354	7471013.434	2653739.982	SMFD
28155	7456492.126	2628800.998	MON

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 GEOID 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 70392212
OWNER: 607219 N.B. INC.
LAND TITLES: 2003-06-04
DOC. 17568040
REG DATE: 2003-12-04
SEE PLANS 43151092, 16358898

HUB
SURVEYS

6 TRITES ROAD
RIVERVIEW, NB
(506) 857 0022

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

AMENDING SUBDIVISION PLAN

BREAUX-BRIDGE
SUBDIVISION

AMENDING PLAN 16358898

EAST SIDE OF CHEMIN OHIO ROAD
TOWN OF SHEDIAC
PARISH OF SHEDIAC
COUNTY OF WESTMORLAND
PROVINCE OF NEW BRUNSWICK

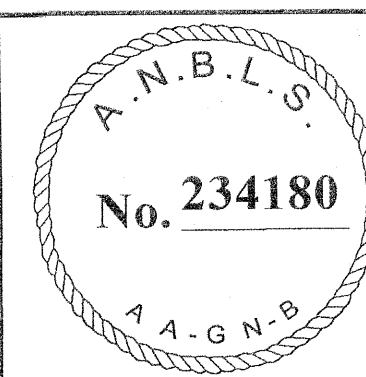
REV. Revision:

Date: April 2, 2025

File: 24306SD-SK1

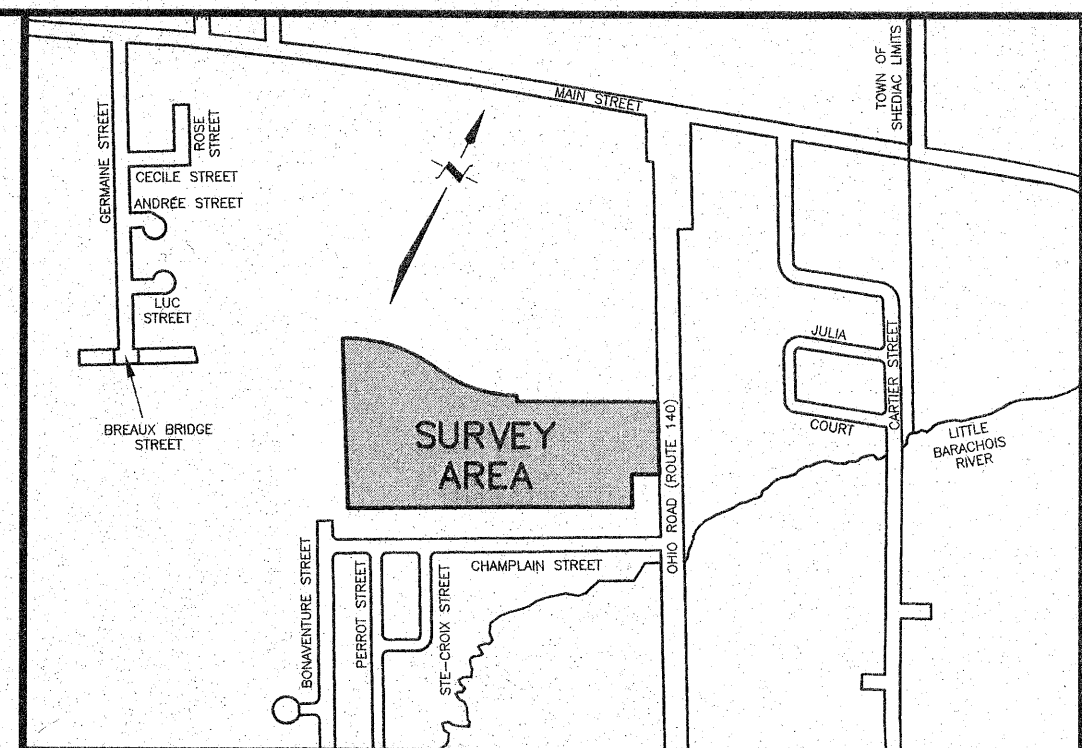
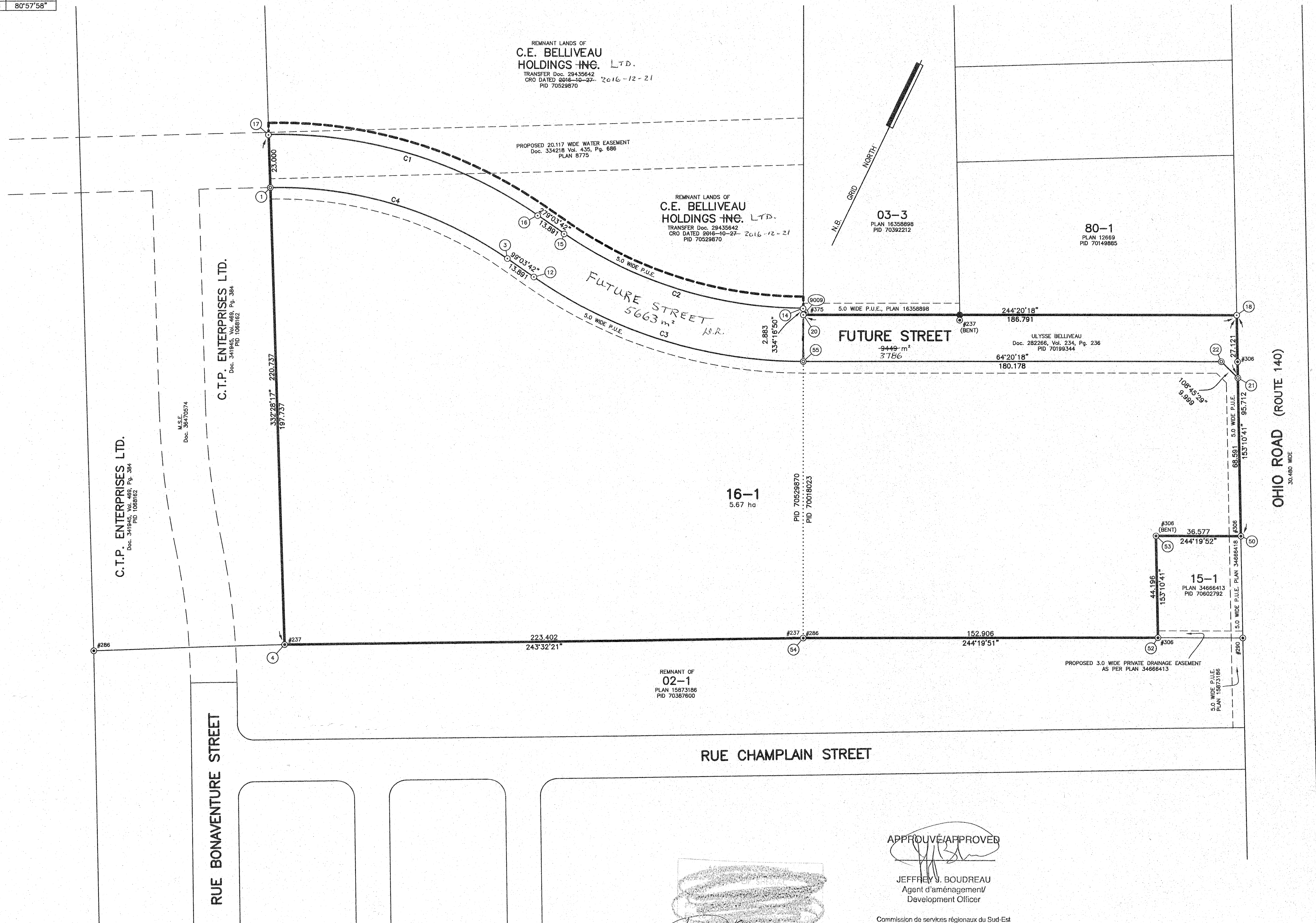
Job No.: 24-306

Initials: SPK/JTG



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CURVE	RADIUS POINT	RADIUS	ARC	CHORD	AZIMUTH
C1	2	194.421	122.966	120.828	280°56'33"
C2	13	181.087	109.722	108.051	281°42'13"
C3	13	204.087	123.684	121.800	81°42'00"
C4	2	171.421	108.278	106.486	80°57'58"



LOCALITY SKETCH

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
SURVEY SYSTEM COORDINATE MONUMENT	△	FOUND	F.d.
STANDARD SURVEY MARKER PLACED	⊙	CALCULATED	(c)
STANDARD SURVEY MARKER FOUND	⊙	REGISTERED	Reg.
CALCULATED COORDINATE POINT	⊙	DERIVED FROM A SOURCE OTHER THAN THE SURVEYOR'S MEASUREMENTS	(d)
TABULATED COORDINATE REFERENCE	⊙	N.B.S. REGISTRATION NUMBER	#379
SCRIBED WOODEN SURVEY POST	⊙	SQUARE METRE(S)	m²
WOODEN SURVEY POST	⊙	MILLIMETRE(S)	mm
SQUARE IRON BAR FOUND	⊙	HECTARE	ha
IRON PIPE FOUND	⊙	RADIUS	R
ROUND IRON BAR FOUND	⊙	DERIVED FROM PLAN	(plan)
DISTANCE/AZIMUTH CALLED FOR IN Doc.	(dead)	NEW BRUNSWICK LAND SURVEYOR	N.B.S.
PUBLIC UTILITY EASEMENT	P.U.E.	CERTIFICATE OF REGISTERED OWNERSHIP	CRO
MUNICIPAL SERVICES EASEMENT	M.S.E.	SERVICE NEW BRUNSWICK	SNB
EASEMENT(S) SHOWN THUS	—	DOCUMENT / VOLUME / PAGE	Doc./Vol./Pg.
LANDS DEALT WITH BY THIS PLAN	OR	PARCEL IDENTIFIER	PID
		ORDINARY HIGH WATER MARK	—O-H-W-M—
		CIVIC NUMBERS PROVIDED BY THE MUNICIPALITY	[23]

I certify that this instrument is registered or filed in the County Registry Office, New Brunswick.

2017-01-11 15:42:42
J.D. IRVING, LIMITED
Registraire-Conservateur

APPROUVÉ/APPROVED

JEFFREY J. BOUDREAU
Agent d'aménagement/
Development Officer

Commission de services régionaux du Sud-Est
Southeast Regional Services Commission

DATE

1	2853509.304	7470963.195
2	2853587.472	7470810.633
3	2853614.470	7470979.915
4	2853600.896	7470787.848
12	2853628.188	7470877.727
13	2853660.331	7471179.267
14	2853738.731	7471016.031
15	2853631.810	7471000.440
16	2853618.092	7471002.628
17	2853498.674	7470983.591
18	2853908.349	7471094.325
20	2853739.982	7471013.434
21	2853920.587	7471070.122
22	2853911.118	7471073.338
50	2853951.536	7471008.911
52	2853938.511	7470953.626
53	2853918.569	7470993.067
54	2853800.695	7470887.391
55	2853748.712	7470995.310
9009	2853740.018	7471013.580
Δ 28155	2828800.997	7456492.126
STATION	EASTING	NORTHING

N.B. GRID COORDINATE VALUES
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 HIGH PRECISION NETWORK ACTIVE CONTROL SYSTEM.

DOCUMENT

PID 70199344
EUGENIE LERGER AND AMANDA LERGER TO
ULYSSE BELLIVEAU
DATED SEPTEMBER 6, 1968
REGISTERED SEPTEMBER 9, 1968
DEED NUMBER 282266

OWNER'S STATEMENT

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

CAMILLE BELLIVEAU
FOR: ESTATE OF ULYSSE BELLIVEAU

DOCUMENT

PID 70529870
CAMILLE BELLIVEAU TO
C.E. BELLIVEAU HOLDINGS INC. LTD.
DATED 2010-11-03
REGISTERED 2010-11-04
TRANSFER NUMBER 29435642

OWNER'S STATEMENT

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

CAMILLE BELLIVEAU
FOR: C.E. BELLIVEAU HOLDINGS INC. LTD.

DOCUMENT

PID 70018023
CLYDESIDE INVESTMENTS INC. TO
J.D. IRVING, LIMITED
DATED 2016-11-02
REGISTERED 2016-11-04
TRANSFER NUMBER 36499151

OWNER'S STATEMENT

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

JAMES D. IRVING
FOR: J.D. IRVING, LIMITED

PURPOSE OF PLAN

—TO CREATE LOT 16-1 FOR FUTURE BUILDING PURPOSES.
—TO CREATE A FUTURE STREET AS SHOWN, PURSUANT TO SECTION 56(4)(b) OF THE COMMUNITY PLANNING ACT, 1973.
—TO CREATE PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN THUS ———, PURSUANT TO SECTION 5, REGULATION 84-217, OF THE COMMUNITY PLANNING ACT, 1973.

UTILITIES APPROVAL

PURSUANT TO SECTION 5 OF "DESIGNATED EASEMENTS REGULATION" 84-217, THE PUBLIC UTILITY EASEMENT ON THIS PLAN VESTS IN NEW BRUNSWICK POWER CORPORATION AND BELL CANADA, WITH THE FILING OF THIS PLAN.

NOTES

—DIRECTIONS ARE N.B. GRID AZIMUTHS DERIVED FROM THE N.B. GRID MONUMENTS TABULATED HEREON.
—THE SCALE FACTOR USED WAS 1.000058.
—THE DOCUMENT NUMBERS REFERRED TO ON THIS PLAN ARE THOSE OF THE COUNTY REGISTRY OFFICE.
—ADJACENT OWNER INFORMATION OBTAINED FROM SNB RECORDS.
—AS USED HEREIN, THE WORD CERTIFY SHALL MEAN AN EXPRESSION OF THE CONSULTANT'S PROFESSIONAL OPINION TO THE BEST OF ITS INFORMATION, KNOWLEDGE AND BELIEF, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE BY THE CONSULTANT.
—ALL DISTANCES SHOWN ARE CALCULATED GRID DISTANCES.
—CERTIFICATION IS NOT MADE AS TO LEGAL TITLE, BEING THE DOMAIN OF A LAWYER, NOR TO THE ZONING & SETBACK BY-LAWS OR REGULATIONS, BEING THE DOMAIN OF A DEVELOPMENT OFFICER.
—CERTIFICATION IS NOT MADE AS TO COVENANTS SET OUT IN THE DOCUMENT(S) AND THE LOCATION OF ANY UNDERGROUND SERVICES AND/OR FIXTURES, PERMANENT OR OTHERWISE.
—INITIAL FIELD SURVEY WAS COMPLETED NOVEMBER 16, 2016.

SUBDIVISION PLAN:
J.D. IRVING, LIMITED SUBDIVISION
SITUATED ON THE WEST SIDE OF OHIO ROAD,
TOWN OF SHEDIAK, PARISH OF SHEDIAK,
COUNTY OF WESTMORLAND, PROVINCE OF NEW BRUNSWICK

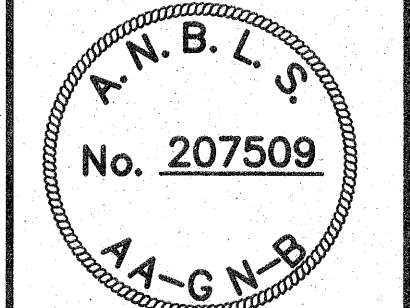
SCALE 1:1000



SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THIS PLAN IS CORRECT.

BRANDON M. McDONALD
N.B.L.S.
SURVEYED BY: BRANDON M. McDONALD, N.B.L.S.
DATED: DECEMBER 21, 2016 #381



DRAWN: N.B. FIELD: DMC CHECKED: BMM
JOB: 161-15495 CAD: 161-15495-621 ZONE: 15V-46-19