

**Southeast Planning Review and Adjustment Committee /
Comité de révision de la planification de la Commission du Sud-Est**

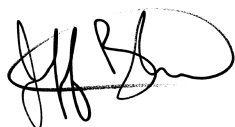
Staff Report / Rapport du personnel

Subject / Objet : Rue Future

File number / Numéro du fichier : 17-195

From / De :

Reviewed by / Révisé par :




Jeff Boudreau
Development Officer / Agent d'aménagement

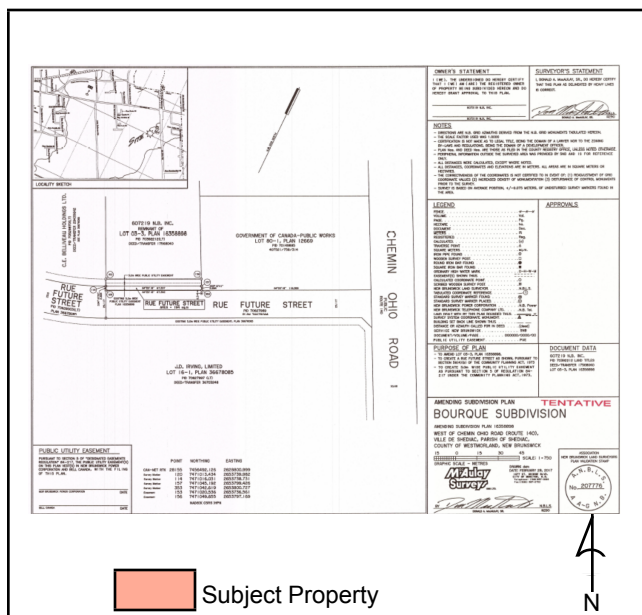
Kirk Brewer
Development Officer / Agent d'aménagement

General Information / Information générale

Applicant / Requéant :

Landowner / Propriétaire :
607219 NB Inc.

Proposal / Demande :
To add a section of future street to the future Breaux Bridge street alignment.



Site Information / Information du site

PID / NID: 70392212

Lot Size / Grandeur du lot: n/a

Location / Endroit :

Ohio Rd.

Current Use / Usage présent :

Commercial self storage

Zoning / Zonage :

CG

Future Land Use / Usage futur :

N/A

Surrounding Use & Zoning / Usage des environs & Zonage :

CG

Municipal Servicing / Services municipaux:

N/A

Access-Egress / Accès/Sortie : Ohio Rd.

Policies / Politiques

3.2.10 Municipal services (infrastructure, health and emergency services) and public utilities/ facilities

11. 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

2. General Provisions

2.02 Pursuant to Section 42(3(i) of the *Community Planning Act*, a person proposing to subdivide land shall provide within the subdivision, or contribute to the cost thereof, such facilities as streets, curbing, sidewalks, culverts, drainage ditches, water and sewer lines, and others as may be required by the municipality.

2.03 When the land to be subdivided utilizes infrastructure paid for by the municipality or a person other than the current or previous owner or tenant of such land, the person proposing to subdivide shall contribute to the cost of such facilities and infrastructure.

3. Streets & Services

(4) In making a decision regarding a recommendation with respect to the location of streets in a subdivision, the Commission shall give consideration to the relationship between such location and

- (a) the topography of the land;
- (b) the provision of lots suitable for the intended use;
- (c) street intersections and interceptions being as nearly as possible at right angles;
- (d) the provision of convenient access to the proposed subdivision and to lots within it; and,
- (e) the convenient further subdividing of the land or adjoining land.

4. Drainage

4.01 The overall drainage of a subdivision, including the location of municipal services easements must be shown on the subdivision plan. A survey and drainage plan prepared and approved by a certified engineer shall be submitted to the Director of Public Works for approval. Wherever the installation of a storm sewer, curb and gutter is required on land in a proposed subdivision in order to ensure adequate drainage, it must be designed and approved by a member in good standing of the Association of Professional Engineers and Geoscientists of New Brunswick.

7. Subdivision Agreements

7.01 In any subdivision where services are required, the person proposing to subdivide shall provide within that subdivision such services as deemed required by the municipality, and the development officer shall not approve the plan unless the person proposing the subdivision enters into an agreement with the municipality that is binding upon his heirs, successors and assigns to construct and pay the cost of services required within the subdivision, and deposit a sum of money or an irrevocable letter of credit with the municipality, sufficient to guarantee the faithful performance of said agreement.

7.02 Where any subdivision being proposed benefits from services previously constructed, whether by the municipality or another person, the development officer shall not approve the plan unless the person proposing the subdivision pays or agrees to pay to the municipality or another person an amount equal to his proportional share, calculated as a percentage of the area benefiting from said previously installed services.

Internal Consultation & External Consultation / Consultations internes et externes

The Town of Shediac is the applicant on file.

Discussion

On March 9th a tentative subdivision plan was received showing a proposed future street which will widen the existing future street width from 20.117m to 23m within the alignment of the future Breaux Bridge connector street.

The proposed street location falls within the alignment identified on the future streets map in the Town of

Shediac Municipal Plan.

As this is a future street, no road construction is required at this time therefore no development agreement is required.

Public Notice / Avis public

No public notice is required for this application.

Legal Authority / Autorité légale

56(1) of the Community Planning Act

Where 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 thereof by the development officer shall not

(a) be given, if the land is not in a integrated survey are,

Until the plan has been assented to by council.

56(2)

An assent under this section shall not be given until

(a) the advisory committee or regional service commission, subject to subsection (4.1), has recommended the location of the streets mentioned in subsection (1), or the land for public purposes mentioned therein, or both, as the case may be, or such recommendation has been rejected by majority vote of the whole council.

(b) any provision pursuant to paragraph 42(3)(i) has been complied with.

Recommendation / Recommandation

Staff of the South East Regional Service Commission respectfully recommend that the Shediac Planning Review and Adjustment Committee **recommend that the Town of Shediac Council assent to the location of the future street** identified on the subdivision plan Bourque Subdivision

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.