

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 on location of public street / Recommendation pour

File number / Numéro du fichier 26-1418

From / De :

Reviewed by / Révisé par :



Sophie Daigle
Development Officer / Agent d'aménagement



Lori Bickford
Planning Manager/Planner / Gestionnaire de
planification/Urbaniste

General Information / Information générale

Applicant / Requérant :

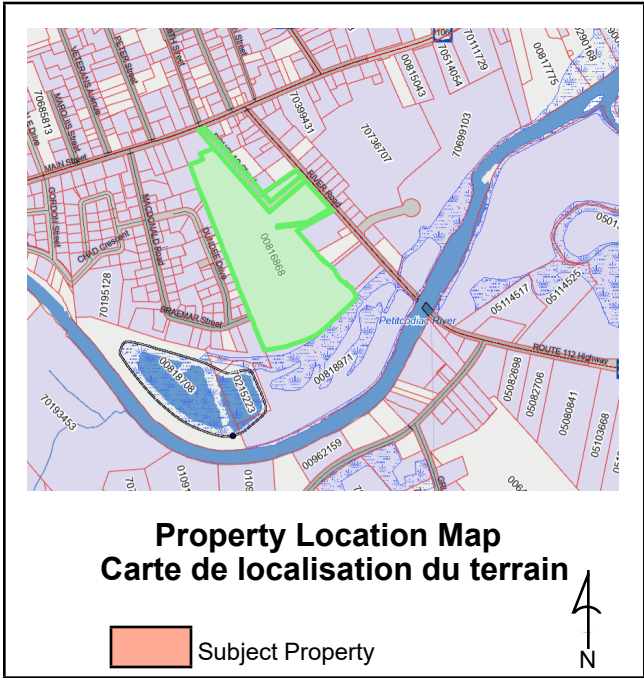
GNB Education

Landowner / Propriétaire :

Austin Henderson

Proposal / Demande :

Recommendation to Council for the location of a public
street / *Recommendation au conseil pour l'emplacement
d'une rue publique.*



Site Information / Information du site

PID / NID: 70589023

Lot Size / Grandeur du lot: Area being considered totals 5,647 m² / *Superficie totale considérée égale*

Location / Endroit :

Douglas Street

Current Use / Usage présent :

Public street, parking area / *rue publique, aire de stationnement*

Zoning / Zonage :

Community use (CU)

Future Land Use / Usage futur :

Town Centre, public street / *Town centre, rue publique*

Surrounding Use & Zoning / Usage des environs & Zonage :

Schools, residential, insitutional (Town Centre zone) / *Écoles, résidentiel, insitutionnel (Zone Town Centre)*

Municipal Servicing / Services municipaux:

Public sewer, private well water

Access-Egress / Accès/Sortie : rue Douglas Street

Policies / Politiques

Town of Salisbury Municipal Plan / Plan Municipal de la Ville de Salisbury

Community and Economic Development

6.2 It is a policy of Council to continue to support and pursue, in conjunction with the Beautification Committee, new initiatives and undertake beautification projects within the Town Centre. Special attention should be given to Main Street, Douglas Street and River Road as the primary areas of the Town Centre.

Infrastructure and Municipal services

7.1.1 It is a policy of Council, in conjunction with other senior levels of government, to continue to provide a suitable transportation network to meet the needs of the residents of the Town of Salisbury.

7.1.8 It is a policy that Council shall ensure that adequate standards are incorporated in the Zoning and Subdivision by-laws to regulate road design and construction, pedestrian circulation, barrier free accessibility, parking, loading and queuing for land uses.

7.1.11 It is a proposal of Council to continue to work with other levels of government to ensure the maintenance of roads in good condition within the Town and provide a safe environment for pedestrians.

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

Town of Salisbury Subdivision By-Law / Arrêté de lotissement de la Ville de Salisbury

Streets and Services:

2. (1) In a subdivision all lots, streets and services shall be laid out in accordance with the Village of Salisbury Subdivision, Commercial, Industrial, Institutional and Multi-Unit Residential Development Procedures, Standards and Guidelines and shall be constructed in accordance with the Village of Salisbury's Standard Municipal Specifications.

(2) Where entry to a subdivision will be gained by means of an existing street or other access, by whomever owned, the plan shall not be approved unless the person seeking approval of such plan shall make provision to bring the existing access to the same standard as is required for streets pursuant to subsection (1).

Internal Consultation & External Consultation / Consultations internes et externes

Plan360 staff and the Town of Salisbury staff were consulted. / *Le personnel de Plan360 et de la Ville de Salisbury ont été consulté.*

Public utility companies were contacted related to the public utility easement proposed on the subdivision plan. / *Les compagnies d'utilités publiques ont été contactées par rapport à la servitude proposée sur le plan de lotissement.*

Discussion

In late August 2026, Plan360 received a tentative subdivision plan titled His Majesty The King Subdivision. The plan has the purpose of swapping two parcels of land, one owned by the Town of Salisbury and the other by the Government of New Brunswick, thus rectifying the existing situation of Douglas Street being used as a parking area and student drop off section, and the physical street being a portion of land attached to the school. / *À la fin du mois d'août 2026, le bureau de Plan360 a reçu un plan de lotissement provisoire intitulé His Majesty The King Subdivision. Ce plan a l'intention d'échanger deux parcelles de terrain, l'une appartenant à la Ville de Salisbury et l'autre au Gouvernmenet de Nouveau-Brunswick, afin de remédier à la situation actuelle où la rue Douglas est utilisée comme aire de stationnement et de dépôt, alors que la voie publique fait partie d'un terrain rattaché à l'école.*

The subdivision is located in the core of the Town of Salisbury, between two schools and surrounded by residential, institutional and commercial uses. The portion of PID 00816868 which hosts both schools is zoned Town Centre, and the portion that is used as a street is zoned Community Use. PID 70589023, designated as Douglas Street, has no zoning, but as mentioned, a portion of the designated street is used as a parking lot for the elementary school. / *Le lotissement est situé au cœur de la ville de Salisbury, entre deux écoles, et est entouré d'usages résidentiels, institutionnels et commerciaux. La partie du NID 00816868 qui abrite les deux écoles est classée en zone « Town Centre (centre-ville) », tandis que la partie servant de rue est classée en zone « Community Use (usage communautaire) ». Le NID 70589023, désigné comme rue publique, ne fait l'objet d'aucun zonage, mais comme mentionné précédemment, une partie de la rue est utilisée comme stationnement pour l'école primaire.*

Before the Town formally accepts this street, the Planning Review and Adjustment Committee must make a recommendation for the location and name of the street. In terms of location, once this plan is registered, the street right of way will no longer be separating the school's property in two portions, helping to clean up the existing situation. The proposed street name "Douglas Street" will remain. It should be noted, that currently the portion of PID 00816868 that is proposed for the land swap is being used by the public as Douglas Street, and the Town maintains this as part of their road network. The portion that appears as part of the Town's Road network on the mapping is actually being used by the school as their student drop off lane and parking. This subdivision will result in Douglas Street being properly identified on mapping as it is currently being traveled and maintained as the street. Lands for public purposes is not required for this subdivision, and there are no variances being requested on this plan. Finally, any construction or upgrade will be done in accordance to the Town's specifications. / *Avant que la ville n'accepte officiellement cette rue, le Comité de révision de la planification doit formuler une recommandation concernant l'emplacement et le nom de la rue. En ce qui concerne l'emplacement, une fois ce plan enregistré, l'emprise routière ne divisera plus le terrain de l'école en deux parties, ce qui permettra de clarifier la situation actuelle. Le nom de rue proposé, « rue Douglas », sera conservé. Il convient de noter qu'à présent, la partie du NID 00816868 proposée pour l'échange de terrains est utilisée par le public et connue sous le nom de rue Douglas, et que la ville l'entretient dans le cadre de son réseau routier. La partie qui apparaît sur la carte comme faisant partie du réseau routier de la ville est en réalité utilisée par l'école comme voie de débarquement et stationnement pour les élèves. Ce lotissement permettra à la rue Douglas d'être correctement identifiée sur la carte, car elle est actuellement fréquentée et entretenue en tant que rue. Aucun terrain d'utilité publique n'est requis pour ce lotissement, et aucune dérogation n'est demandée sur ce plan. Finalement, tous travaux de construction ou d'amélioration seront réalisés conformément aux spécifications de la ville.*

Public Notice / Avis public

n/a

Legal Authority / Autorité légale

Community Planning Act / Loi sur l'urbanisme

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 council. / *Si le plan de lotissement d'un terrain situé dans une municipalité prévoit le tracé de rues publiques ou futures ou la mise de côté de terrains à des fins d'utilité publique, son approbation émanant de l'agent d'aménagement ne peut être accordée tant que le plan n'a pas reçu l'assentiment du conseil.*

88(4) An assent under this section shall not be given until: / *L'assentiment que prévoit le présent article ne peut être donné tant que n'ont pas été remplies les conditions suivantes:*

(a) subject to subsection (8), the advisory committee or regional service commission has recommended the location of the streets referred to 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 / *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 et*

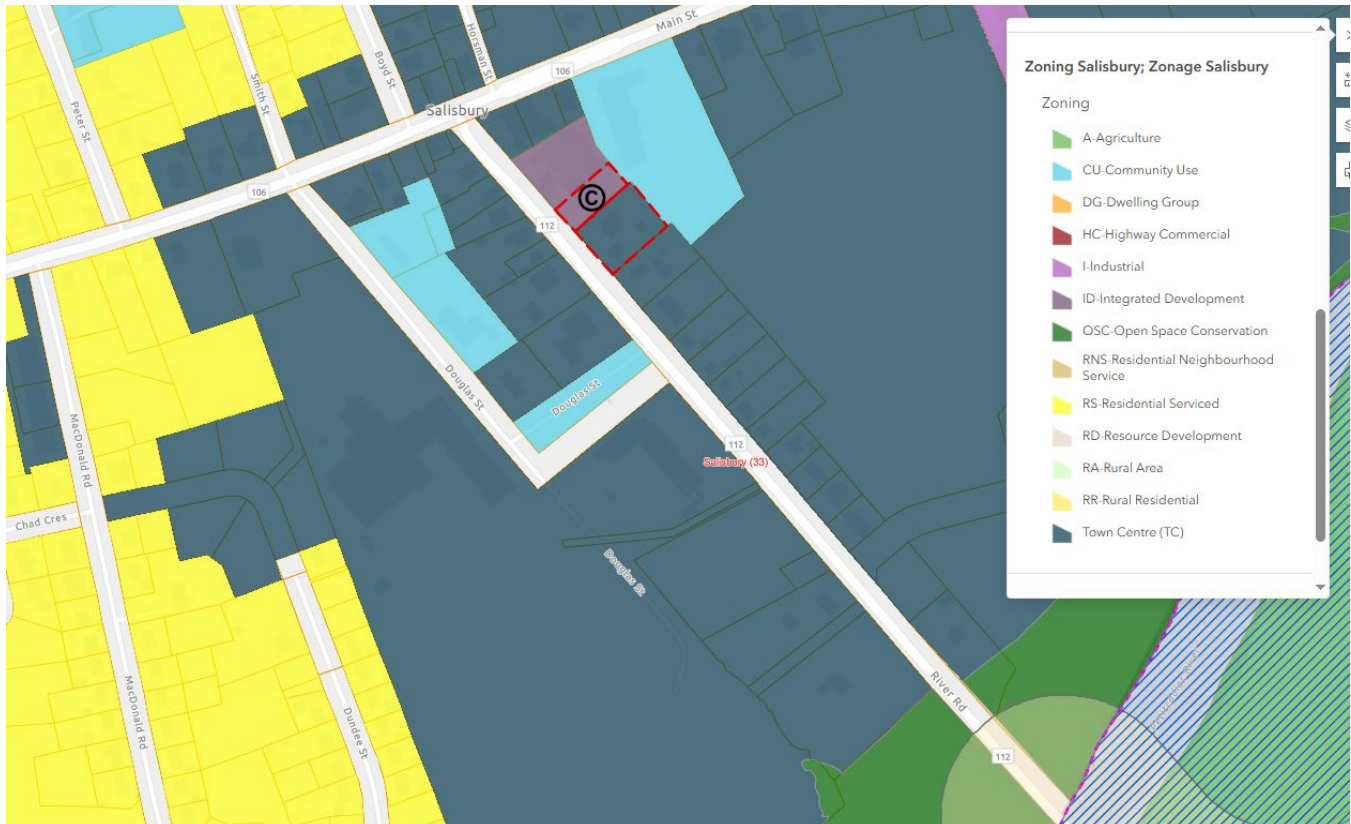
(b) paragraph 75(1)(i) has been complied with. / *b) l'exigence prescrite à l'alinéa 75(1)i) a été respectée.*

Recommendation / Recommandation

Staff respectfully recommends that the Southeast Planning Review and Adjustment Committee recommend the Town of Salisbury council assent to the location of Douglas Street as presented on the His Majesty The King Subdivision plan, having job number CA0079503 and prepared by WSP dated August 3, 2026. / *Le personnel recommande respectueusement que le Comité de révision de la planification du Sud-Est recommande au conseil municipal de Salisbury d'approuver l'emplacement de la rue Douglas Street tel qu'elle figure sur le plan de lotissement de His Majesty The King Subdivision, portant le numéro de travail CA0079503 créé par WSP et daté du 3 août 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



Community Use (CU), Town Centre (TC)

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

Aerial Image (GeoNB)



Main / Principal
 1234 rue Main Street, Suite 200
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Screenshot of Town of Salisbury Boundary and Servicing map showing Douglas St



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Google Street view (July 2025)



Douglas Street and portion of land owned by GNB - view from River Road



Parcel of land owned by GNB maintained as a public street – view from Douglas Street

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

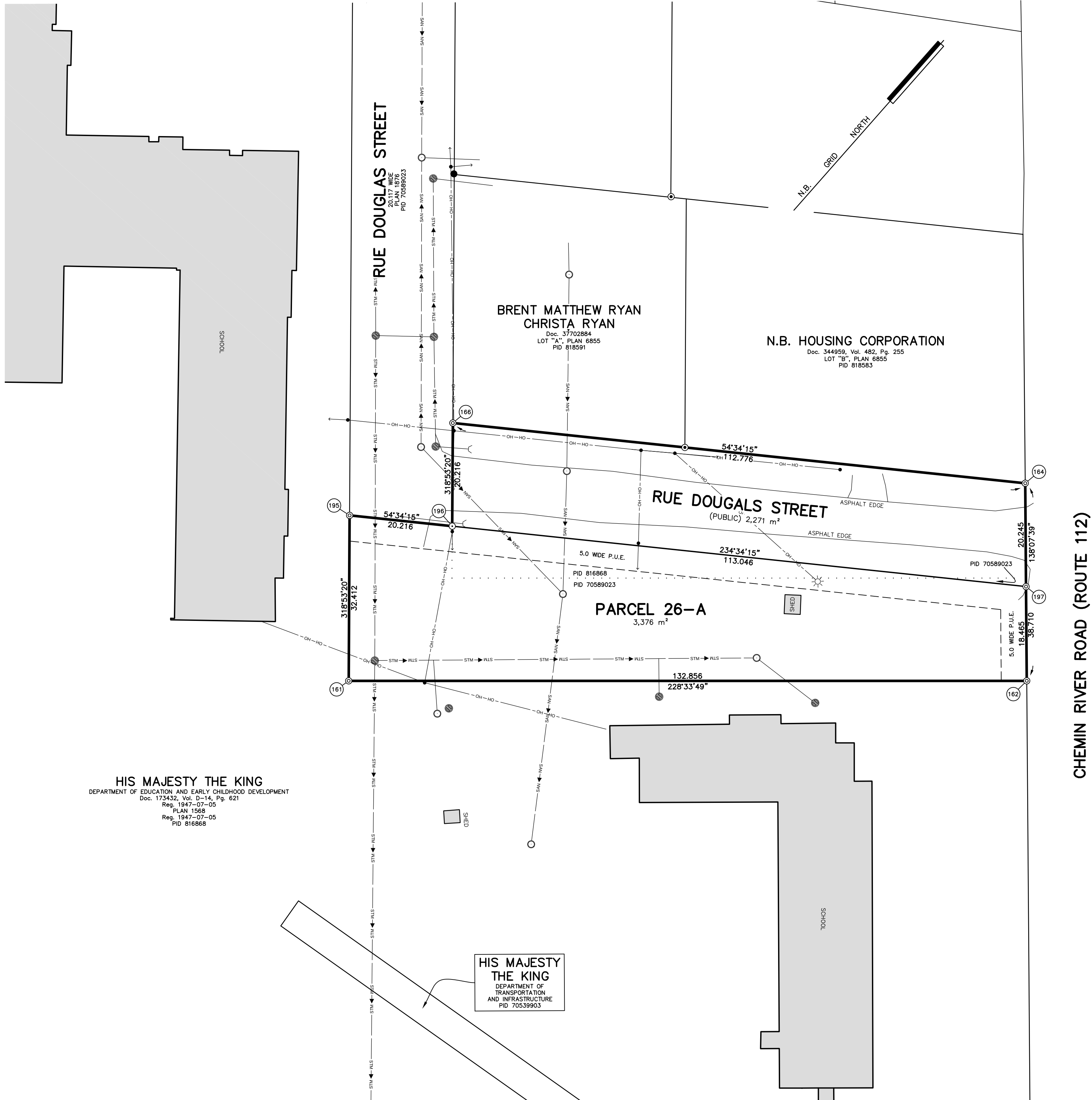
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APPROVALS



UTILITIES APPROVAL

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

DOCUMENT

PID 70589023
XXXXXXXXXX TO
THE VILLAGE OF SALISBURY
DATED XXXX-XX-XX
REGISTERED XXXX-XX-XX
NUMBER XXXXXXXXX

OWNER'S STATEMENT

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

ROBERT CAMPBELL (MAYOR)
FOR: THE VILLAGE OF SALISBURY

DOCUMENT

PID 816868
JEAN COLPITTS TO
THE TEMPORARY SCHOOL BOARD OF THE
SALISBURY CONSOLIDATED REGIONAL HIGH SCHOOL
DATED 1947-05-21
REGISTERED 1947-07-05
VOLUME D-14, PAGE 621
NUMBER 173432

OWNER'S STATEMENT

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

Hon. CLAIRE JOHNSON, PhD,
MINISTER OF EDUCATION AND EARLY CHILDHOOD
DEVELOPMENT

PURPOSE OF PLAN

-TO CREATE LOT 26-1 FROM A PORTION OF PID 816868.
-TO CREATE PARCEL 26-A TO BE ADDED TO AND FORM PART
OF LANDS BELONGING TO HIS MAJESTY THE KING, DEPARTMENT
OF EDUCATION AND EARLY CHILDHOOD DEVELOPMENT,
PID 816868.
-TO CREATE RUE DOUGLAS STREET (PUBLIC), AS PURSUANT
TO 88(6)(g) OF THE COMMUNITY PLANNING ACT, 2017.

PURCHASER'S AGREEMENT

I, THE UNDERSIGNED, UNDERSTAND THAT ANY
FUTURE CONVEYANCE OF ANY PORTION OF THE
CONSOLIDATED LOT CREATED BY THIS PLAN AND
INCLUDING PARCEL 26-A SHALL CONSTITUTE A NEW
SUBDIVISION, AND SHALL REQUIRE ADDITIONAL
DEVELOPMENT OFFICER APPROVAL.

Hon. CLAIRE JOHNSON, PhD,
MINISTER OF EDUCATION AND EARLY CHILDHOOD
DEVELOPMENT

NOTES

-DIRECTIONS ARE N.B. GRID AZIMUTHS DERIVED FROM
THE SERVICE NEW BRUNSWICK'S HIGH PRECISION
NETWORK ACTIVE CONTROL SYSTEM.
-THE SCALE FACTOR USED WAS 1.000003.
-THE DOCUMENT NUMBERS REFERRED TO ON THIS PLAN
ARE THOSE OF THE COUNTY REGISTRY OFFICE AND OR
THE PROVINCIAL LAND REGISTRATION OFFICE FOR THE
DISTRICT OF NEW BRUNSWICK.
-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 IT'S INFORMATION, KNOWLEDGE
AND BELIEF, AND DOES NOT CONSTITUTE A WARRANTY
OR GUARANTEE BY THE CONSULTANT.
-ALL DISTANCES SHOWN ARE CALCULATED GRID
DISTANCES AND ARE IN METRES AND DECIMALS THEREOF.
-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.
-FIELD SURVEY WAS COMPLETED, 2026.

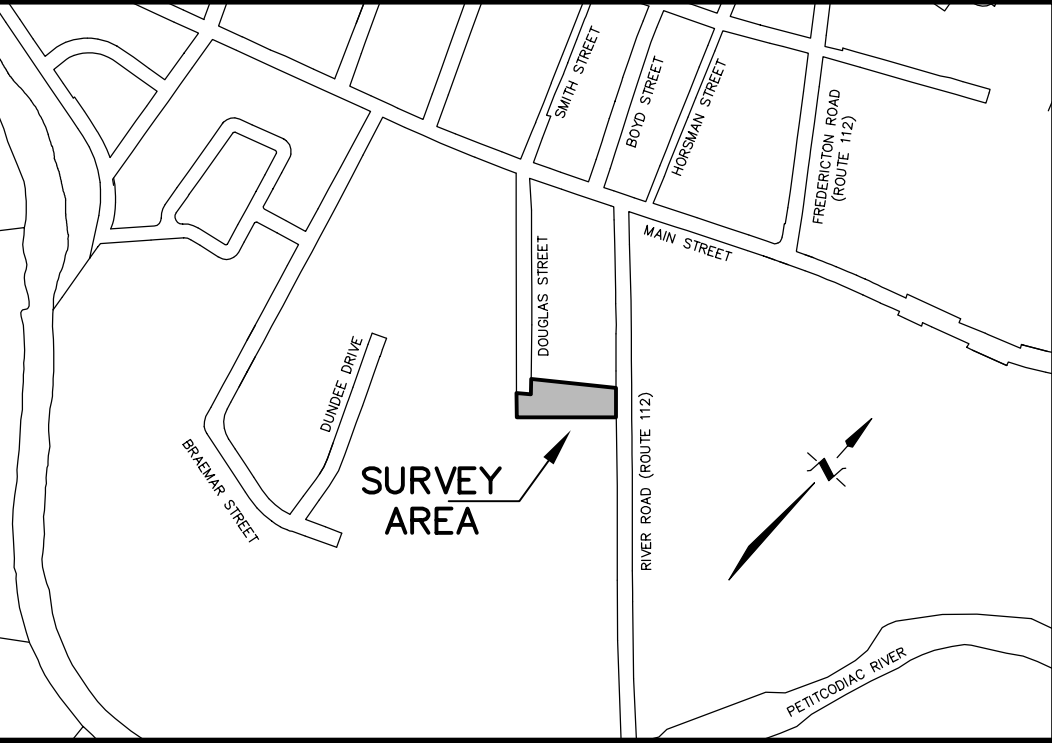
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164	2613132.524	7448300.061
166	2613040.630	7448234.686
195	2613037.450	7448207.735
196	2613053.923	7448219.454
197	2613146.037	7448284.986
28155	2628800.997	7456492.126
STATION	EASTING	NORTHING

N.B. GRID COORDINATE VALUES

ALL COMPUTATIONS PERFORMED AND COORDINATES SHOWN
ON THIS PLAN ARE BASED ON THE NEW BRUNSWICK
STEREOGRAPHIC DOUBLE PROJECTION AND NAD83 (CSRS)
AS REALIZED BY SERVICE NEW BRUNSWICK'S
HIGH PRECISION NETWORK ACTIVE CONTROL SYSTEM

WSP NO ONE MAY COPY, REPRODUCE,
DISTRIBUTE, OR SELL THIS PLAN
WITHOUT THE PERMISSION OF
WSP CANADA INC.

DIANNE AYLES (VILLAGE CLERK)
FOR: THE VILLAGE OF SALISBURY



LOCALITY SKETCH

LEGEND			
DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
SURVEY SYSTEM COORDINATE MONUMENT	△	FOUND	F.S.
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	⊙	NBLS REGISTRATION NUMBER	#564
SCRIBED WOODEN SURVEY POST	⊙	SQUARE METRE(S)	m²
WOODEN SURVEY POST	⊙	MILLIMETER(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.	(deed)	NEW BRUNSWICK LAND SURVEYOR	NBLS
PUBLIC UTILITY EASEMENT	P.U.E.	CERTIFICATE OF REGISTERED OWNERSHIP	CRO
LOCAL GOVERNMENT SERVICES EASEMENT	L.G.S.E.	SERVICE NEW BRUNSWICK	SNB
EASEMENT(S) SHOWN THUS	---	DOCUMENT / VOLUME / PAGE	Doc./Vol./Pg.
CIVIC # SUPPLIED BY MUNICIPALITY	[123]	PARCEL IDENTIFIER	PID
LANDS DEALT WITH BY THIS PLAN	OR	OBSERVED	OBS
		ORDINARY HIGH WATER MARK	OHWM

SUBDIVISION PLAN:

HIS MAJESTY THE KING
SUBDIVISION

DEPARTMENT OF EDUCATION AND EARLY CHILDHOOD DEVELOPMENT
SITUATED ON THE WEST SIDE OF CHEMIN RIVER ROAD (ROUTE 112),
VILLAGE OF SALISBURY, PARISH OF SALISBURY,
COUNTY OF WESTMORLAND, PROVINCE OF NEW BRUNSWICK

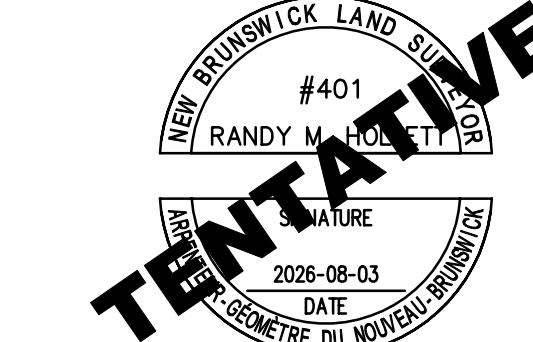


WSP

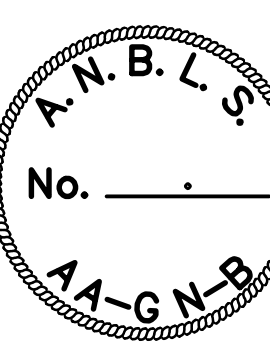
1070 ST. GEORGE BOULEVARD, SUITE 160
MONCTON, NEW BRUNSWICK
CANADA, E1E 4K7
PHONE: 506 857-1675
WWW.WSP.COM

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THIS PLAN IS CORRECT.



VALIDATION SEAL



DRAWN:	NJB	FIELD:	CWM	CHECKED:	RMH
JOB:	CA0079503	CAD:	CA0079503-620		