



PLANNING REVIEW AND ADJUSTMENT COMMITTEE MEETING

Agenda

April 20, 2026, 6:30 p.m.

Hybrid Meeting

20 Broadview Ave., Saint John

Microsoft Teams

To foster collaborative relationships, responsible service delivery, and resilient communities.

	Pages
1. Order of Business	
1.1 Call to Order	
1.1.a Approval of Recording Secretary	
1.2 Record of Attendance	
1.3 Approval of Agenda	
1.4 Approval of Minutes	2
1.5 Disclosure of Conflict of Interest	
2. Presentation of Applications	
2.1 PID 30359533, McKay Lane, Kingston, Fundy Rural District	6
2.2 PID 30026652, Hill Rd, Kingston, Fundy Rural District	23
3. Next Meeting	
3.1 Expense Sheets	
4. Adjournment	



PRAC Meeting Minutes

Regular Meeting

Date: February 17, 2026
Location: Hybrid Meeting
20 Broadview Ave., Saint John
Microsoft Teams

MEMBERS PRESENT Cindy MacCready
Ron Bridges
Bernard Brideau
Andrew Giberson
Erin Pollock

MEMBERS ABSENT Rob Jeffrey

STAFF Scott Borden, FRSC Senior Director of Community Planning and Transportation
Amanda McKenna, FRSC Development Officer
Cassie Silhanek, FRSC Recording Secretary
Sonya McIlwraith, FRSC Administrative Assistant

Meeting minutes of the Planning Review and Adjustment Committee.

1. Order of Business

1.a Call to Order

Chair MacCready called the meeting to order at 6:33 p.m.

1.b Record of Attendance

The record shows that Erin Pollock and Bernard Brideau are in attendance virtually.

1.c Approval of Agenda

Chair MacCready called for a motion to approve the February 17, 2026, agenda.

Resolution Number: PRAC-2026-005

Moved by: Andrew Giberson

Seconded by: Ron Bridges

THAT the Committee approve the February 17, 2026, agenda as presented.

Motion Carried

1.d Approval of Minutes

Chair MacCready called for approval of the January 19, 2026, minutes.

Resolution Number: PRAC-2026-006

Moved by: Ron Bridges

Seconded by: Andrew Giberson

THAT the Committee approve the January 19, 2026, meeting minutes as presented.

Motion Carried

1.e Disclosure of Conflict of Interest

Chair MacCready called for acknowledgement of any conflicts of interest, there were none presented.

2. Presentation of Applications

2.a PID 30362396, Riverside Drive, Kingston, Fundy Rural District

Scott Borden, Senior Director of Community Planning and Transportation, presented the information from the staff report provided to the Committee.

The details presented by Mr. Borden regarding this application are laid out in the staff report, including any photographs presented and submissions mentioned, which were included in the staff report appendices.

Chair MacCready opened the floor for questions from the Committee members, the discussion surrounded the width of the private access road, the policy for contacting surrounding property owners, the property line, and the wording of the proposed recommendation.

Chair MacCready did not open the floor to the applicant to speak, to those for or against the application to come forward to speak, as there was no one in attendance outside of the committee.

Chair MacCready called for a motion to move the staff recommendation for PID 30362396, Riverside Drive, Kingston, Fundy Rural District as laid out in the report.

Resolution Number: PRAC-2026-007

Moved by: Andrew Giberson

Seconded by: Erin Pollock

WHEREAS the dimensions of the proposed lots meet or exceed the minimum dimensions of the *Provincial Subdivision Regulation*.

WHEREAS the proposed building lots would be accessed by the existing Private Access appropriate for the intended use.

AND WHEREAS the proposed subdivision will not prejudice the possibility of further subdividing the land or the convenient subdividing of adjoining land.

THAT the Planning Review and Adjustment Committee approves the proposed Private Access as suitable for Proposed Lot 25-1 as detailed in the tentative subdivision plan of PID 30362396 (prepared by Don More Surveys & Engineering Ltd. and submitted on December 23, 2025), with the following conditions:

1. Legal right of access, whether by deeded right-of-way, conveyance of right of way or other means, shall be assured to subsequent owners, assigns, heirs and successors.
2. Both the legal right of access and subdivision approval shall include provisions advising that:
 - a. Development along the private access shall not receive public services unless upgraded to Department of Transportation and Infrastructure standards; and
 - b. Owners, assigns, heirs and successors shall assume joint ownership and responsibility for private access construction and maintenance.
3. The Final Plan of Subdivision shall note the following:
 - a. *The private access shown on this plan is not suitable for a public street. All maintenance and improvements to the private access are the responsibility of the property owner(s). Public services such as school busing, garbage pickup, or snow plowing may not be provided within a private access.*
4. The Final Plan of Subdivision shall correct the Private Access name to Riverside Drive.

Motion Carried

3. Next Meeting

The next meeting is anticipated to be held on April 20, 2026.

3.a Expense Sheets

4. Adjournment

Chair MacCready called for a motion to adjourn at 6:51 p.m.

Resolution Number: PRAC-2026-008

Moved by: Andrew Giberson

THAT the Committee adjourn the meeting at 6:51 p.m.

Motion Carried

Cindy MacCready, Chairperson

Cassie Silhanek, Recording Secretary

Date



REPORT NUMBER: 2026-026

REPORT TITLE: PID 30359533, MCKAY LANE, KINGSTON, FUNDY RURAL DISTRICT

DATE: 2026-04-15

1. Property Information	
Applicant	Lynn McKay
Landowner	Lynn McKay
Location	McKay Lane, Kingston
Parent PID	30359533
Local Government	Fundy Rural District
Rural Plan Bylaw	NA
Zone	NA
Application Type	Subdivision on Private Access (Type 2); Variance from the Provincial Subdivision Regulation
Number of Proposed Lots	2

2. Application Proposal
<p>Lynn McKay has applied to subdivide PID 30359533 at McKay Lane, Kingston, Fundy Rural District. The proposal is to create 2 residential lots (Lot 26-1 and Lot 26-2) which would be accessed by McKay Lane (Private Access). The proposal also seeks a variance for both Lot 26-1, as its frontage measures approximately 41 m, and for Lot 26-2 as its frontage measures approximately 26.5 m, which is not compliant with the Provincial Subdivision Regulation.</p> <p>A tentative subdivision plan is attached in Appendix A: Tentative Subdivision Plan.</p> <p>Therefore, the Planning Review and Adjustment Committee (PRAC) must consider:</p> <ul style="list-style-type: none"> • Whether private access is advisable for the development of the land. • Whether the proposed variance(s) would be considered reasonable from the requirements of the Provincial Subdivision Regulation and is desirable for the development of land.



3. PRAC Function & Legal Authority

New Brunswick Subdivision Regulation 80-159:

6(1) Every lot, block and other parcel of land in a proposed subdivision shall abut

- a. Street owned by the Crown, or
- b. Such other access may be approved by the regional service commission as advisable for land development.

6(4) Where a proposed subdivision is not to be serviced by a sewer system for public use, every lot or other parcel of land therein shall have and contain

- a width of at least 54 meters,
- a depth of at least 38 meters,
- an area of at least 4,000 square meters.

The legislative authority to grant a variance from the Provincial Subdivision Regulation is found under Sections 78(1) and 125(11)(b) of the Community Planning Act:

78(1) An advisory committee or regional service commission may

(a) subject to the terms and conditions it considers fit, permit a reasonable variance from the requirements of a subdivision by-law, if it is of the opinion that the variance is desirable for the development of land and is in keeping with the general intent of the by-law and any plan or scheme under this Act affecting the land.

4. Site Description

Proposed Lots	<p>Lot 26-1</p> <ul style="list-style-type: none"> • Area: 2.36 ha • Width at Setback: 41 m • Depth: 190 m • Current use: Residential (existing dwelling) • Proposed use: Residential • Access: 24 m wide Private Access (McKay Lane) • Nearest Public Road: Approximately 290 meters from NB-845
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4. Site Description	
	<p>Lot 26-2 (Flag Lot)</p> <ul style="list-style-type: none"> • Area: 7684 m² • Width at Setback: 26.5 m • Buildable Area (excludes access strip of lot): 54 x 99.5 m (approx. 5,373 m²) • Current use: Vacant • Proposed use: Residential • Access: 24 m wide Private Access (McKay Lane) • Nearest Public Road: Approximately 290 m from NB-845 • Access Strip (Build area to Private Access): Approximately 137 m to McKay Lane, 24 m wide
Surrounding Land Use	<ul style="list-style-type: none"> • Residential / Vacant
Proposed Access	<ul style="list-style-type: none"> • McKay Lane, existing 24 m wide Private Access with turnaround • Approximately 290 m in length
Services	<ul style="list-style-type: none"> • No public water or public sewage services are available in the area

5. Consultation	
Notice to Neighboring Residents	<ul style="list-style-type: none"> • As per section 6.2 of the PRAC By-law and Operating Procedures, notices were sent to property owners within 100 m of the subject property on March 27, 2026. • The deadline for written submissions was April 13th, 2026. • In total, notices were sent to 9 property owners. • The FRSC did not receive any written responses. • A minor amendment was made to the Tentative Subdivision to provide an adequate setback from the existing structure to the

5. Consultation	
	proposed property line. The Tentative Subdivision Plan circulated includes the revised Plan.
Government Agency	<ul style="list-style-type: none"> • No consultation with Government Agencies required.

6. Overview & Evaluation
<p><u>Proposal</u></p> <p>A tentative subdivision plan was prepared by surveyor Don More Surveys & Engineering Ltd. for the property owner Lynn McKay. The tentative subdivision plan proposes subdividing PID 30359533 at McKay Lane, Kingston, Fundy Rural District. The proposal is to create 2 residential lots (Lot 26-1 and Lot 26-2) which would be accessed by an existing Private Access, McKay Lane. The proposal also seeks a variance for Lot 26-1, as its frontage measures 41 m and for Lot 26-5, as its frontage is 26.5 m. This contrasts with the Provincial Subdivision Regulation, which requires a minimum lot width of 54 meters.</p> <p>The Planning Review and Adjustment Committee (PRAC) must consider:</p> <ul style="list-style-type: none"> • Whether private access is advisable for the development of the land. • Whether the proposed variance(s) would be considered reasonable from the requirements of a subdivision by-law and is desirable for the development of land. <p><u>Regulations</u></p> <p>As per the New Brunswick Subdivision Regulation, to subdivide a property, all lots must abut a public street or “such other access as may be approved by the regional service commission as being advisable for the development of land.” To aid the evaluation of the proposal, this report uses the Fundy Regional Service Commission’s Guide to Lot Creation on an Access Other than a Public Street (‘FRSC Guidelines’). A site visit was conducted on March 20th, 2026. Site photos are attached in Appendix B: Site Photos.</p> <p>When evaluating whether a Private Access is advisable for the development of a proposed lot, FRSC guidelines recommend consideration of the topography, sensitive areas, safety, speed, sight</p>



visibility, width of the right-of-way, continuity of access and the development trends within a 500-meter radius. Developments located on private access do not receive public services such as school bussing, snow plowing, road maintenance. Garbage must be brought to the public road for pickup. It is the responsibility of the landowner to maintain private access. Neither Government, the FRSC nor PRAC are responsible for inspecting on-going conditions of private access.

Under the Provincial Subdivision Regulation, the width requirement for a lot which is not to be serviced by a public sewer system is found in Section 6(4):

6(4) Where a proposed subdivision is not to be serviced by a sewer system for public use, every lot or other parcel of land therein shall have and contain

- (a) a width of at least 54 meters,*
- (b) a depth of at least 38 meters,*
- (c) an area of at least 4,000 square meters.*

There may be unusual conditions of topography, size, shape and location that affect the development of parcel in the manner not envisioned in the regulations. In these circumstances, lot width requirements at the minimum line of setback may restrict the use of the subject property to a greater degree than it restricts other properties in the vicinity or district. To prevent situations of special hardships, planning legislation allows for variances in certain circumstances. The legislative authority to grant a variance is found under Sections 78(1) and 125(11)(b) of the Community Planning Act:

78(1) An advisory committee or regional service commission may

- (a) subject to the terms and conditions it considers fit, permit a reasonable variance from the requirements of a subdivision by-law, if it is of the opinion that the variance is desirable for the development of land and is in keeping with the general intent of the by-law and any plan or scheme under this Act affecting the land.*

125(11) If a subdivision regulation under this section is in effect

- (b) the powers mentioned in section 78 with respect to variance are vested in the regional service commission or development officer, as the case may be.*



Therefore, providing a lot has sufficient area to safely accommodate development and an associated on-site septic disposal system, a variance of width at the minimum setback would not undermine the intent of the Provincial Subdivision Regulation. However, it is also the responsibility of those granting a variance to determine that relaxing standards will not adversely affect surrounding properties and convey no special advantage for the applicant.

Background

PID 0097303 was subdivided in 2024 creating 1 new lot 24-1, now PID 30359533, and creating a private access, McKay Lane, as part of the remnant, see **Appendix C: Plan 45176915**. Lot 24-1 (PID 30359533) is proposed to be further subdivided into Lot 26-1 and Lot 26-2.

Access

The proposed lots are accessed via existing 24-meter-wide Private Access, McKay Lane, starting at NB-845. The total length of the Private Access is approximately 290 meters, and includes a 18 m radius turnaround. There are 8 additional lots that currently use McKay Lane for access, some are developed with residential use and some are vacant.

Purpose

The purpose of the Subdivision Plan is to subdivide PID 30359533 to create 2 lots (referred to as Lot 26-1 and 26-2). The proposed lots are intended for residential use.

Environmental Considerations

There are no mapped wetlands or watercourses on the parent PID.

7. Attachments

Appendix A: Tentative Subdivision Plan

Appendix B: Site Photos

Appendix C: Plan 45176915

8. Analysis and Recommendation

Analysis

Per FRSC Private Access Guidelines, private roads must have a minimum width of 20 m, which aligns with the DTI standards for public roads at the time the FRSC guidelines were established. Current DTI standards stipulate a minimum width of 24 meters. The existing Private Access has a width of 24 m, which meets current DTI standards. The length of the Private Access is approximately 290 m and serves as access to 9 existing lots on the Lane. As such, the Private Access generally meets the width requirements set out in FRSC Private Access guidelines.

Furthermore, the FRSC Guidelines note National Building Code (NBC) requirements for access by emergency vehicles. Amongst several requirements, the provision of turn-around facilities for any dead-end private access road longer than 90 meters is recommended. The current Private Access is approximately 290 m long and includes an 18m radius turn-around.

A site visit conducted on March 20th, 2026, was used to evaluate the condition of the existing private access intended to be used for the proposed lots. The lane is not paved and has areas of washout which are in need of repair. The lane exhibits an upward slope from NB-845 toward the turn-around and proposed Lots 26-1 and 26-2. It is the opinion of planning staff that the proposed lots would be appropriately served by the existing Private Access, McKay Lane, pending the Lane is repaired and drainage issues addressed to avoid future washout scenarios.

Proposed Lot 26-2 is considered to be a Flag Lot. According to section 46 of the Community Planning Act:

46 (1) Flag lots require a variance as they do not meet the minimum lot width requirements at the street line.

The Provincial Subdivision Regulation section 6(4) outlines minimum requirements for lots not serviced by a public sewer system. Specifically, a lot must have a width of at least 54 meters, a depth of 38 meters, and an area of 4,000 square meters.

However, regulations acknowledge that unique topographical, size, or shape conditions could create hardship for certain properties. In such cases, variances to the width requirement may be granted, as long as the lot has sufficient area for safe development and septic system installation, and the



variance does not negatively impact surrounding properties or provide an unfair advantage to the applicant.

To analyze the granting of a variance, reference is taken from the Fundy Regional Service Commission (FRSC) guidelines for flag lots ('FRSC flag lot guidelines') which provides guidance for the creation of flag lots to manage challenging topography, optimize land use, and reduce infrastructure costs. Flag lots, which have a narrow access strip connecting the main lot to the street, should generally comply with specific standards:

7(2) The "building area" portion of a flag lot should be at least equal in size to the required lot area and should have a lot width of at least 54 meters and a lot depth of at least 38 meters.

7(3) The maximum length of the access strip should be 100 meters.

While the building area does comply with the FRSC flag lot guidelines; the length of the access strip does exceed its length recommendation (137 m). The slope for the access strip is approximately 8%.

Recommendation

WHEREAS the dimensions of the proposed lots meet or exceed the minimum dimensions of the *Provincial Subdivision Regulation*, except for its width requirement.

WHEREAS the proposed building lots would be accessed by the existing Private Access appropriate for the intended use.

And WHEREAS the variance for a reduced width of Lot 26-1 and 26-2 is advisable for the development of the land and is in keeping with the general intent of the *Provincial Subdivision Regulation*.

Therefore, it is recommended that the Planning Review and Adjustment Committee approve a variance for reduced width for both Lot 26-1 and 26-2 and approve the proposed Private Access as suitable for Proposed Lots 26-1 and Lot 26-2, as detailed in the tentative subdivision plan of PID



30359533 (prepared by Don More Surveys & Engineering Ltd.) and submitted on March 10, 2026 with the following conditions:

1. *Legal right of access, whether by deeded right-of-way, conveyance of right of way or other means, shall be assured to subsequent owners, assigns, heirs and successors.*
2. *Both the legal right of access and subdivision approval shall include provisions advising that:*
 - a. *Development along the private access shall not receive public services unless upgraded to Department of Transportation and Infrastructure standards; and*
 - b. *Owners, assigns, heirs and successors shall assume joint ownership and responsibility for private access construction and maintenance.*
3. *The Final Plan of Subdivision shall note the following:*
 - a. *The private access shown on this plan is not suitable for a public street. All maintenance and improvements to the private access are the responsibility of the property owner(s). Public services such as school busing garbage pickup or snow plowing may not be provided within a private access.*
 - b. *No building or structure, with the exception of fence, shall be constructed within the access strip of Lot 26-2.*
 - a. *The access strip and building area of Lot 26-2 shall have adequate drainage to prevent damage or hazard to abutting properties.*
 - b. *A turning area shall be constructed Lot 26-2 at the end of the access strip to allow for emergency vehicle turning.*
4. *The formation of a legal association for the maintenance of the road must be confirmed prior to final approval by the development officer to ensure the long-term maintenance of the private access.*



PLANNING REVIEW ADJUSTMENT COMMITTEE

Prepared by:

Amanda McKenna
Development Officer

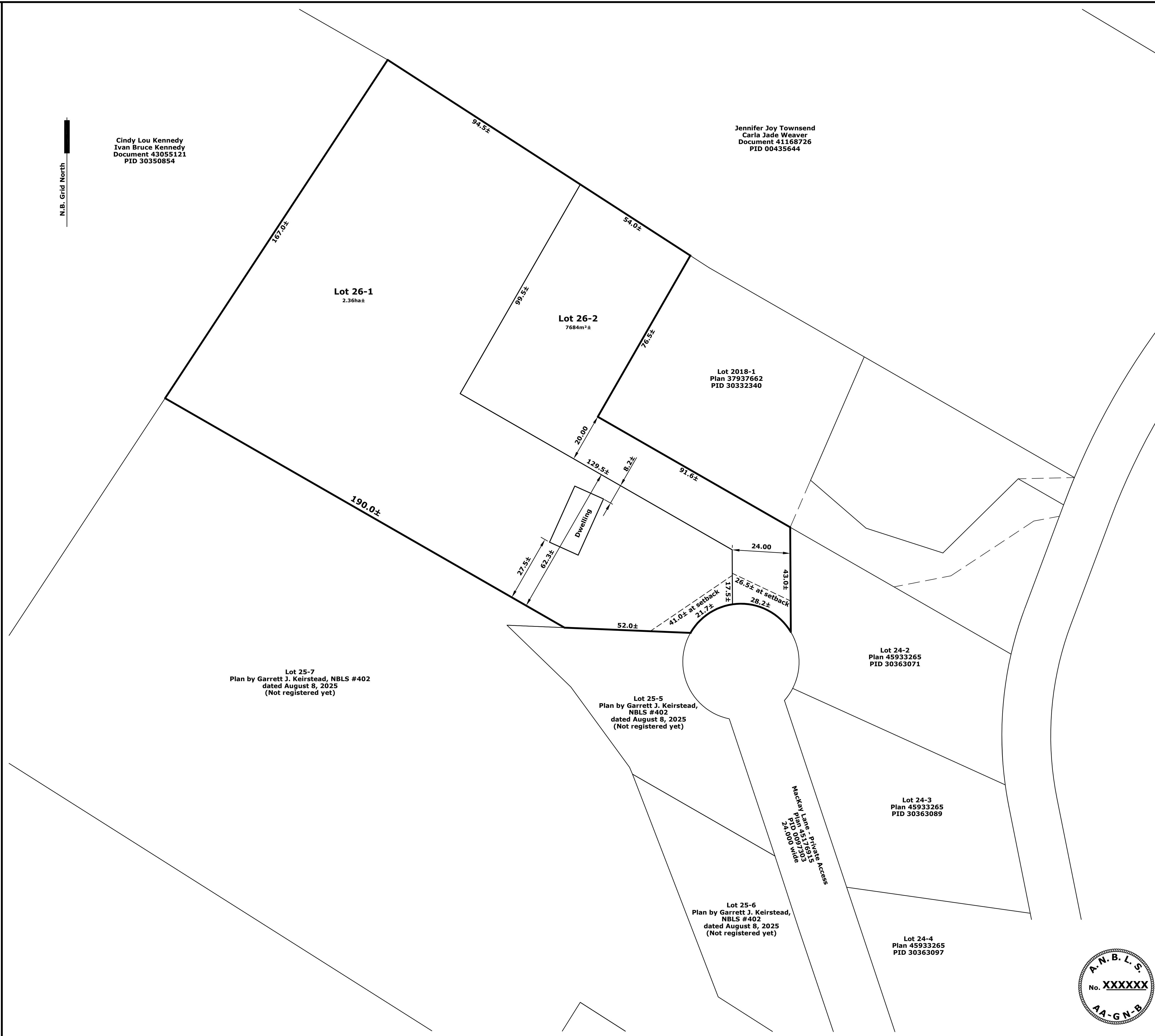
Approved by:

Scott Borden, RPP, MCIP
Senior Director of Community Planning and Transportation

Date: April 15, 2026

Appendix A- Tentative Subdivision Plan

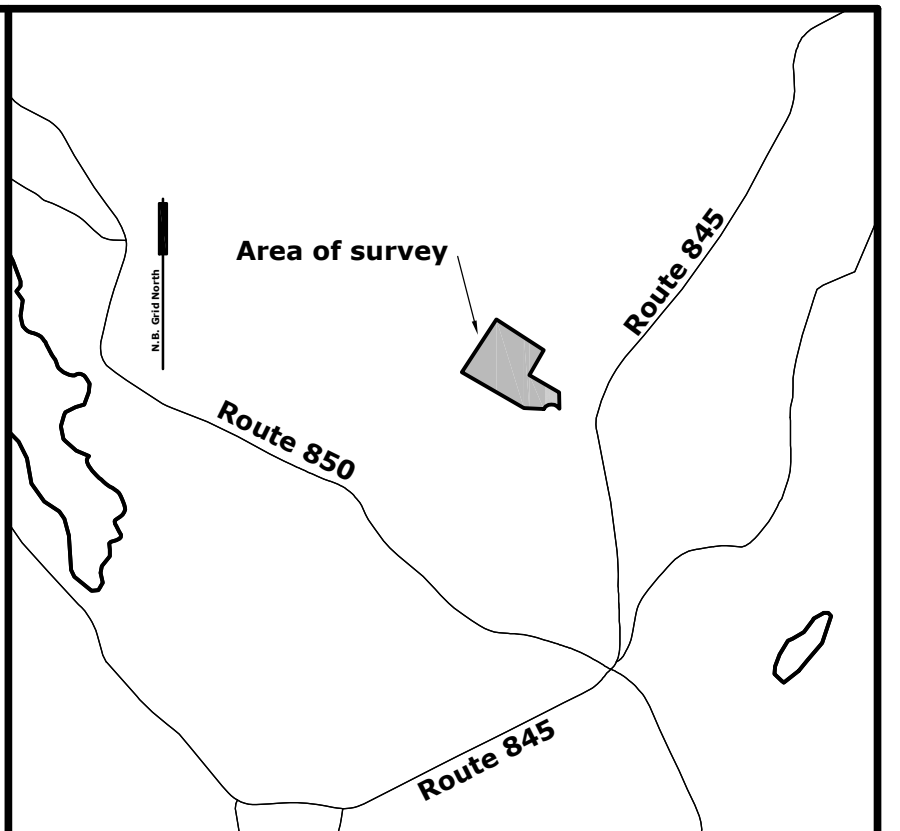
Approvals



N.B. Grid North

Cindy Lou Kennedy
Ivan Bruce Kennedy
Document 43055121
PID 30350854

Jennifer Joy Townsend
Carla Jade Weaver
Document 41168726
PID 00435644



Key Plan
Scale = 1:20,000

Legend

LANDS DEALT WITH BY THIS PLAN	CONTROL POINT
TABULATED COORDINATE POINT	FENCE
STANDARD SURVEY MARKER PLACED	WELL
STANDARD SURVEY MARKER FOUND	SIGN
CALCULATED COORDINATE POINT	TREE
ROUND IRON BAR FOUND	CULVERT
SQUARE IRON BAR FOUND	LIGHT STANDARD
IRON PIPE FOUND	UTILITY POLE / GUY
SCRIBED WOODEN SURVEY POST	UTILITY LINE
EASEMENT(S) SHOWN THUS	CENTRELINE

- Notes**
- All computations performed and coordinates shown are based on the New Brunswick stereographic double projection and the NAD83 (CSRS) ellipsoid, epoch 1997, as represented by Service New Brunswick's Active Control System.
 - All distances shown are in metres and are grid distances calculated using a combined scale factor utilizing geoid model CGG2013a.
 - All directions are New Brunswick grid azimuths established using GNSS.
 - Document and plan numbers referred to are those of the land titles or county registry office.
 - Certification is not made as to legal title, being the domain of a lawyer, nor to the zoning & setback bylaws 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.
 - Peripheral information and adjacent owner information was derived from Service New Brunswick records unless otherwise noted.
 - Field survey was completed in March, 2026.
 - Survey markers not set at road deflections to avoid landowner confusion.

- Purpose of Plan**
- To create Lot 26-1 to accommodate existing conditions.
 - To create new residential Lot 26-2.

Subdivision Plan
Baisley & Kallar
Subdivision 26-1

MacKay Lane, Kingston
Fundy Rural District, Kingston Parish
Kings County, NB

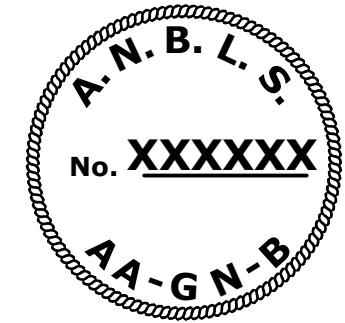
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TENTATIVE

Dated: March 9, 2026

GARRETT J. KEIRSTEAD, NBLs # 402

Dwg: 23052SDT7



Site Photos



Aerial view of McKay Lane and Lot 26-1 & 26-2



Site Photos

View of McKay Lane



Site Photos

View of McLay Lane Turn-around Area



Approvals

APPROVED

[Signature]
 Development Officer
 Fundy Regional Service Commission
 July 19, 2024
 Date

NB Grid Coordinate Values (HPN)

Point	Easting	Northing	Remarks
3	2540897.575	7390053.388	P37937662
4	2540919.700	7390104.337	P37937662
150	2540889.158	7390034.006	SMS
160	2540631.194	7390087.246	SMS
162	2540856.878	7389957.642	SMS
163	2540889.415	7389990.793	SMS
164	2540868.830	7389978.454	CC
165	2540918.177	7389792.466	CALC
166	2540938.261	7389808.110	CALC
167	2540955.712	7389796.948	CALC
168	2540950.705	7389771.661	CALC
169	2540995.240	7389804.065	CALC
170	2541000.754	7389812.169	CALC
171	2541006.493	7389783.525	CALC
172	2540864.019	7389954.941	CALC
173	2540886.758	7389862.620	CALC
312	2540855.653	7390141.118	P30494737
313	2540847.944	7390146.103	P30494737
314	2540809.756	7390079.604	P30494737
315	2540980.310	7389981.660	P30494737
325	2541006.442	7390054.523	P30494737
401	2541027.425	7389643.186	P9889
405	2541006.810	7389781.762	P9889
413	2540981.192	7389672.978	P9889
419	2540956.646	7389688.794	P9889
420	2540907.968	7389719.905	P9889
421	2540930.536	7389756.072	P9889
422	2540802.505	7389837.963	P8765
423	2540779.908	7389801.760	P9889
1769	2540723.058	7390226.869	P30494737
5728	2541031.823	7389756.221	RIB
5731	2541026.272	7389787.359	SMF
1461	2540693.288	7389094.269	HPN Mon-Obs
1993	2541048.936	7389606.053	HPN Mon-Obs

Private Access Note

Development along the private access shall not receive public services (e.g.: school bus, garbage pickup, snowplow or maintenance services) unless upgraded to the satisfaction of the Provincial Department of Transportation and Infrastructure;
 Lot owners, assigns, heirs and successors shall assume ownership and responsibility for any construction, repair and maintenance associated with the private access.

Watercourse and Wetlands Alteration (WAWA) Regulation Note

Areas identified as Regulated Wetlands, Watercourses or Provincially Significant Wetlands have been mapped using Service New Brunswick Digital Data, 2024 Version.

Watercourses, wetlands, and their respective 30-metre buffers are provincially regulated features and any alterations within these areas require a permit issued by the Department of Environment and Local Government. Alterations may include, but are not limited to: soil disturbance, removal of vegetation, placement of a structure, etc. These features are regulated as per their presence on the ground and the representation on this plan may not be accurate. It is the responsibility of the landowner to ensure no alterations take place in these areas without a Watercourse and Wetland Alteration (WAWA) Permit.

Title Data

PID 00097303
 Owner: Beverly Lynne MacKay
 Document 41772402
 Registered: 2021-09-14

Signature of Owners

[Signature]
 Beverly Lynne MacKay

Curve	Radius	Arc	Chord	Chord Azimuth
C1	24.000	7.667	7.634	290°42'59"
C2	24.000	87.626	46.451	224°27'50"
C3	24.000	30.371	28.384	185°18'46"

N.B. Grid North

Cindy Lou Kennedy
 Ivan Bruce Kennedy
 Document 43035121 &
 Document 34711417
 PID 30350854

Jennifer Joy Townsend
 Carla Jade Weaver
 Document 41168726
 PID 00435644

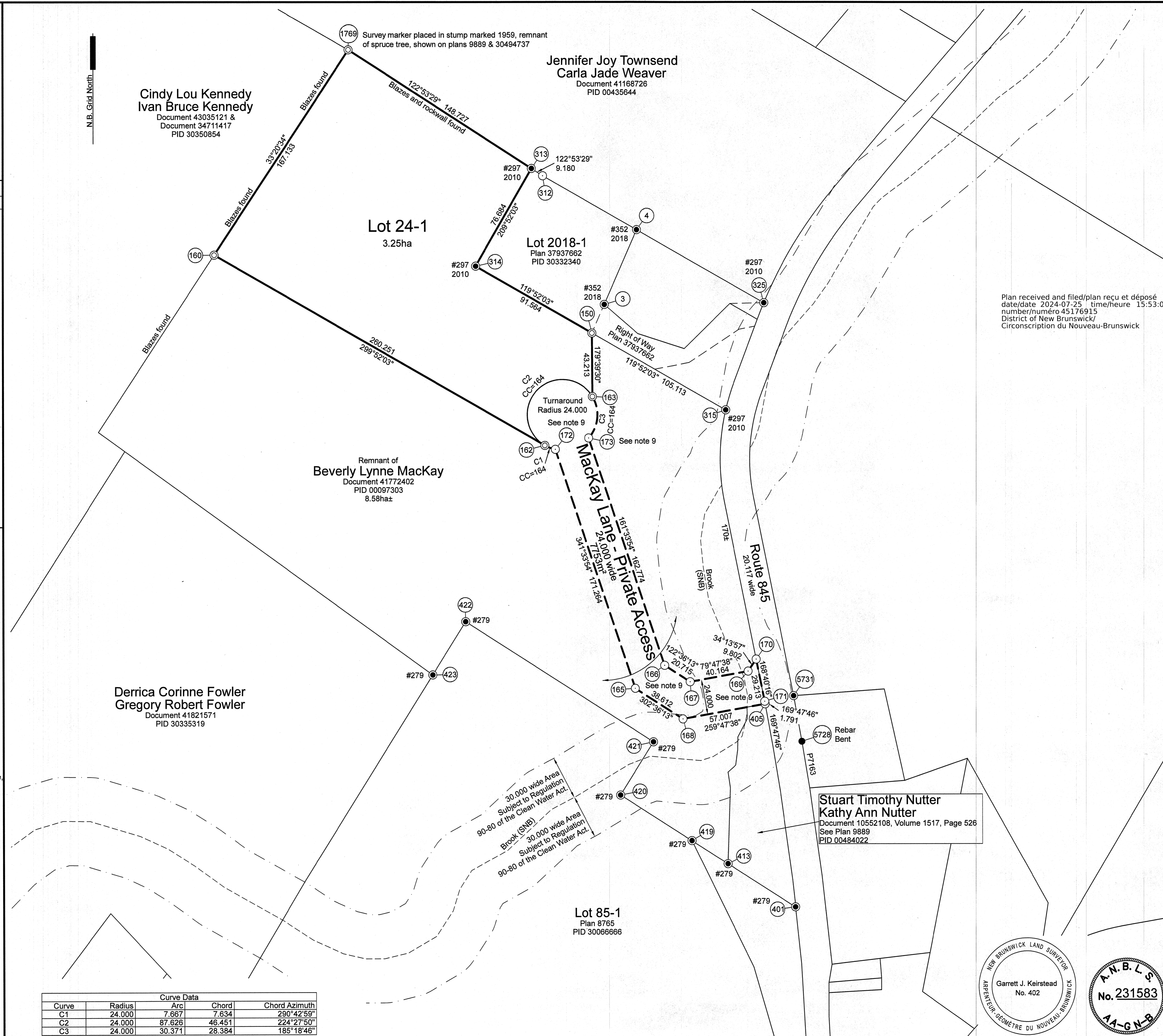
Remnant of
 Beverly Lynne MacKay
 Document 41772402
 PID 00097303
 8.58ha±

Stuart Timothy Nutter
 Kathy Ann Nutter
 Document 10552108, Volume 1517, Page 526
 See Plan 9889
 PID 00484022

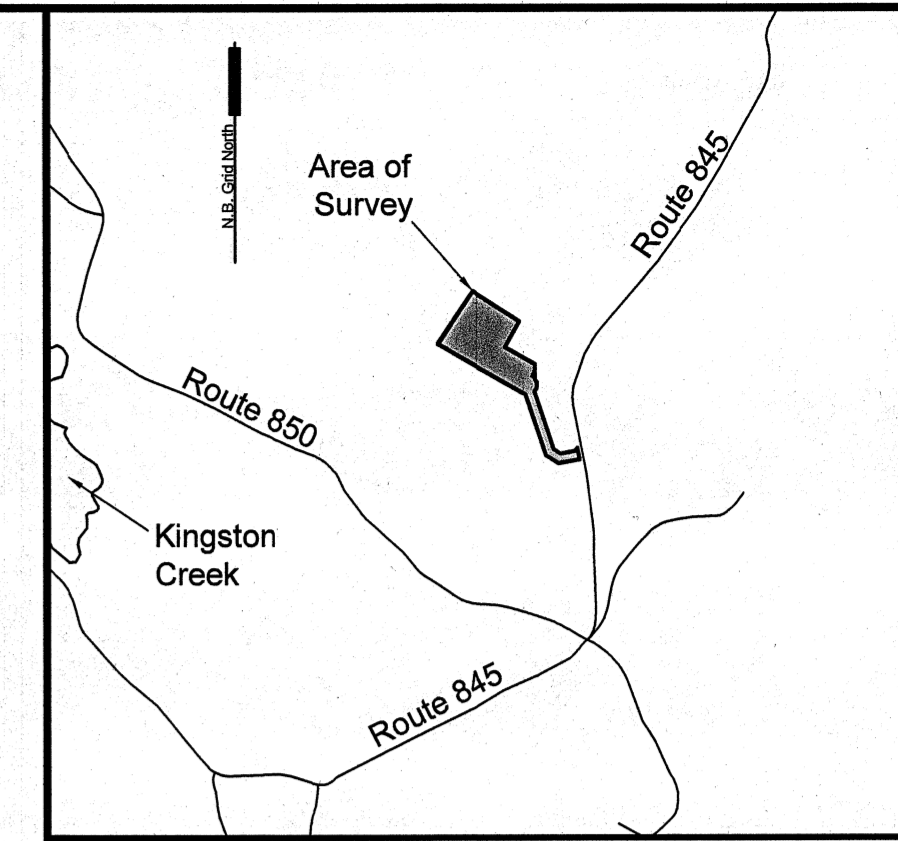
Lot 85-1
 Plan 8765
 PID 30066666

Lot 24-1
 3.25ha

Lot 2018-1
 Plan 37937662
 PID 30332340



Plan received and filed/plan reçu et déposé
 date/date: 2024-07-25 time/heure: 15:53:00
 number/numéro: 45176915
 District of New Brunswick/
 Circonscription du Nouveau-Brunswick



Key Plan

Scale = 1:20,000

Legend

- ⊙ SMS - Standard survey marker set
- ⊙ SMF - Standard survey marker found
- ⊙ CALC - Calculated point
- RIB - Round iron bar found
- SQIB - Square iron bar found
- ⊙ IP - Iron pipe found
- ⊙ Tabulated coordinate reference
- Lands dealt with by this plan
- SNB - Service New Brunswick Mapping

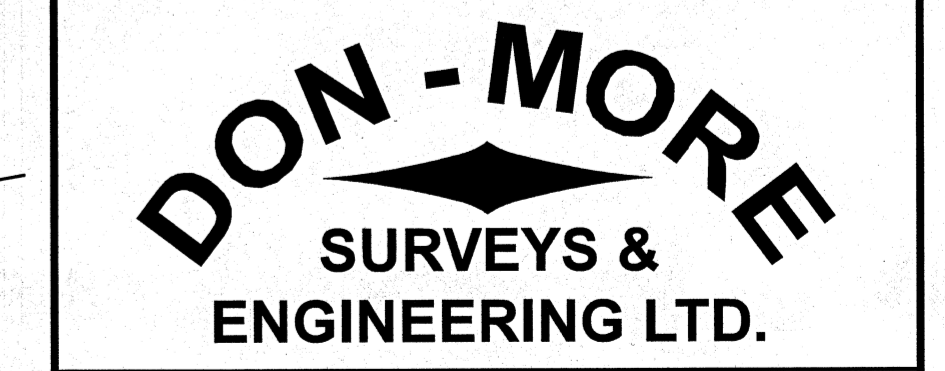
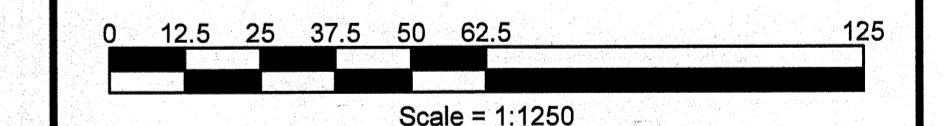
Notes

1. All computations performed and coordinates shown are based on the New Brunswick stereographic double projection and the NAD83(CRS) ellipsoid as realized by Service New Brunswick's Active Control System.
2. All distances shown are in metres and are grid distances calculated using a combined scale factor utilizing geoid model CCG2013a.
3. All directions are New Brunswick grid azimuths established using GNSS.
4. Document and plan numbers referred to are those of the land titles or county registry office.
5. Certification is not made as to legal title, being the domain of a lawyer, nor to the zoning & setback bylaws or regulations, being the domain of a Development Officer.
6. 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.
7. Peripheral information and adjacent owner information was derived from Service New Brunswick records unless otherwise noted.
8. Field survey was completed in May, 2024.
9. Survey markers not set at road deflections to avoid landowner confusion.

Purpose of Plan

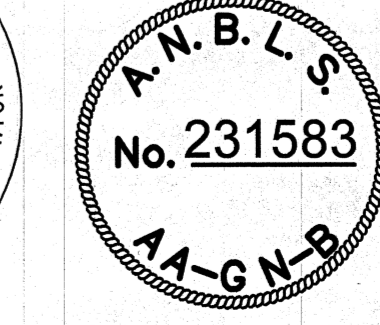
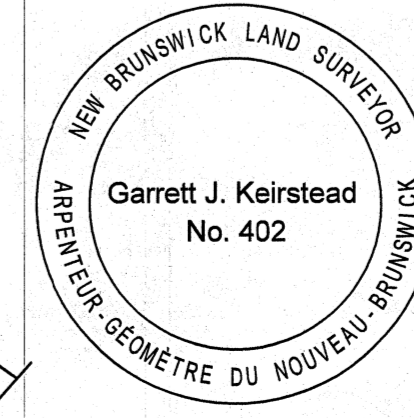
- To create residential Lot 24-1.
- To show MacKay Lane - Private Access.

Subdivision Plan
Beverly MacKay
Subdivision 24-1
 Route 845, Kingston
 Fundy Rural District, Kingston Parish
 Kings County, NB



Dated:
 July 8, 2024
[Signature]
 GARRETT J. KEIRSTEAD, N.B.L.S. # 402

Dwg: 23052SDF





REPORT NUMBER: 2026-025

REPORT TITLE: PID 30026652, HILL RD, KINGSTON, FUNDY RURAL DISTRICT

DATE: 2026-04-15

1. Property Information	
Applicant	Sheldon Locke
Landowner	Chris Londos
Location	Hill Road, Kingston
Parent PID	30026652
Local Government	Fundy Rural District
Rural Plan Bylaw	N/A
Zone	N/A
Application Type	Subdivision on Private Access (Type 2)
Number of Proposed Lots	5

2. Application Proposal
<p>Sheldon Locke has applied to subdivide PID 30026652 at Hill Road, Kingston, Fundy Rural District. The proposal is to create 5 residential lots (Lot 26-1 to Lot 26-5) which would be accessed by new private access, Murphy Brook Lane.</p> <p>A tentative subdivision plan is attached in Appendix A: Tentative Subdivision Plan.</p> <p>Therefore, the Planning Review and Adjustment Committee (PRAC) must consider:</p> <ul style="list-style-type: none"> • Whether private access is advisable for the development of the land.



3. PRAC Function & Legal Authority

New Brunswick Subdivision Regulation 80-159:

6(1) Every lot, block and other parcel of land in a proposed subdivision shall abut

a. Street owned by the Crown, or

b. Such other access may be approved by the regional service commission as advisable for land development.

4. Site Description

Proposed Lots

Lot 26-1

- Area: 5,000 m²
- Width at Setback: 54 m
- Depth: 93.5 m
- Current use: Vacant
- Proposed use: Residential
- Access: 24 m wide Private Access (Murphy Brook Lane)
- Nearest Public Road: Approximately 347 m from Hill Road

Lot 26-2

- Area: 5,546m²
- Width at Setback: ~54 m
- Depth: 103.5 m
- Current use: Vacant
- Proposed use: Residential
- Access: 24 m wide Private Access (Murphy Brook Lane)
- Nearest Public Road: Approximately 293 m from Hill Road

Lot 26-3

- Area: 5,582 m²
- Width at Setback: 54 m



4. Site Description

- Depth: 103.5m
- Current use: Vacant
- Proposed use: Residential
- Access: 24 m wide Private Access (Murphy Brook Lane)
- Nearest Public Road: Approximately 239 meters from Hill Road

Lot 26-4

- Area: 5,573 m²
- Width at Setback: 54 m
- Depth: 103 m
- Current use: Vacant
- Proposed use: Residential
- Access: 24 m wide Private Access (Murphy Brook Lane)
- Nearest Public Road: Approximately 185 m from Hill Road

Lot 26-5

- Area: 5,563 m²
- Width at Setback: 54 m
- Depth: 103 m
- Current use: Vacant
- Proposed use: Residential
- Access: 24 m wide Private Access (Murphy Brook Lane)
- Nearest Public Road: Approximately 131 m from Hill Road

Remnant

- Area: 10.26 ha
- Width at Setback: 53.6 m
- Depth: 634 m
- Current use: Vacant
- Proposed use: Vacant
- Access: 24 m wide Private Access (Murphy Brook Lane)



4. Site Description	
	<ul style="list-style-type: none"> • Nearest Public Road: Approximately 370 meters from Hill Road
Surrounding Land Use	<ul style="list-style-type: none"> • Residential / Vacant
Proposed Access	<ul style="list-style-type: none"> • New 24 m wide Private Access to be developed, Murphy Brook Lane • Approximately 365.5 m in length
Services	<ul style="list-style-type: none"> • No public water or public sewage services are available in the area.

5. Consultation	
Notice to Neighboring Residents	<ul style="list-style-type: none"> • As per section 6.2 of the PRAC By-law and Operating Procedures, notices were sent to property owners within 100 m of the subject property on March 27, 2026. • The deadline for written submissions was April 13th, 2026. • In total, notices were sent to 10 property owners. • FRSC received one written response which is attached as Appendix B: Public Response.
Government Agency	<ul style="list-style-type: none"> • The proposed subdivision was circulated to the Department of Environment and Local Government (WAWA Branch) for review on April 8, 2026. <p>Their response is included in Appendix C: DELG Review.</p>

6. Overview & Evaluation

Proposal

A tentative subdivision plan was prepared by surveyor Don More Surveys & Engineering Ltd. for the property owner Chris Londos and applicant Sheldon Locke. The tentative subdivision plan proposes subdividing PID 30026652 at Hill Road, Kingston, Fundy Rural District. The proposal is to create 5 residential lots (Lot 26-1 to Lot 26-5) and new private access from a portion of PID 30026652.

The Planning Review and Adjustment Committee (PRAC) must consider:

- Whether private access is advisable for the development of the land.

Regulations

As per the New Brunswick Subdivision Regulation, to subdivide a property, all lots must abut a public street or “*such other access as may be approved by the regional service commission as being advisable for the development of land.*” To aid the evaluation of the proposal, this report uses the *Fundy Regional Service Commission’s Guide to Lot Creation on an Access Other than a Public Street* (‘FRSC Guidelines’). A site visit was conducted on March 20th, 2026. Site photos are attached in **Appendix D: Site Photos**.

When evaluating whether Private Access is advisable for the development of proposed lots, FRSC guidelines recommend consideration of the topography, sensitive areas, safety, speed, sight visibility, width of the right-of-way, continuity of access and the development trends within a 500-meter radius. Development located on private access do not receive public services such as school busing, snow plowing, road maintenance. Garbage must be brought to the public road for pickup. It is the responsibility of the landowner to maintain private access. Neither Government, the FRSC nor PRAC are responsible for inspecting on-going conditions of private access. FRSC guidelines advise that this is noted in a subdivision plan.

Background

PID 30026652 was subdivided in 2006 creating 1 new lot (Lot 06-1) and a 12.99 ha Remnant, see **Appendix E: Plan 42375155**.



Access

The proposed lots will be accessed via a new 24-meter-wide Private Access, Murphy Brook Lane, starting at Hill Road. The total length of the Private Access will be approximately 365.5 meters and includes an 18 m radius turnaround. The 10.26 ha remnant will also be accessed via Murphy Brook Lane. The remnant is currently vacant.

Purpose

The purpose of the Subdivision Plan is to subdivide PID 30026652 to create 5 new lots (referred to as Lot 26-1 through to 26-5) and to create a new 24 m wide private access, Murphy Brook Lane. The proposed lots are intended for residential use.

Environmental Considerations

The back northwestern property line follows Murphy Brook; however, it has no effect on the proposed development area. There are no mapped wetlands present on the Parent PID. In response to Mr. Coopers concerns, the proposed subdivision plan was circulated to the Department of Environment and Local Government (WAWA Branch) for review.

DELG noted a high possibility of unmapped wetland on all the proposed lots. DELG recommends a wetland delineation to determine wetland presence and boundaries.

7. Attachments

- Appendix A: Tentative Subdivision Plan**
- Appendix B: Public Response**
- Appendix C: DELG Review**
- Appendix D: Site Photos**
- Appendix E: Plan 42375155**
- Appendix F: Site Distance Report**

8. Analysis and Recommendation

Analysis

Per FRSC Private Access Guidelines, private roads must have a minimum width of 20 m, which aligns with the DTI standards for public roads at the time the FRSC guidelines were established. Current DTI standards stipulate a minimum width of 24 meters. The Private Access is proposed to be developed to the current DTI width standard. The length of the proposed Private Access will be approximately 365.5 m and will serve as access to 5 proposed lots and remnant. As such, the Private Access generally meets the width requirements set out in FRSC Private Access guidelines.

Furthermore, the FRSC Guidelines note National Building Code (NBC) requirements for access by emergency vehicles. Amongst several requirements, the provision of turn-around facilities for any dead-end private access road longer than 90 meters is recommended. The proposed Private Access will be approximately 365.5 m long and will include an 25 m radius turn-around.

A site visit conducted on March 20th, 2026, was used to evaluate the condition of the existing private access intended to be used for the proposed lots. The road is not constructed at this time; there is cleared access that is likely used for forestry or recreational purposes. There is currently a culvert in place at the southeastern corner abutting Hill Road. As per **Appendix F: Sight Distance Report**, this does not meet sight distance requirements, and the access will need to be moved approximately 34 m to the southwest. It is the opinion of planning staff that the proposed lots would be appropriately served by the new Private Access pending appropriate construction and site distance requirements are met.

Recommendation

WHEREAS the dimensions of the proposed lots meet or exceed the minimum dimensions of the *Provincial Subdivision Regulation*.

WHEREAS the proposed building lots would be accessed by a new 24 m Private Access appropriate for the intended use.



AND WHEREAS the proposed subdivision will not prejudice the possibility of further subdividing the land or the convenient subdividing of adjoining land.

THEREFORE, it is recommended that the Planning Review and Adjustment Committee approve the proposed Private Access as suitable for Proposed Lots 26-1, Lot 26-2, Lot 26-3, Lot 26-4 and Lot 26-5 as detailed in the tentative subdivision plan of PID 30026652 (prepared by Don More Surveys & Engineering Ltd. and submitted on March 16, 2026), with the following conditions:

1. *Legal right of access, whether by deeded right-of-way, conveyance of right of way or other means, shall be assured to subsequent owners, assigns, heirs and successors.*
2. *Both the legal right of access and subdivision approval shall include provisions advising that:*
 - a. *Development along the private access shall not receive public services unless upgraded to Department of Transportation and Infrastructure standards; and*
 - b. *Owners, assigns, heirs and successors shall assume joint ownership and responsibility for private access construction and maintenance.*
3. *The Final Plan of Subdivision shall note the following:*
 - a. *The private access shown on this plan is not suitable for a public street. All maintenance and improvements to the private access are the responsibility of the property owner(s). Public services such as school busing garbage pickup or snow plowing may not be provided within a private access.*
4. *The formation of a legal association for the maintenance of the road must be confirmed prior to final approval by the development officer.*
5. *The Private Access must be designed to achieve the standards of the FRSC Private Access Guideline:*
 - a. *Have a clear width not less than 6 m unless it can be shown that lesser widths are satisfactory for the fire department and emergency measures services;*
 - b. *Have a centerline radius not less than 12 m;*
 - c. *Have an overhead clearance not less than 5 m;*



- d. *Have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m;*
 - e. *Support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt, or other material designed to permit accessibility under all climatic conditions;*
 - f. *Have turnaround facilities for any dead-end portion of the access route more than 90 m long;*
 - g. *Be connected to a public thoroughfare; and*
 - h. *Site Distance Requirements are met.*
6. *Prior to the issuance of occupancy permits for any construction on Lot 26-1, 26-2, 26-3, 26-4, and 26-5, confirmation by a qualified professional engineer (at the applicant's expense) that the subject road has been constructed in accordance with the standards outlined in this FRSC Private Access Guideline has been achieved is required.*
7. *An Assessment (by a Certified Wetland Delineator) is required to be completed to determine wetland presence and boundaries; and submitted to the Department of Environment and Local Government, Surface Water Management Branch. Following the completion and review of the Wetland Delineation, lots that contain sufficient developable area and which are located outside of all watercourses, wetlands, and their respective 30-meter buffers, shall be approved as building lots.*

Prepared by:

Amanda McKenna
Development Officer

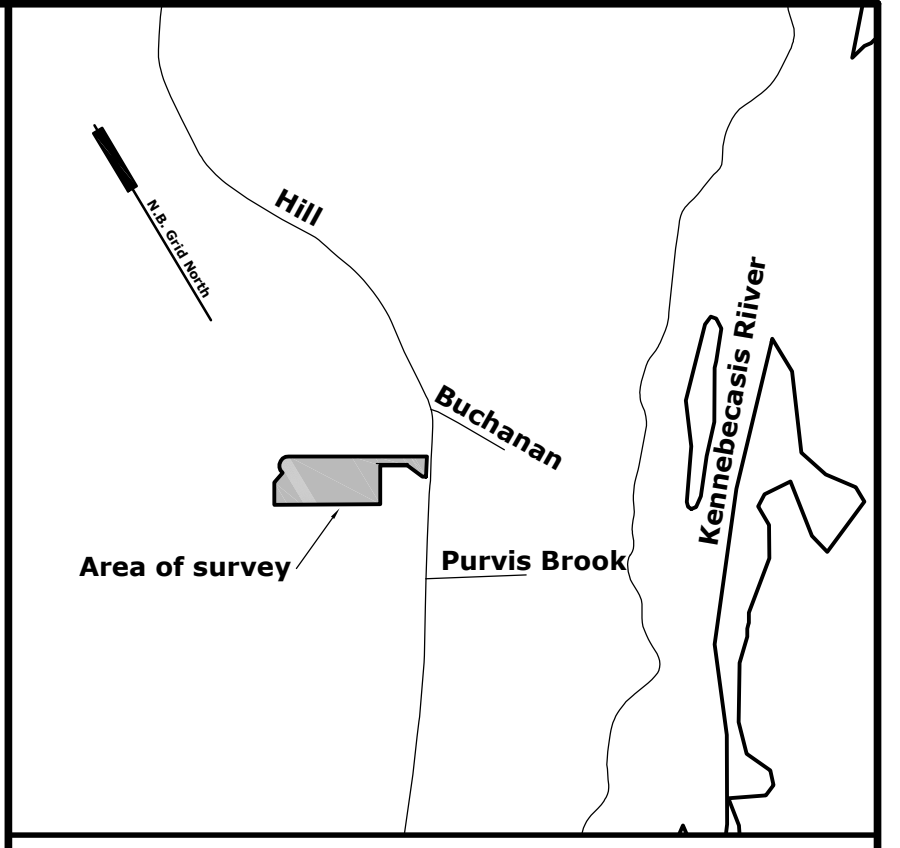
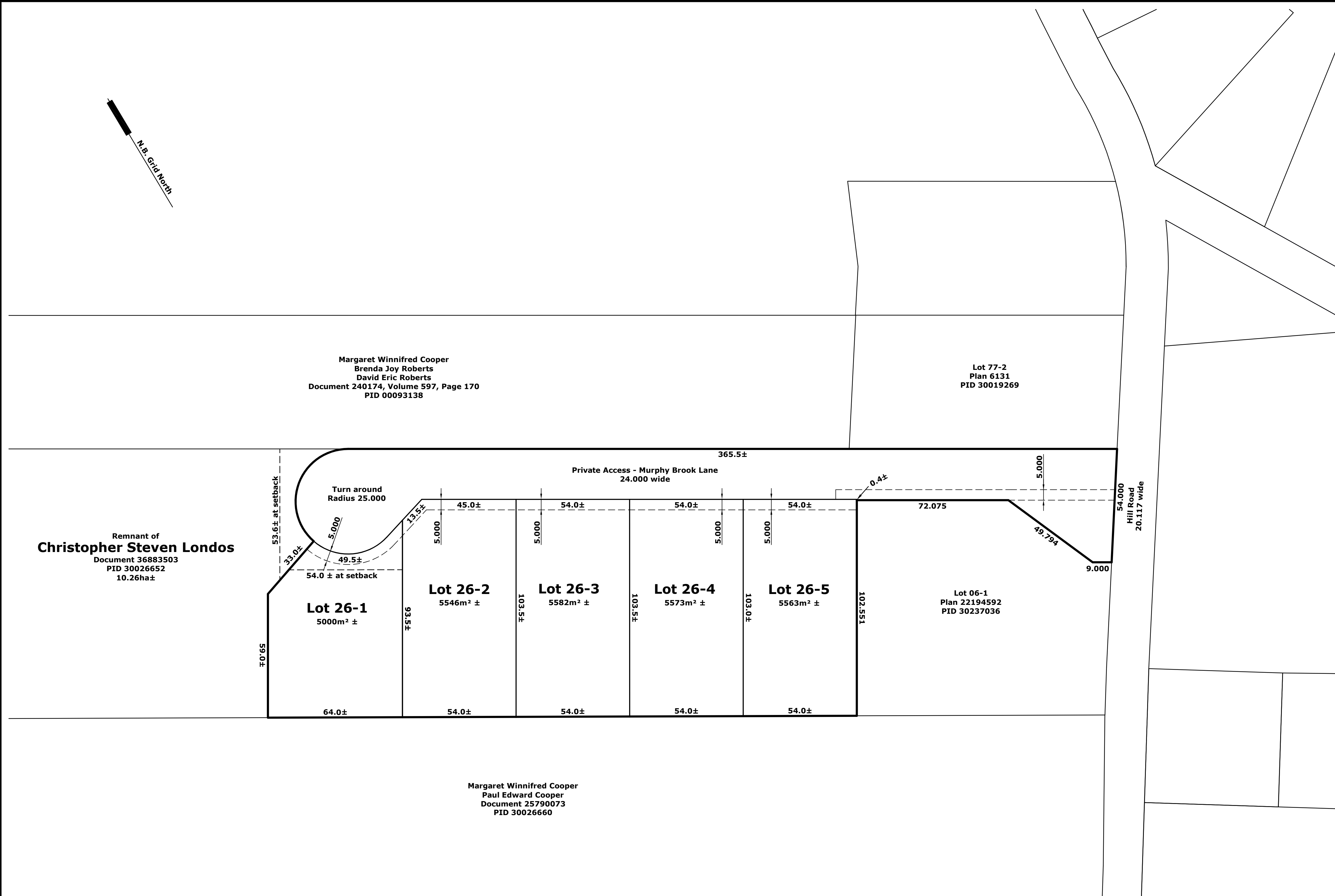
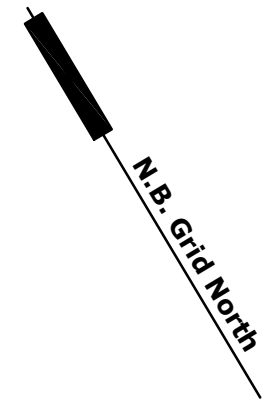
Approved by:

Scott Borden, RPP, MCIP
Senior Director of Community Planning and Transportation

Date: April 15th, 2026

Appendix A: Tentative Subdivision Plan

Approvals



Key Plan
 Scale = 1:20,000

Legend	
LANDS DEALT WITH BY THIS PLAN	CONTROL POINT
TABULATED COORDINATE POINT	FENCE
STANDARD SURVEY MARKER PLACED	WELL
STANDARD SURVEY MARKER FOUND	SIGN
CALCULATED COORDINATE POINT	TREE
ROUND IRON BAR FOUND	CULVERT
SQUARE IRON BAR FOUND	LIGHT STANDARD
IRON PIPE FOUND	UTILITY POLE / GUY
SCRIBED WOODEN SURVEY POST	UTILITY LINE
EASEMENT(S) SHOWN THUS	CENTRELINE

Notes

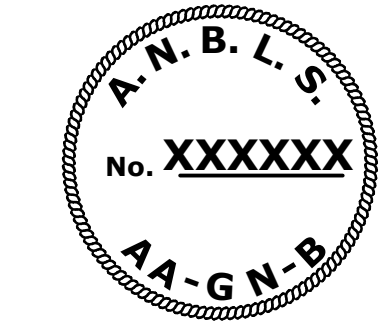
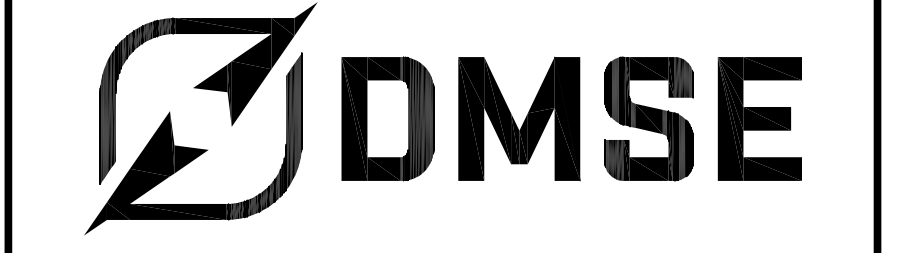
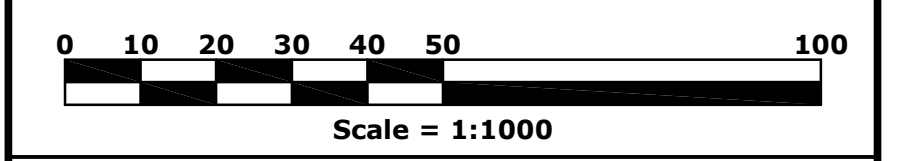
- All computations performed and coordinates shown are based on the New Brunswick stereographic double projection and the NAD83(CSRS) ellipsoid, epoch 1997, as realized by Service New Brunswick's Active Control System.
- All distances shown are in metres and are grid distances calculated using a combined scale factor utilizing geoid model CGG2013a.
- All directions are New Brunswick grid azimuths established using GNSS.
- Document and plan numbers referred to are those of the land titles or county registry office.
- Certification is not made as to legal title, being the domain of a lawyer, nor to the zoning & setback bylaws 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.
- Peripheral information and adjacent owner information was derived from Service New Brunswick records unless otherwise noted.
- Field survey was completed in March, 2026.
- Survey markers not set at road deflections to avoid landowner confusion.

Purpose of Plan

- To create 5 new residential lots.
- To create a 24.000 wide Private Access - Murphy Brook Lane
- To create 5.000 wide Public Utility Easements.

**Subdivision Plan
 Murphy Brook Estates
 Subdivision
 Phase 1**

Hill Road, Kingston
 Fundy Rural District, Kingston Parish
 Kings County, NB



TENTATIVE
 Dated: March 12, 2026
 GARRETT J. KEIRSTEAD, NBL # 402

Dwg: 26040SDT

Public Utility Easements

Pursuant to Section 5 of "Designated Easements" Regulation 2021-83 and Section 88(7)(b) of the Community Planning Act the Public Utility Easements on the plan vest in the New Brunswick Power Corporation, Bell Canada, and Rogers Communications Inc. with the filing of this plan.

From: paul cooper <hilltoppauly@gmail.com>

Sent: April 8, 2026 1:37 PM

To: Information <information@fundyregion.ca>

Subject: PID 30026652 concerns -attention Amanda McKenna

Dear Amanda McKenna:

Key Concerns

1. Wetland and Saturated Ground Conditions

The area identified for subdivision and the proposed private access lane consists largely of swampy wetland with significant ground and near-surface water. Based on our direct experience as neighbouring property owners, this area has persistent drainage challenges that extend across multiple adjacent properties, including PID 30026652.

2. History of Drainage Failures and Infrastructure Issues

We have experienced repeated drainage problems affecting nearby infrastructure:

- Two times major culverts at our roadway entrance have washed out and required replacement by the Department of Transportation.
- Culvert sizes had to be increased and additional rock reinforcement installed to manage ongoing water flow.
- Hill Road has experienced erosion and undercutting where property drainage meets the main ditch, requiring multiple repairs.

3. Existing Water Flow Patterns and Flooding Risk

There are several natural drainage paths where water flows through and around our property and neighbouring lands, with areas of consistently high soil saturation.

- A stream crosses our property near or through the proposed Lot 26-5 area.
- Previous drainage work upstream resulted in increased water flow that destroyed an older culvert on our property and caused localized flooding.
- These experiences raise serious concerns about how additional development could impact water movement and flooding risk.

4. Seasonal Ground Conditions

The boundary trail between our property and the proposed lots is typically very wet and difficult to access except during winter conditions. For most of the year, the area remains muddy and saturated, often requiring rubber boots to access.

Summary Position

Based on our direct experience with the land conditions, drainage behaviour, and past infrastructure impacts, we have significant concerns about the suitability of this wetland area for subdivision and development. We respectfully request that these environmental and drainage factors be carefully reviewed before any approvals are considered.

Sincerely Paul Cooper (owner along with Margaret Cooper of adjacent property)

506-650-1337

Appendix C: DELG Review

From: Knopf, Eric (ELG/EGL) <Eric.Knopf@gnb.ca>
Sent: Thursday, April 9, 2026 10:55 AM
To: Amanda McKenna <development@fundyregion.ca>
Subject: RE: PID 30026652

Good morning, Amanda.

Review of available information suggests a strong likelihood of unmapped watercourses and/or wetlands being located within the proposed subdivision. The WAWA Branch recommends reserving comments until the presence / absence of watercourses and wetlands have been confirmed on the ground by a [certified wetland delineator](#). If wetlands are present, a wetland delineation will be required as per the [Wetland Delineation Protocol](#). This information along with a revised plan showing all regulated features should be provided to WAWA Branch for review.

Please let me know if you have any questions.

Thank you,

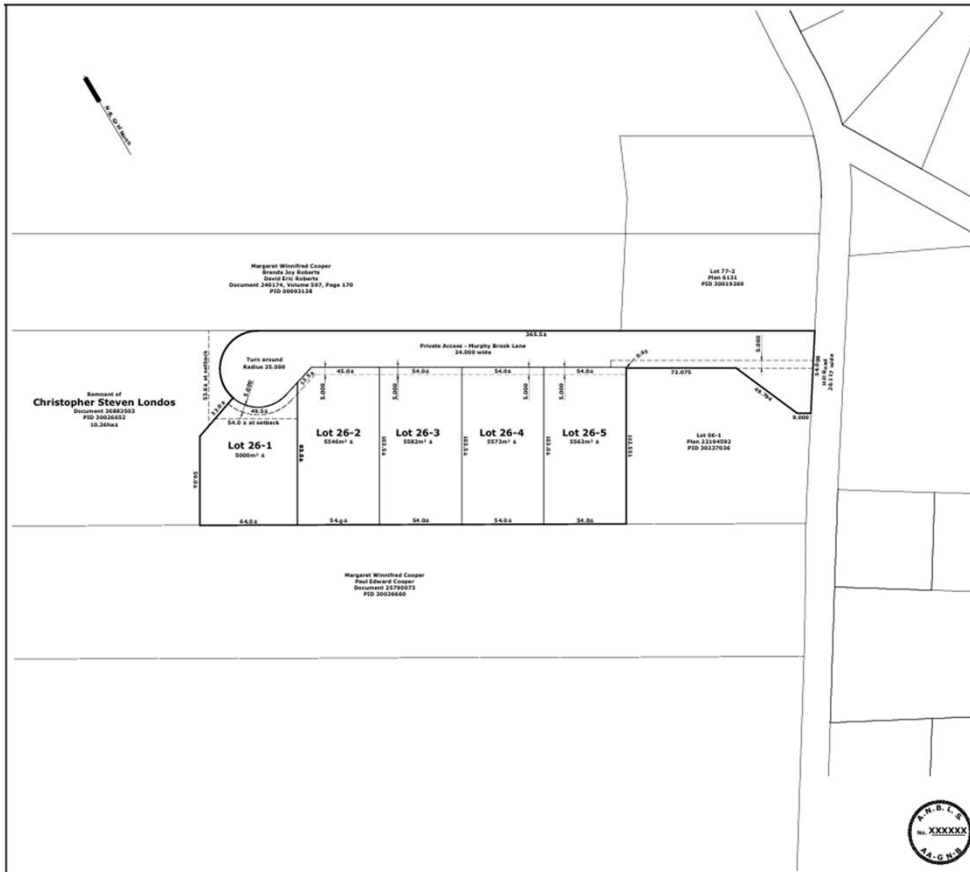
 **Eric Knopf**

Wetland Biologist | Biologist des terres humides

Site Photos

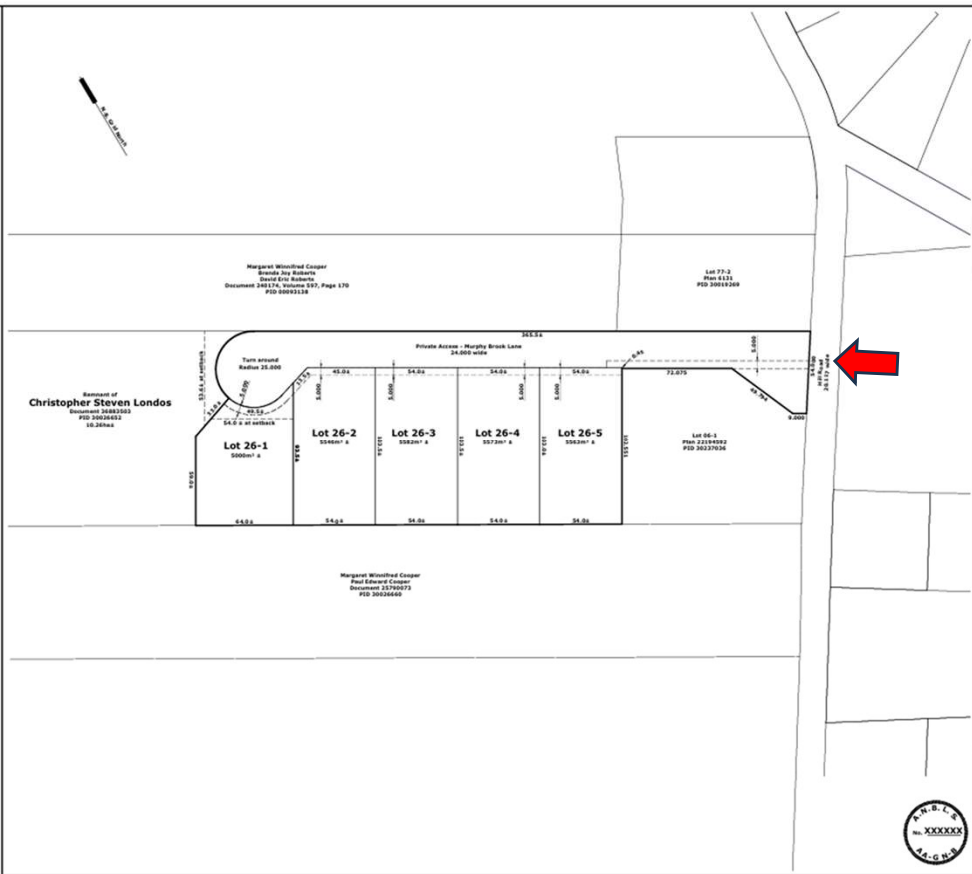


Aerial view of Proposed area for Murphy Brook Lane and Lot 26-1 to 26-5



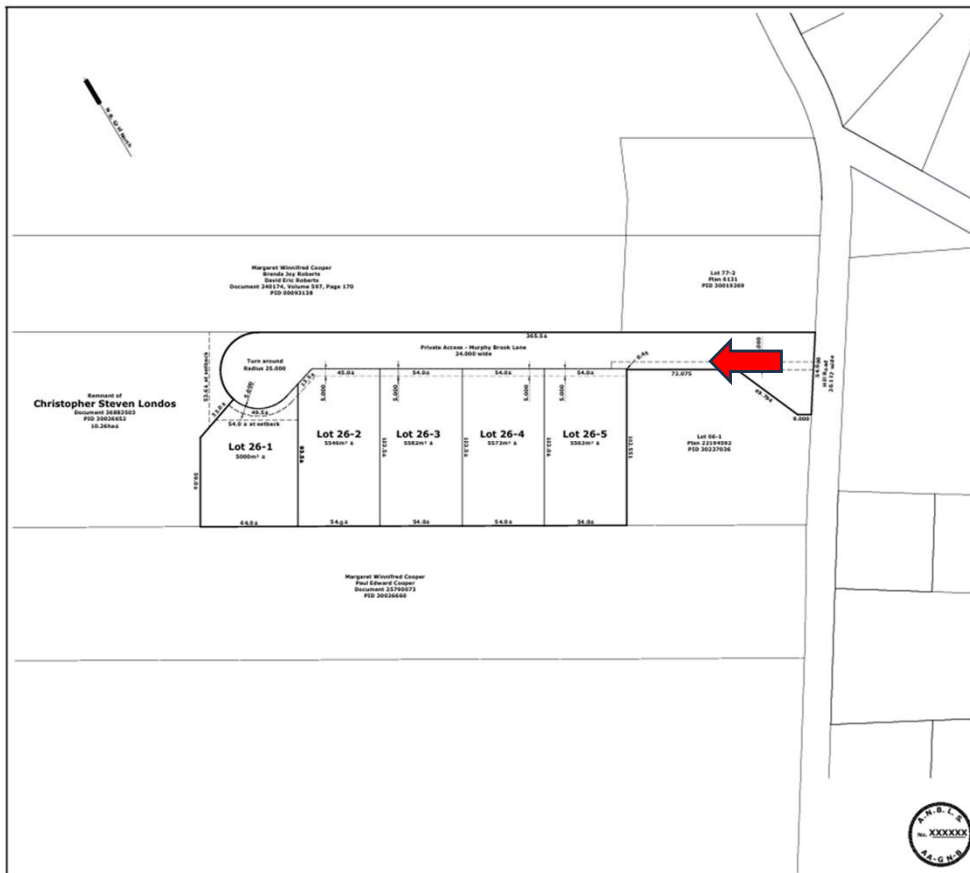
Site Photos

Murphy Brook Lane entrance from Hill Rd



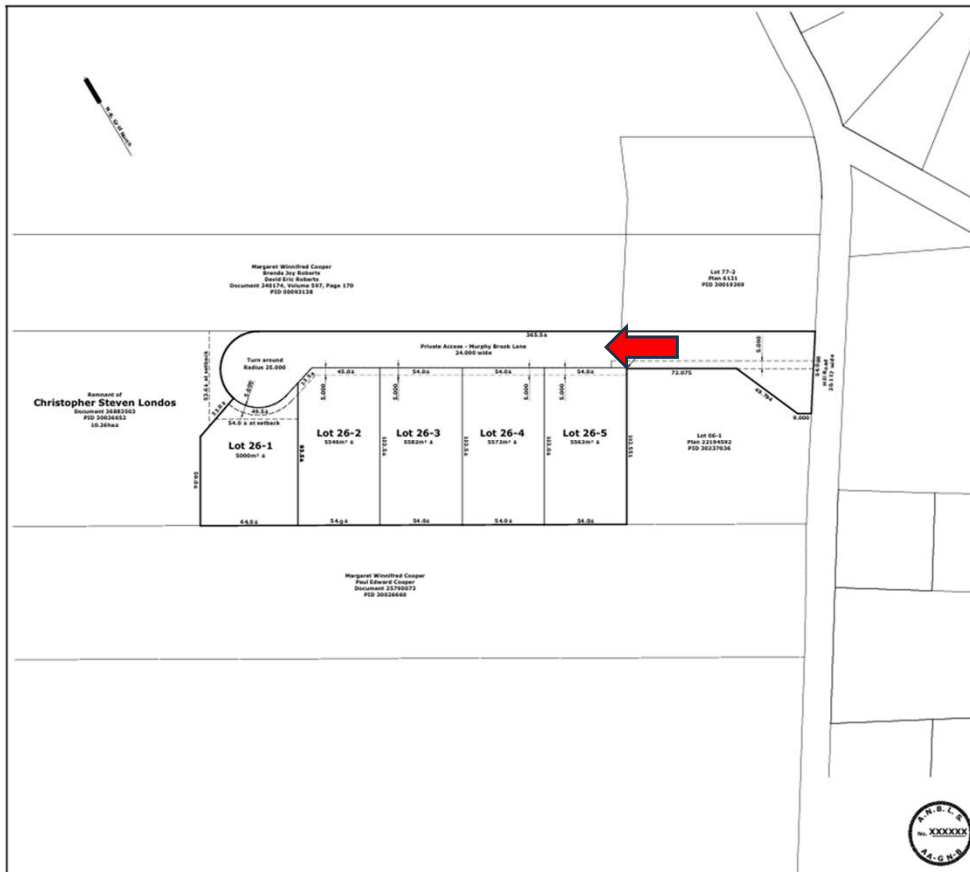
Site Photos

View of proposed area for Murphy Brook Lane



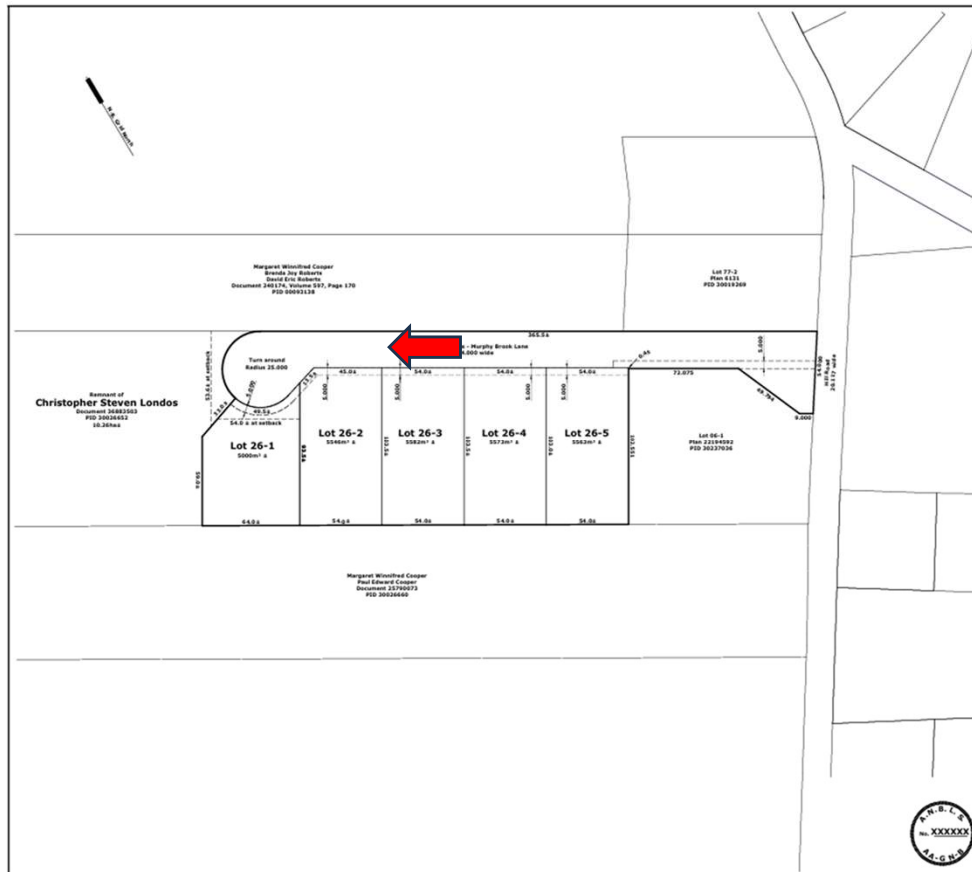
Site Photos

View of current woods road



Site Photos

View of woods road



Appendix E: Plan 42375155

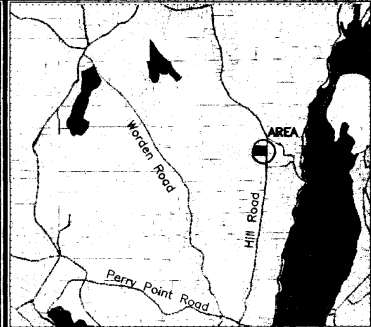
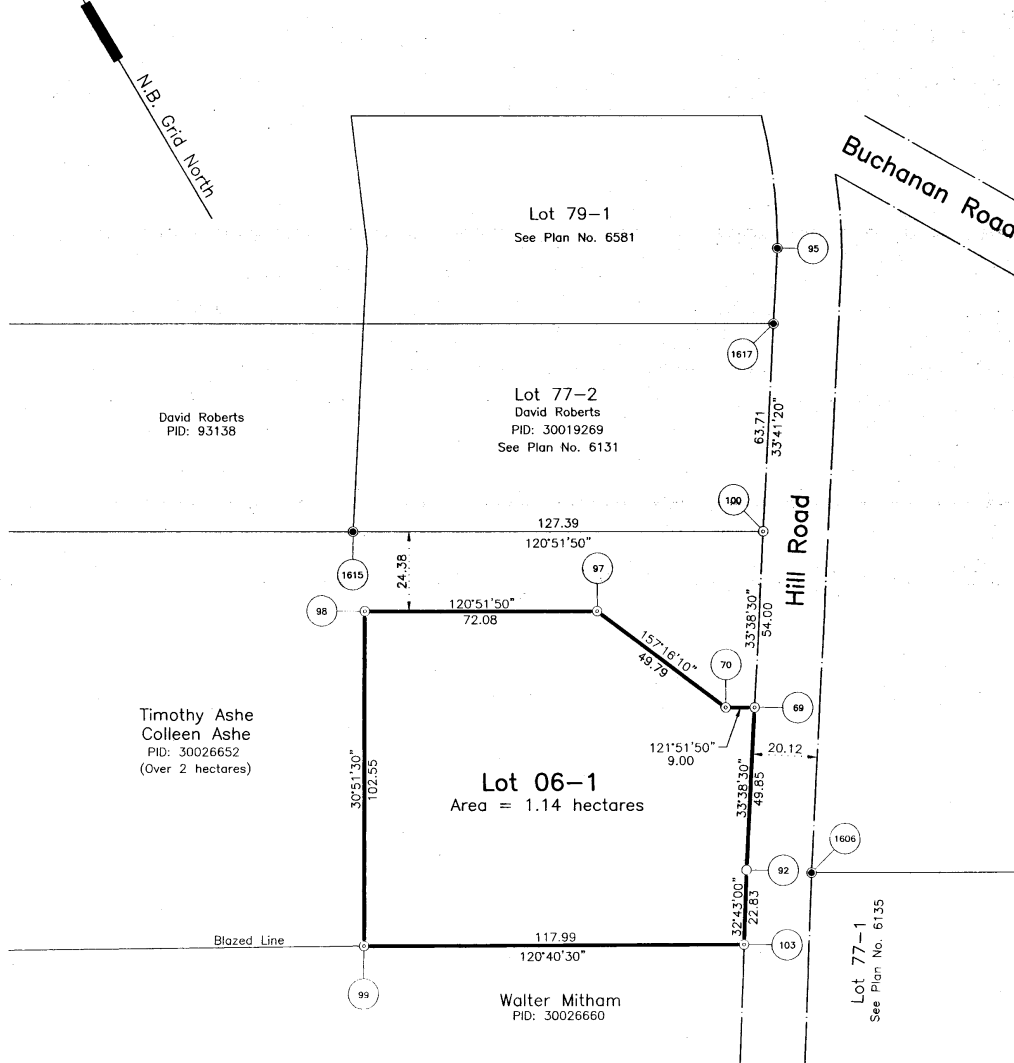
N.B. Grid Co-ordinate Values			
Point	Easting	Northing	Monument
69	2544644.260	7389063.650	SMS
70	2544636.534	7389068.257	SMS
92	2544616.642	7389022.146	CALC
95	2544727.361	7389180.888	SMF
97	2544617.293	7389114.193	SMS
98	2544555.424	7389151.167	SMS
99	2544502.824	7389063.134	SMS
100	2544674.174	7389108.607	SMS
103	2544604.304	7389002.939	SMS @ IPF
1606	2544633.480	7389011.137	SMF
1615	2544564.822	7389173.957	SMF
1617	2544709.512	7389161.614	SMF
21429	2544000.133	7388159.640	NBCM (Adj)
22708	2544383.120	7388622.382	NBCM (Adj)
22710	2544762.442	7389439.432	NBCM (Adj)
Scale Factor = 0.999986			

APPROVALS:

APPROVED

Brian Blanton
Development Officer
Royal District Planning Commission
June 22, 2006
Date

APPROVAL VALID FOR
SIX MONTHS ONLY
UNLESS FILED



Key Plan
Scale = 1:50,000

LEGEND:

- SMF - Standard survey marker found
- ⊙ SMS - Standard survey marker set
- ⊙ RIBF - Round iron bar found
- IBF - Square iron bar found
- IPF - Iron pipe found
- CALC - Calculated point
- △ NBCM - N.B. Co-ordinate Monument
- sq.m. - Square metres
- A - Arc R - Radius
- Rad.Pl. - Radius point
- ⊖ - Centreline
- Line not to scale
- x-x- Fence
- PID - Parcel identifier number
- Adj - Adjusted network
- (100) - Tabulated co-ordinate reference
- A.N.B.L.S. - Association of N.B. Land Surveyors

- NOTES:**
1. Azimuths and Co-ordinate values refer to the NEW BRUNSWICK GRID CO-ORDINATE SYSTEM (Adjusted Network) and were derived from the tabulated New Brunswick Co-ordinate Monuments. Computations performed and co-ordinate values shown are based on the NAD83 (CSRS) ellipsoid.
 2. Azimuths are rounded to the nearest 10 seconds.
 3. Distances are in METRES and are rounded to the nearest CENTIMETRE.
 4. Lands dealt with by this plan are bounded thus
 5. Peripheral information and adjacent names were derived from various sources and should be verified.
 6. All plans and documents referenced are recorded in the Registry Office of the County of Kings.
 7. Field survey was carried out on May 5, 2006.

Plan Received and Filed/plan reçu et déposé
Date: June 2, 2006
Time: 09:19:00 Number: 22194592
Heure: Numéro

Land Titles District of New Brunswick/
Circonscription du Nouveau-Brunswick



LAND TITLES DATA
PID 30026652
Owners: Timothy Ashe, Colleen Ashe
Document 188007, Vol. 348, Pg. 152
Registered: 1976-09-28

SIGNATURE OF OWNERS
Timothy Ashe
Timothy Ashe
Colleen Ashe
Colleen Ashe

22194592

Subdivision Plan
Timothy Ashe Subdivision
Parish of Kingston,
Kings County, N.B.

0 10 20 30 40 50 metres 100

Scale = 1:1000
Saint John, N.B.
May 23, 2006

Job No. 06-0032
Book 344, Page 43

KIERSTEAR & QUIGLEY
Saint John, N.B.
Perry Point Road

JOHN ROBERTS LTD.
Perry Point Road

Appendix D: Site Distance Report

(Voir le verso de cette page pour une version française de ce rapport)

J-2 TENTATIVE SUBDIVISION INSPECTION REPORT

Date: <u>March 20 / 26</u>		
Subdivision Name: <u>MURPHY BROOK ESTATES SUBDIVISION PHASE 1</u>		
Parish: <u>Kingston</u>	County: <u>Kings</u>	D.O.T. Map Sheet No: <u>446</u>
Purpose of Plan: <u>To create 5 new residential lots.</u>		

Sight Distance at Proposed Intersections (Eye Height=1.05 m):										
Posted Speed Limit Along Highway (km/h)	Object Height & Required Sight Distance		Measured Sight Distance Along Highway							
	Stopping 0.38 m	Intersection 1.30 m	Viewing left and right from access location							
All Accesses (m)	Locals & Collectors Subdivision Accesses & Commercial, Industrial & Institutional Accesses (m) (residential accesses must only meet stopping sight distance)		Access 1 Description:				Access 2 Description:			
			Private Entrance <input type="checkbox"/>				Private Entrance <input type="checkbox"/>			
			Subdivision Access: Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>				Subdivision Access: Public <input type="checkbox"/> Private <input type="checkbox"/>			
			Easting/Northing				Easting/Northing			
			Sight Distance: Adequate <input checked="" type="checkbox"/> Inadequate <input type="checkbox"/> Existing <input type="checkbox"/>				Sight Distance: Adequate <input type="checkbox"/> Inadequate <input type="checkbox"/> Existing <input type="checkbox"/>			
			Stopping		Intersection		Stopping		Intersection	
			L	R	L	R	L	R	L	R
50	65	115								
60	85	135								
<u>70</u>	110	160	<u>200</u>	<u>160</u>						
80	140	180								
90	170	200								
100	210	215								

Inadequate sight distance caused by: _____

Suggestions for improving sight distance: _____

Grade Information:
 Estimated maximum grade on Property: 1-5 %

Comments: _____

Drainage Design Information:
 Municipal Services Easements Required? Yes No

Comments: _____

Intersecting Road Name or Number: Hull Road
 Description of Intersecting Road Condition: Local, chip seal

Status: Designated <input checked="" type="checkbox"/>	Not Designated <input type="checkbox"/>	Private <input type="checkbox"/>	Other <input type="checkbox"/>
--	---	----------------------------------	--------------------------------

Comments: Sight distance does not work for the existing driveway but does work for the lot frontage. The Culvert would need to move 34 metres to the Southwest.

(Add additional page if necessary)

Inspector: Steve She