

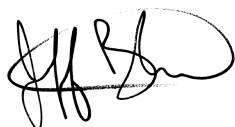
**Shediac Planning Review and Adjustment Committee /
Comité de révision de la planification de la Commission du Shediac**

Staff Report / Rapport du personnel

Subject / Objet : New public street recommendation

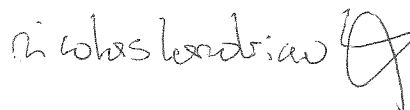
File number / Numéro du fichier : 18-184

From / De :



Jeff Boudreau
Development Officer / Agent d'aménagement

Reviewed by / Révisé par :



Nicolas Landriau
Development Officer / Agent d'aménagement

General Information / Information générale

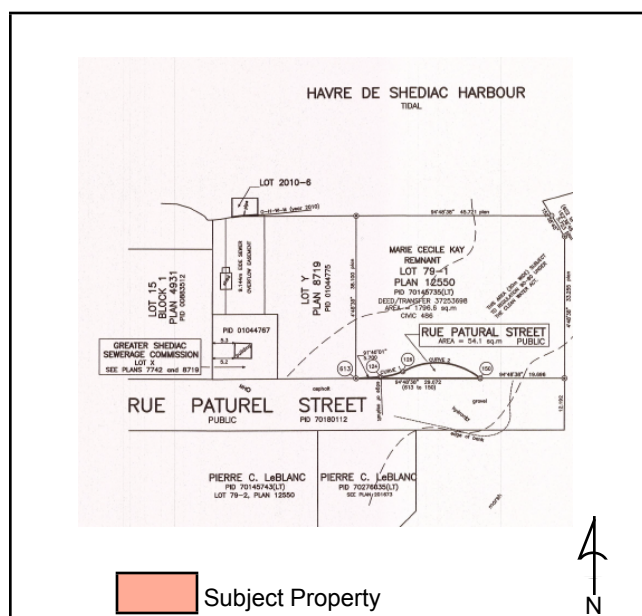
Applicant / Requéant :

Landowner / Propriétaire :

Town of Shediac

Proposal / Demande :

To create a new turn around (public street) at the end of Paturel Street



Site Information / Information du site

PID / NID: 70145735

Lot Size / Grandeur du lot: 1796sqm

Location / Endroit :

Paturel

Current Use / Usage présent :

Residential

Zoning / Zonage :

R1

Future Land Use / Usage futur :

Residential

Surrounding Use & Zoning / Usage des environs & Zonage :

Residential

Municipal Servicing / Services municipaux:

Public Water and Sewer

Access-Egress / Accès/Sortie : Paturel Street

Policies / Politiques

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

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 6, an application was received to create a new section of public street at the end of Paturel street to create a turn around.

The creation of the street will allow for the development of Lot 79-1 (PID 70145735) and is an improvement on the public road network.

The Town of Shediac will be responsible for all construction and upgrades to the street therefore no development agreement is required.

Public Notice / Avis public

No public notice is required for this application.

Legal Authority / Autorité légale

88(1) of the Community Planning Act

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.

88(4)

An assent under this section shall not be given until

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

Recommendation / Recommandation

Staff respectfully recommends that the Shediac planning review and adjustment committee recommends that Council Assent to the public street (Paturel st.) as shown on the Sea Haven subdivision plan dated February 9, 2018

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.