



Order of the Day
Quispamsis Town Council
Special Meeting
Upstairs Board Room, Quispamsis Town Hall

July 23, 2019, 9:00 am

Pursuant to the Town's Procedural By-law No. 033; an electronic means of communication will be used for those members attending outside of the Town.

Pages

1. **Assent of Council - Fernwood Park Subdivision Phase 2-C Subdivision Plan - Brooks Homes Ltd.**

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Staff Report from Municipal Planning Officer, Dwight Colbourne

Developer has lot sales pending , thus the reason to expedite Council assent via a Special Public Meeting rather than having the developer wait a full month to close transactions.

2. **Hillside Estates Amending Subdivision Plan - Extension of Local Government Services Easement and the Addition of a Second Local Government Services Easement**

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Staff Report from Municipal Planning Officer, Dwight Colbourne



Staff Report

to Council

Date: July 18, 2019

From: S. Dwight Colbourne, PTech, Municipal Planning Officer

Subject:

Fernwood Park Subdivision Phase 2-C Subdivision Plan - Council Assent – Brooks Homes Ltd.

Background and Discussion:

- The Fernwood Park Subdivision Phase 2-C Subdivision Plan was approved by the Planning Advisory Committee on May 14, 2019.
- Fernwood Park Phase 2-C will:
 - create five (5) Single Family Residential building lots;
 - extent Nightingale Lane – an existing public street;
 - construct the end portion Meadowlark Drive – an existing public street; and
 - establish a Local Government Services Easement (LGSE) for stormwater management purposes.
- The Stormwater Management Plan identified the need for LGSE between Lots 33 and 34 as shown on the attached Subdivision Plan. This area will contain stormwater piping infrastructure to convey the stormwater to the detention located in the Land for Public Purposes (LPP) area (LPP-3 on the plan).
- The proposed 6.0m wide will provide the Town with the legal right to enter the said properties to access and maintain the stormwater infrastructure once it becomes a municipal asset upon fulfillment of the obligations in accordance with the Development Agreement.
- In accordance with Section 88 of the Community Planning Act, the Subdivision Plan requires the assent of Council, so the public street and easement can be vested to the municipality.
- PAC required an Abbreviated Water Source and Supply Assessment (AWSSA). The Developer completed a Comprehensive Water Source and Supply Assessment (CWSSA) that covered this phase and as well as the previous phases completed by Brooks Homes Ltd. The CWSSA is a more comprehensive detail study for the availability and quality of potable water. The CWSSA confirmed there is a sufficient quantity of water to supply the level of development and the quality water meets the minimum requirements of the Canadian Drinking Water Guidelines.
- LPP requirements have been met through land dedication under phase 2-B. It is shown the plan as LPP-3. This area contains a stormwater detention pond and a pedestrian trail.

- The Developer has installed the sanitary sewerage infrastructure in accordance with the engineered design approved by the Town. The infrastructure has been inspected by the Developer's Consultant, and the inspection reports show the work has been completed to municipal standards in the Subdivision Specifications and Guidelines.
- The roads are constructed to the pre-asphalt stage and have been inspected by the engineering consultant. The inspection reports confirm the road work meets the standards in the Subdivision Specifications and Guidelines and can be considered acceptable to a municipal standard.
- The stormwater management plan utilizes a system of shallow swales and pipe infrastructure to convey stormwater water to the detention pond. The swales within the municipal public street right-of-way will be grassed using hydroseeding for erosion and sediment control. The stormwater management plan achieves a pre-development and post-development balance to mitigate downstream impacts and to not adversely affect the Mud Lake watershed. During significant rain events, the detention pond holds the water for a short period of time to allow for sediment to settle and to control water velocities and volume before being released into the Mud Lake Watershed system.

Financial Implications:

No financial implications for the Town

Attachment(s):

1. Subdivision Plan – Fernwood Park Subdivision Phase 2-C

Recommendation:

To grant assent to the Fernwood Park Subdivision Phase 2-C Subdivision Plan allowing the Development Officer and Town Clerk to stamp and sign the plans for registration in the Land Titles System.

Date: July 19, 2019

From: Dwight Colbourne, PTech – Municipal Planning Officer

Subject:

Hillside Estate Subdivision – Amending Subdivision Plan – Council Assent for Local Government Services Easement (LGSE)

Background and Discussion:

- Scotts Bros. Ltd. (the Developer) is seeking an amendment to the Hillside Estate Subdivision Plan. Hillside Estates Subdivision created a public street (Lachlan Court) and twelve (12) residential building lots. The Developer desires to amend the subdivision plan by adding:
 - approximately six (6) metres of depth to the rear yards of Lots 10-A and 11-A, and
 - a 4.5 m wide Local Government Services Easement (LGSE) between Lots 10-A and 9, as highlighted in the attached plan.
- The additional area to the rear yards of the lots 10-A and 11-A is to increase the marketability and attractiveness to potential buyers as the rear yards have been identified as a concern by people viewing the properties for potential purchase.
- The proposed LGSE between Lot 10-A and Lot 9 is to address a stormwater management issue from Yeomen Court. There is an existing Municipal Services Easement between Lots 20 and 21A as shown on the attached plan. The existing easement conveys stormwater from Yeomen Court, but the water is not being directed to an appropriate receiving channel, watercourse or ditch system. The water is being directed on the rear yards of Lots 10-A and 11-A. The Developer is seeking Council assent to establish an LGSE so piping infrastructure can be installed on behalf of the Town. The pipe will direct the water to the stormwater management system in Lachlan Court and away from the rear yards of Lots 10-A and Lots 11-A.
- The proposed LGSE and work to address the stormwater issue has been reviewed by the Town's Engineering and Planning departments, and both departments recommend this is the most practical manner to address the concern. An engineered design for the pipe infrastructure will be completed by the Developer's engineering consultant (exp engineering consultants) and submitted to the Town for approval prior to construction.
- The Town will be contributing the pipe for completion of the work, but the Developer will be covering the cost of the installation work. The pipe contribution will be covered under stormwater improvements in the 2019 budget.

The plan is before Council as the plan proposes to adjust an existing Local Government Services Easement (LGSE) across Lot 11-A for municipal sanitary sewerage service to Lot 12-A, and proposes to add a new LGSE between Lots 10-A and 9. Whereas these are easements being vested to the Municipality the assent of Council is required prior approval of the plan by the Municipal Planning Officer and Town Clerk in accordance with Section 88(7) of the Community Planning Act 2017, Chapter 19.

Financial Implications:

Stormwater improvements expenditure from the Stormwater Improvements 2019 Budget.

Attachment(s):

1. Hillside Estates Amending Subdivision Plan
2. Amending Subdivision Plan Mark-up – Proposed Adjustments

Recommendation:

Council grant assent to the Hillside Estate Amending Subdivision Plan to permit approval of the plan by the Municipal Planning Officer and Town Clerk for registration in accordance with Section 88(7) of the Community Planning Act 2017, Chapter 19.

N.B. Grid Co-ordinate Values (HPN)

Point	Easting	Northing	Remarks
107	2540590.713	7381257.489	SMS
114	2540632.169	7381232.729	IBF
196	2540697.852	7381276.183	SMS
198	2540648.795	7381222.799	SMS
200	2540674.305	7381294.892	WSS
201	2540654.053	7381317.186	SMS
202	2540649.993	7381317.200	SMS
205	2540672.353	7381296.992	Plan 37271658
206	2540697.453	7381276.422	Plan 37271658
310	2540610.911	7381274.671	Plan 37271658
419	2540664.020	7381239.367	SMS
420	2540643.794	7381261.689	SMS
421	2540621.544	7381286.242	SMS
1726	2540753.857	7381370.846	Rad.Pt.
2164	2540660.446	7381349.975	CP-PK Nail
2165	2540702.278	7381379.810	CP-Spike
28156	2534232.573	7362095.001	NBCM (HPN-ACS)

Scale Factor = 1.000003

APPROVALS/REGISTRATION:

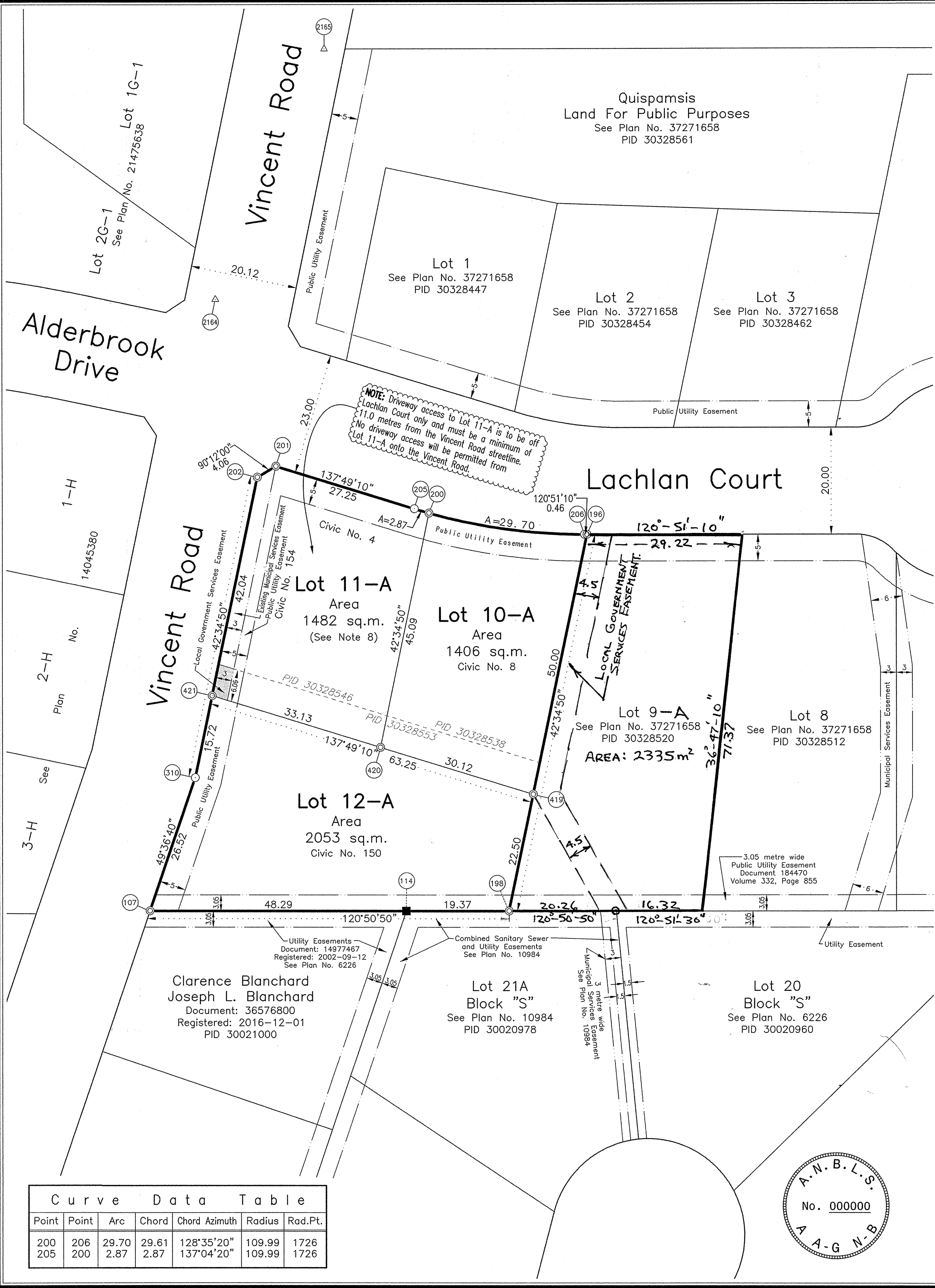
1-H
14045380
2-H
Plan No.
3-H
See

TITLE DATA:
 PID 30328538 (Lot 10)
 PID 30328546 (Lot 11)
 PID 30328553 (Lot 12)

Owner: Scott Bros. Ltd.
 Document: 23912919
 Registered: 2007-06-01
 Land Titles First Notice
 Document: 23953665
 Registered: 2007-06-08

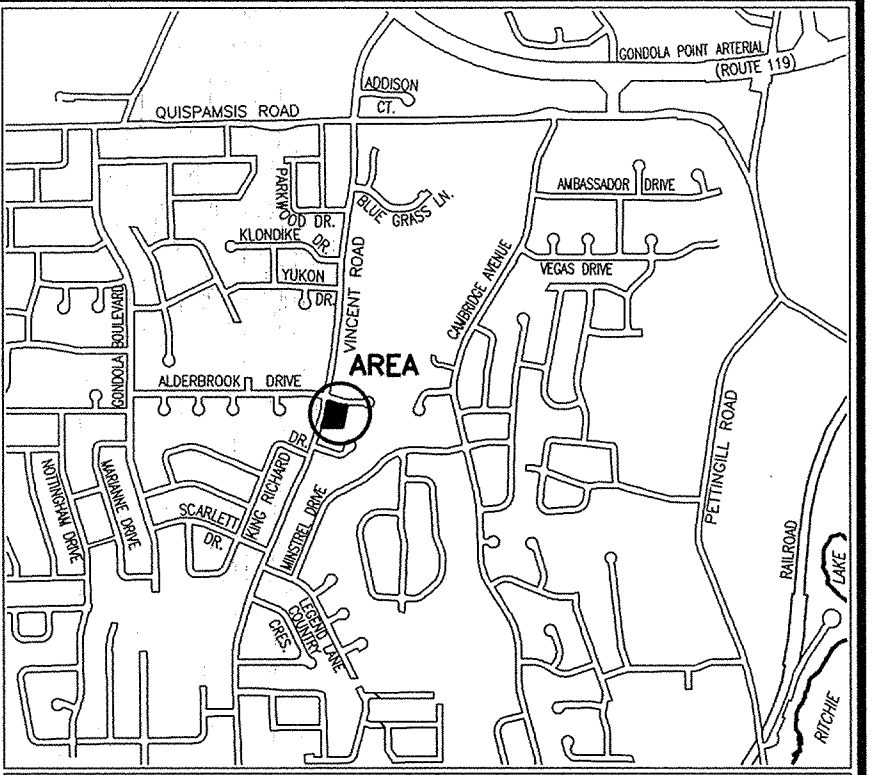
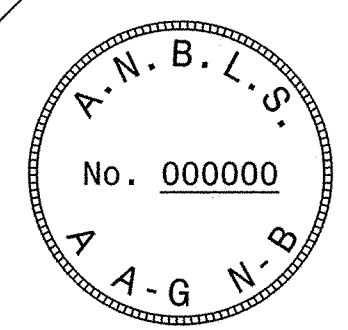
SIGNATURE OF OWNER:

 Ronald J. Scott for Scott Bros. Ltd.



Curve Data Table

Point	Point	Arc	Chord	Chord Azimuth	Radius	Rad.Pt.
200	206	29.70	29.61	128°35'20"	109.99	1726
205	200	2.87	2.87	137°04'20"	109.99	1726



Key Plan
Scale = 1:25,000

LEGEND:
 ● SMF - Standard survey marker found
 ○ SMS - Standard survey marker set
 ■ IBF - Square iron bar found
 ○ CALC - Calculated point
 △ CP - Control point
 ▲ NBCM - N.B. Co-ordinate Monument
 sq.m. - Square metres
 A - Arc R - Radius
 Rad.Pt. - Radius point
 PID - Parcel identifier number
 HPN - High precision network
 ACS - Active Control Station
 GNSS - Global Navigational Satellite System
 (100) - Tabulated co-ordinate reference
 A.N.B.L.S. - Association of N.B. Land Surveyors

NOTES:

- Azimuths and Co-ordinate values refer to the NEW BRUNSWICK GRID CO-ORDINATE SYSTEM (HPN) and were derived from the tabulated New Brunswick Co-ordinate Monuments using GNSS technology. Computations performed and co-ordinate values shown are based on the New Brunswick Stereographic Double Projection and the NAD83 (CSRS) ellipsoid.
- Azimuths are rounded to the nearest 10 seconds.
- Distances are in METRES and are rounded to the nearest CENTIMETRE.
- Lands dealt with by this plan are bounded thus
- Peripheral information and adjacent names were derived from various sources and should be verified.
- All plans and documents referenced are recorded in the Kings County Registry Office or in the Land Titles Office for the District of New Brunswick.
- Field survey was completed November 9, 2016.
- Civic numbers were assigned by the Town of Quispamsis.
- This plan amends "Subdivision Plan - Hillside Estates Subdivision", plan dated December 23, 2016 and filed on August 14, 2017 as number 37271658.

PURPOSE OF PLAN:

- To revise lot lines between existing Lots 10, 11 & 12.
- To create a Local Government Services Easement.

This easement vests in the Town of Quispamsis pursuant to Section 88(7)(a) of the Community Planning Act, 2017, Chapter 19 and Regulation 84-217.

**Amending Subdivision Plan
 Hillside Estates
 Subdivision
 Town of Quispamsis
 Kings County, N.B.**

0 5 10 15 20 25 metres 50
 Scale = 1:500
 Dated: June 14, 2019

**KIERSTEAD QUIGLEY
 and ROBERTS Ltd.**
 Saint John, New Brunswick

I hereby certify that this plan has been prepared by me, to the best of my knowledge, in accordance with the requirements of the Community Planning Act, the Surveys Act and the regulations made thereunder.

Job No. 98-0013A
Dwg. No. 3840

NEW BRUNSWICK LAND SURVEYOR
 No. 352
 Steven R. Saunders
 SIGNATURE
 DATE