



HUGHES SURVEYS & CONSULTANTS INC.
NB LAND SURVEYORS, CONSULTING ENGINEERS

January 29, 2020

Our file Y15-044

Mr. Mark Reade, MCIP
Growth & Development Services
City of Saint John
10th Floor, City Hall
Saint John, NB

Re: Applications for W and S Holdings, Riverview Drive Development:

- 1. Street Closure and Acquisition;***
- 2. Municipal Plan Amendment, Rezoning and Associated Approvals.***

Dear Mark,

Please find enclosed the following material with respect to the above noted development:

1. General Application Form;
2. Council Application Form for Municipal Plan and rezoning approvals;
3. Subdivision Application Form;
4. Variance Application Form;
5. Copy of Preliminary Site Plan
6. Copy of site layout with existing contours;
7. Copy of front and rear elevation of a sample unit;
8. Plan of Survey of portion of Algonquin Street to be closed and acquired by the developer;
9. Plan of Survey of easement to be reserved by City of Saint John;
10. Accepted agreement to purchase a strip of land from Dept. of Transportation and Infrastructure.
11. - Plan of land being acquired from Dept of Transportation & Infrastructure

Details of the proposal are outlined in the applications. Once you have reviewed the enclosed material if you have any questions, please do not hesitate to contact me. A digital submission to Onestop has been forwarded and payment of the required fees will be paid as soon as you confirm the amount.

Yours truly,

HUGHES SURVEYS & CONSULTANTS LTD.

A handwritten signature in blue ink, appearing to read "Richard Turner", is located below the company name.

Richard Turner
Encl.

LOCATION	CIVIC ADDRESS :	Riverview Drive	PID # :	00415992, 00393975, 55147540, 55226047, 55226054, an undeveloped portion of Algonquin Place and portion of 55206411																												
STAFF USE	HERITAGE AREA: Y / N INTENSIFICATION AREA: Y / N FLOOD RISK AREA: Y / N APPROVED GRADING PLAN: Y / N																															
	APPLICATION #:		DATE RECEIVED:																													
			RECEIVED BY:																													
APPLICANT INFORMATION	APPLICANT Hughes Surveys & Consultants Inc. on behalf of W and S Holdings Ltd.		EMAIL rick.turner@hughessurveys.com	PHONE (506)634-1717																												
	MAILING ADDRESS 575 Crown Street, Saint John, NB E2L 5E9		POSTAL CODE																													
	CONTRACTOR /DEVELOPER W and S Holdings Ltd.		EMAIL	PHONE																												
	MAILING ADDRESS c/o Hughes Surveys & Consultants Inc., 575 Crown Street, Saint John, NB		POSTAL CODE E2L 5E9																													
	OWNER W and S Holdings Ltd., The City of Saint John and New Brunswick Highway Corporation		EMAIL	PHONE																												
	MAILING ADDRESS c/o Hughes Surveys & Consultants Inc., 575 Crown Street, Saint John, NB		POSTAL CODE E2L 5E9																													
PRESENT USE: Vacant land PROPOSED USE: Townhouse development																																
CHECK ALL THAT APPLY	<table border="1"> <thead> <tr> <th>BUILDING</th> <th>PLANNING</th> <th>INFRASTRUCTURE</th> <th>HERITAGE</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> INTERIOR RENOVATION</td> <td><input type="checkbox"/> NEW CONSTRUCTION</td> <td><input checked="" type="checkbox"/> VARIANCE</td> <td><input type="checkbox"/> STREET EXCAVATION</td> </tr> <tr> <td><input type="checkbox"/> EXTERIOR RENOVATION</td> <td><input type="checkbox"/> ACCESSORY BLDG</td> <td><input type="checkbox"/> PLANNING LETTER</td> <td><input type="checkbox"/> DRIVEWAY CULVERT</td> </tr> <tr> <td><input type="checkbox"/> ADDITION</td> <td><input type="checkbox"/> POOL</td> <td><input checked="" type="checkbox"/> PAC APPLICATION</td> <td><input type="checkbox"/> DRAINAGE</td> </tr> <tr> <td><input type="checkbox"/> DECK</td> <td><input type="checkbox"/> DEMOLITION</td> <td><input checked="" type="checkbox"/> COUNCIL APP</td> <td><input type="checkbox"/> WATER & SEWERAGE</td> </tr> <tr> <td><input type="checkbox"/> CHANGE OF USE</td> <td><input type="checkbox"/> SIGN</td> <td><input checked="" type="checkbox"/> SUBDIVISION</td> <td><input type="checkbox"/> OTHER</td> </tr> <tr> <td><input type="checkbox"/> MINIMUM STANDARDS</td> <td><input type="checkbox"/> OTHER</td> <td><input checked="" type="checkbox"/> OTHER - Closure of a portion an undeveloped city street - Algonquin Place</td> <td></td> </tr> </tbody> </table>				BUILDING	PLANNING	INFRASTRUCTURE	HERITAGE	<input type="checkbox"/> INTERIOR RENOVATION	<input type="checkbox"/> NEW CONSTRUCTION	<input checked="" type="checkbox"/> VARIANCE	<input type="checkbox"/> STREET EXCAVATION	<input type="checkbox"/> EXTERIOR RENOVATION	<input type="checkbox"/> ACCESSORY BLDG	<input type="checkbox"/> PLANNING LETTER	<input type="checkbox"/> DRIVEWAY CULVERT	<input type="checkbox"/> ADDITION	<input type="checkbox"/> POOL	<input checked="" type="checkbox"/> PAC APPLICATION	<input type="checkbox"/> DRAINAGE	<input type="checkbox"/> DECK	<input type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> COUNCIL APP	<input type="checkbox"/> WATER & SEWERAGE	<input type="checkbox"/> CHANGE OF USE	<input type="checkbox"/> SIGN	<input checked="" type="checkbox"/> SUBDIVISION	<input type="checkbox"/> OTHER	<input type="checkbox"/> MINIMUM STANDARDS	<input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> OTHER - Closure of a portion an undeveloped city street - Algonquin Place	
	BUILDING	PLANNING	INFRASTRUCTURE	HERITAGE																												
<input type="checkbox"/> INTERIOR RENOVATION	<input type="checkbox"/> NEW CONSTRUCTION	<input checked="" type="checkbox"/> VARIANCE	<input type="checkbox"/> STREET EXCAVATION																													
<input type="checkbox"/> EXTERIOR RENOVATION	<input type="checkbox"/> ACCESSORY BLDG	<input type="checkbox"/> PLANNING LETTER	<input type="checkbox"/> DRIVEWAY CULVERT																													
<input type="checkbox"/> ADDITION	<input type="checkbox"/> POOL	<input checked="" type="checkbox"/> PAC APPLICATION	<input type="checkbox"/> DRAINAGE																													
<input type="checkbox"/> DECK	<input type="checkbox"/> DEMOLITION	<input checked="" type="checkbox"/> COUNCIL APP	<input type="checkbox"/> WATER & SEWERAGE																													
<input type="checkbox"/> CHANGE OF USE	<input type="checkbox"/> SIGN	<input checked="" type="checkbox"/> SUBDIVISION	<input type="checkbox"/> OTHER																													
<input type="checkbox"/> MINIMUM STANDARDS	<input type="checkbox"/> OTHER	<input checked="" type="checkbox"/> OTHER - Closure of a portion an undeveloped city street - Algonquin Place																														
DESCRIPTION OF WORK	Details of the proposal for <i>Terraced Homes at Riverview Drive</i> , a Development Proposal by W and S Holdings Ltd. are included on Attachment "A" appended to this application.																															

☐ I consent to the City of Saint John sending to me commercial electronic messages, from time to time, regarding City initiatives and incentives.

General Collection Statement

This information is being collected in order for the City of Saint John to deliver an existing program / service; the collection is limited to that which is necessary to deliver the program / service. Unless required to do so by law, the City of Saint John will not share your personal information with any third party without your express consent.

The legal authority for collecting this information is to be found in the Municipalities Act and the Right to Information and Protection of Privacy Act. For further information or questions regarding the collection of personal information, please contact the Access & Privacy Officer:

City Hall Building
 8th Floor - 15 Market Square
 Saint John, NB E2L 1E8
commonclerk@saintjohn.ca
 (506) 658-2862



I, the undersigned, hereby apply for the permit(s) or approval(s), indicated above for the work described on plans, submissions and forms herewith submitted. This application includes all relevant documentation necessary for the applied for permit(s) or approval(s). I agree to comply with the plans, specifications and further agree to comply with all relevant City By-laws and conditions imposed.

Hughes Surveys & Consultants Inc. on behalf of W & S Holdings Ltd. Richard Turner W & S Holdings Ltd. William Shannon

Applicant Name	Owners Authorization
<i>Richard Turner</i>	<i>William Shannon</i>
Applicant Signature	Owners Signature
January 29, 2020	January 29, 2020
Date	Date

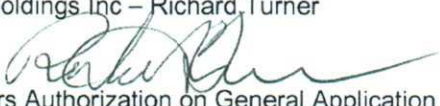
CIVIC ADDRESS	251-361 Riverview Dr.	APPLICATION #	20-0017	FEE PAID	<input checked="" type="radio"/> Y <input type="radio"/> N
----------------------	-----------------------	----------------------	---------	-----------------	--

Chq # 795
PA

TYPE OF APPLICATION		
<input type="checkbox"/> Land for Public Purposes Release Service Fee: \$300	<input type="checkbox"/> Non-Conforming Use Service Fee: \$200	<input type="checkbox"/> Satisfactory Servicing Service Fee: \$200
<input type="checkbox"/> Section 39 Amendment Service Fee: \$2,500	<input type="checkbox"/> Zoning By-law Amendment Service Fee: \$2,500	<input checked="" type="checkbox"/> Zoning By-law Amendment with a Municipal Plan Amendment Service Fee: \$3,500

DETAILED DESCRIPTION OF APPLICATION
Where applicable, indicate the changes to existing Section 39 conditions, zoning, or Municipal Plan designation being requested. Attach site plans, building elevations, floor plans, and other documentation to fully describe the application. The submission of a preliminary proposal and a Pre-Application Meeting is encouraged prior to seeking approval. Please contact the One-Stop Development Shop at (506) 658-2911 for further information.
LOCATION: The development is located on the north side of Riverview Drive. The development comprises of PID's 00415992, 00393975, 55147540, 55226047, 55226054, an undeveloped portion of Algonquin Place and portion of 55206411. The property is presently vacant.
PROPOSAL: Details on the proposal are outline on Attachment "A" submitted as an attachment to the General Application form.

ENCUMBRANCES
Describe any easements, restrictive covenants, and other encumbrances affecting the land.
There is an easement to be reserved in favour of the City of Saint John over property proposed to be transferred to the developer upon approval of the project. The easement is shown on a plan included in this submission.


AUTHORIZATION
As of the date of this application, I, the undersigned, am the registered owner of the land described in this application or the authorized agent thereof, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize the applicant to represent this matter and to provide any additional information that will be necessary for this application.
Hughes Surveys & Consultants Inc. on Behalf of W and S Holdings Inc - Richard Turner

See Owners Authorization on General Application
Registered Owner or Authorized Agent
Additional Registered Owner
January 29, 2020
Date
Date
The information contained in this application and any documentation, including plans, drawings, reports, and studies, provided in support of this application will become part of the public record.

CIVIC ADDRESS	Riverview Drive (Various properties)	APPLICATION #		FEE PAID	Y	N
----------------------	---	----------------------	--	-----------------	----------	----------

TYPE OF APPLICATION			
<input type="checkbox"/> Instrument Documents requiring Development Officer endorsement for registration Service Fee: \$50	<input checked="" type="checkbox"/> Tier 1 Subdivision Lot boundary adjustments, consolidations, and new lots along an existing street Service Fee: \$250 plus \$50 per new building lot	<input type="checkbox"/> Tier 2 Subdivision Subdivisions involving the construction of a street Service Fee: \$500 plus \$100 per new building lot	

DETAILED DESCRIPTION OF APPLICATION
Attach the instrument or tentative subdivision plan, whichever is applicable, and any additional documentation to fully describe the application. Tentative subdivision plans must adhere to the requirements of Section 49 of the <i>Community Planning Act</i> of New Brunswick. In the case of a Tier 2 Subdivision, the submission of a preliminary proposal and a Pre-Application Meeting with City staff is encouraged prior to seeking approval. Please contact the One-Stop Development Shop at (506) 658-2911 for further information.
LOCATION: The development is located on the north side of Riverview Drive. The development comprises of PID's 00415992, 00393975, 55147540, 55226047, 55226054, an undeveloped portion of Algonquin Place and portion of 55206411. The property is presently vacant.
PROPOSAL: Details on the proposal are outline on Attachment "A" submitted as an attachment to the General Application form.

ENCUMBRANCES
Describe any easements, restrictive covenants, and other encumbrances affecting the land.
There is an easement to be reserved in favour of the City of Saint John over property proposed to be transferred to the developer upon approval of the project. The easement is shown on a plan included in this submission.


AUTHORIZATION
As of the date of this application, I, the undersigned, am the registered owner of the land described in this application or the authorized agent thereof, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize the applicant to represent this matter and to provide any additional information that will be necessary for this application.
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Hughes Surveys & Consultants Inc. on behalf of W and S Holdings Ltd. – Richard Turner</p>  <p>See Owners Authorization on General Application Registered Owner or Authorized Agent January 29, 2020 Date</p> </div> <div style="width: 45%;"> <p>Additional Registered Owner Date</p> </div> </div>
The information contained in this application and any documentation, including plans, drawings, reports, and studies, provided in support of this application will become part of the public record.

CIVIC ADDRESS	Riverview Drive (Various properties)	APPLICATION #		FEE PAID	Y	N
----------------------	---	----------------------	--	-----------------	----------	----------

TYPE OF APPLICATION		
<input type="checkbox"/> Tier 1 Variance Variances not greater than 25% of a numeric standard Service Fee: \$50 plus \$10 per additional variance	<input checked="" type="checkbox"/> Tier 2 Variance Variances greater than 25% of a numeric standard Service Fee: \$100 plus \$20 per additional variance	<input checked="" type="checkbox"/> PAC Variance Variances considered by the Planning Advisory Committee Service Fee: \$300 plus \$60 per additional variance

DETAILED DESCRIPTION OF APPLICATION
Attach site plans, building elevations, floor plans, and other documentation to fully describe the application.
LOCATION: The development is located on the north side of Riverview Drive. The development comprises of PID's 00415992, 00393975, 55147540, 55226047, 55226054, an undeveloped portion of Algonquin Place and portion of 55206411. The property is presently vacant.
VARIANCES and/or APPROVALS REQUESTED – Note that we have identified the following variances will be required to carry out the development. Upon planning staff reviewing the application and plans other variances or approvals may be identified. Once the review is completed please advise our office as to the application fee amount. 1 – Front yard setback; 2 – Side yard Setback; 3 – Such other variances as may be determined by planning staffs review. 4 – Land for Public Purposes considerations if required.
SUBMISSION DOCUMENTS TO REVIEW VARIANCE APPLICATION: 1 – Site Plan of the proposed development; 2 – Front elevation plan (Sample from a similar project); 3 – Rear elevation plan (Sample from a similar project).

ENCUMBRANCES
Describe any easements, restrictive covenants, and other encumbrances affecting the land.
There is an easement to be reserved in favour of the City of Saint John over property proposed to be transferred to the developer upon approval of the project. The easement is shown on a plan included in this submission.

AUTHORIZATION
As of the date of this application, I, the undersigned, am the registered owner of the land described in this application or the authorized agent thereof, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize the applicant to represent this matter and to provide any additional information that will be necessary for this application.
Hughes Surveys & Consultants Inc. on behalf of W & S Holdings Ltd. – Richard Turner

See Owners Authorization on General Application Registered Owner or Authorized Agent
Additional Registered Owner
January 29, 2020 Date
Date
The information contained in this application and any documentation, including plans, drawings, reports, and studies, provided in support of this application will become part of the public record.

Attachment "A" to City General Application Form.

Terraced Homes at Riverview Drive

Development Proposal by W and S Holdings Ltd.

Townhouse Development at Riverview Drive,
Saint John, NB.

The nature of this request is to present a proposal for approval which includes properties assembled and others to be acquired adjacent to our client's property with a goal of developing a townhouse project. A proposed development plan is provided for your consideration along with an elevation plan showing the front elevation of one of the proposed buildings. The development will consist of a three-unit building and 2 - four-unit buildings. Each building will be constructed on a separate lot and each townhouse unit will be established on a separate Part Lot so they can be sold separately. Shared access ways will be established over the various Part Lots and will be defined with right of way limits once as-built conditions are able to be defined.

Build-out time is estimated at approximately 3 years although this is dependent on market conditions. The development at build out will see approximate sale values totalling nearly two million dollars. Development of units along the existing street is desirable from a fiscal management standpoint as it will utilize infrastructure already in place (street and services). Recently municipal services were upgraded in Riverview Drive and are available to connect to.

The development consists of various parcels now owned by W and S Holdings or in the process of being acquired through conditional purchase and sale agreements. The land presently owned by our client drops off quickly toward the river and moving the proposed units closer to Riverview Drive is desirable therefore arrangements have been put in place to acquire land from the Department of Transportation and Infrastructure to accommodate the development. The area being acquired is in excess to that required for highway or street purposes.

As well a portion of an undeveloped street known as Algonquin Place is proposed to be closed and acquired from the City of Saint John along with two other city owned lots. An easement will be reserved by the city over a portion of Algonquin Place to protect a storm sewer line at that location. Land along this part of the river comprises of steep bedrock conditions. Access to the river from the development is not practical.

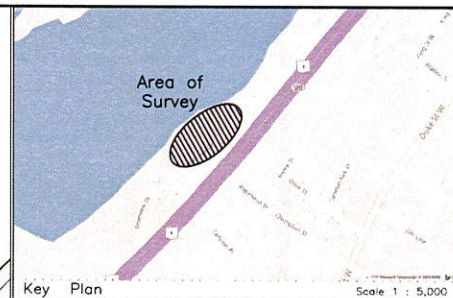
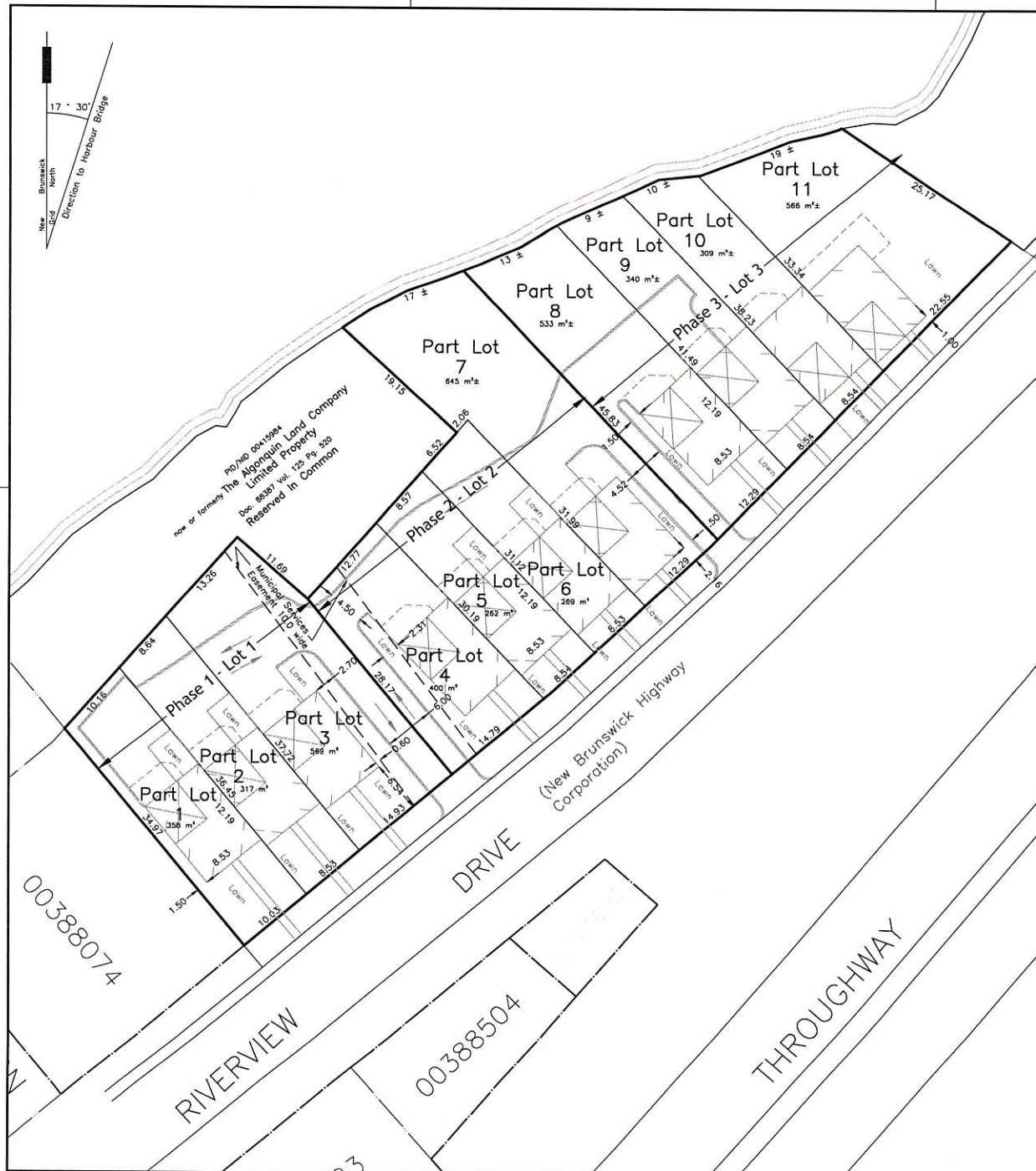
The approvals sought include closure of an undeveloped street, an amendment to the Municipal Plan, rezoning from Park and 2-unit Residential to Low-Rise Residential for all properties included in the development plan. Subdivision and variance applications are also aspects of the approvals sought.

Respectfully submitted

Hughes Surveys & Consultants Inc.



Richard Turner



Registration Data

Owner Name : ---

P.I.D. : ---
Effective Date : ---

Instrument : Transfer # ---

Doc

Doc. ---
Vol. --- Pg. ---


Reg. ---

Grantor
to
Grantee

Owners

Owner Names

NOTES

1. Directions are N. B. Grid azimuths derived from G.P.S. observations on N.B. Man's. ---- (based on NAD83 CSRS HPN Value on N.B. Mon. ---).
2. All distances are in metres , to convert to imperial equivalents divide by 0.3048.
3. Area of survey outlined thus  , peripheral information compiled from various sources.
4. All document and plan references refer to the Registry Office for Saint John County.
5. Field survey completed on ----.
6. All computations performed and coordinates shown on this plan are based on New Brunswick Stereographic Double Projection and the NAD83(CSRS) Reference System as realized by Service New Brunswick High Precision Network coordinate survey monuments.
7. Cross hatched area proposed to be acquired from New Brunswick Highway Corporation for consolidation with adjacent W & S Holdings Ltd. Property.

Purpose Of Plan

Submitted for Municipal Approvals

New Brunswick	Grid	Co-Ordinate	Values
---------------	------	-------------	--------

[illegible]

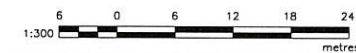
Scale Factor Applied -----

Site Plan

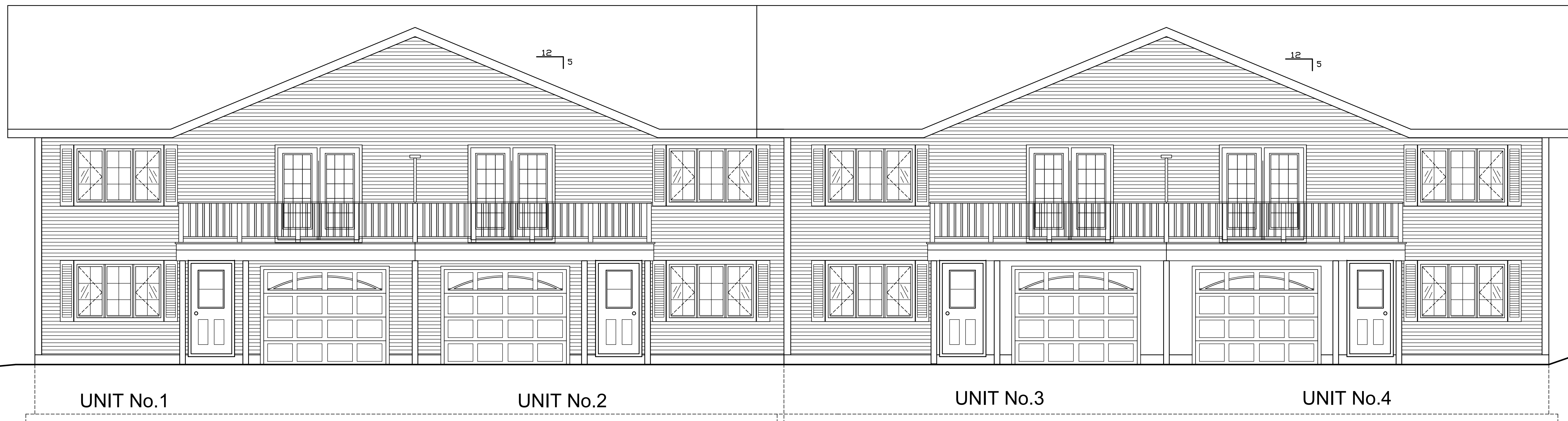
The Terraced Homes at Riverview Drive,
City of Saint John,
Saint John County, New Brunswick.

Prepared by
HUGHES SURVEYS & CONSULTANTS INC.

Jan. 30, 2020
Date

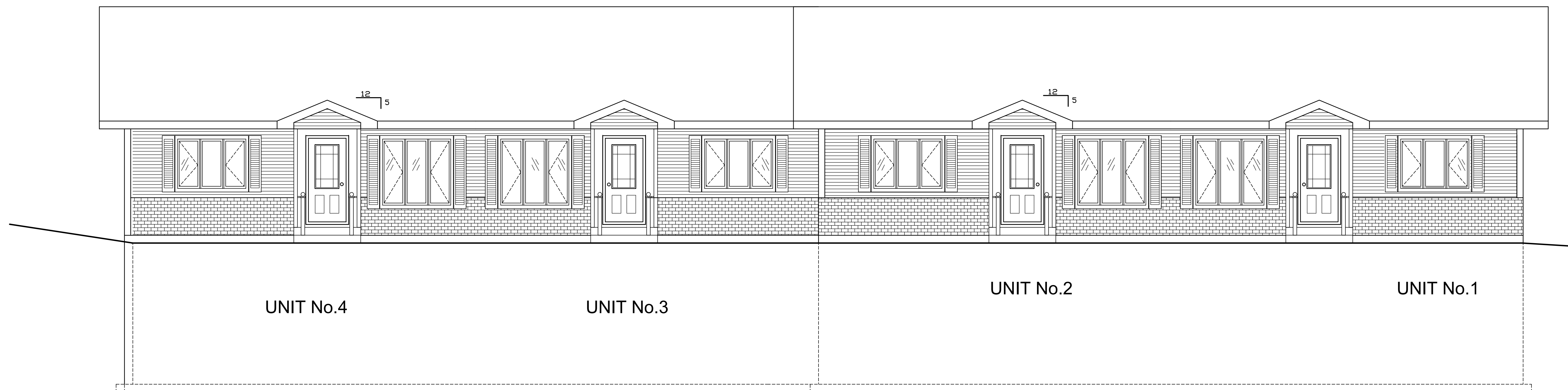


Dwg. No.	Disk No.	Topos	Disk No.
S15044H	----	-----	----
Dwn. by	Job No.	Rev. No.	Map Ref.
B.E.S.	Y15-044		G/08-T2A,SW(



1
A-4

BUILDING ELEVATION - REAR



2
A-4

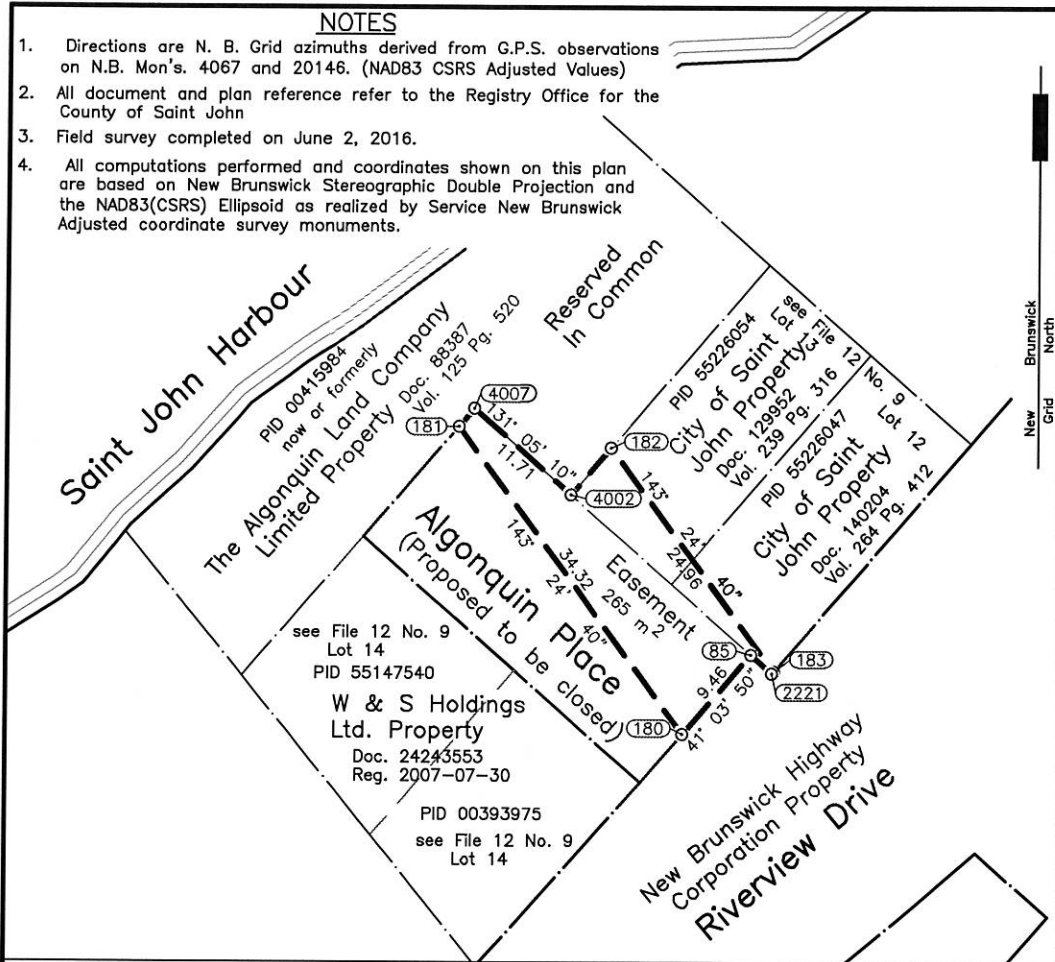
BUILDING ELEVATION - FRONT

AMBERCREST TOWNHOUSES
1491 MANAWAGONISH ROAD, SAINT JOHN, N.B.
SCALE 1/4" = 1'-0"

A-4

NOTES

- Directions are N. B. Grid azimuths derived from G.P.S. observations on N.B. Mon's. 4067 and 20146. (NAD83 CSRS Adjusted Values)
- All document and plan reference refer to the Registry Office for the County of Saint John
- Field survey completed on June 2, 2016.
- All computations performed and coordinates shown on this plan are based on New Brunswick Stereographic Double Projection and the NAD83(CSRS) Ellipsoid as realized by Service New Brunswick Adjusted coordinate survey monuments.



New Brunswick Grid Co-Ordinate Values

STA	X	Y	RMKS
85	2 532 822.137	7 362 012.416	CALC. PT.
180	2 532 815.925	7 362 005.287	CALC. PT.
181	2 532 795.470	7 362 032.840	CALC. PT.
182	2 532 809.338	7 362 030.936	CALC. PT.
183	2 532 824.217	7 362 010.894	CALC. PT.
2221	2 532 824.073	7 362 010.728	CALC. PT.
4002	2 532 805.694	7 362 026.753	CALC. PT.
4007	2 532 796.870	7 362 034.446	CALC. PT.
4067	2 529 793.690	7 360 155.788	N.B. Mon.
20146	2 533 174.765	7 362 412.193	N.B. Mon.

Scale Factor Applied 1.000038

Dimension Table

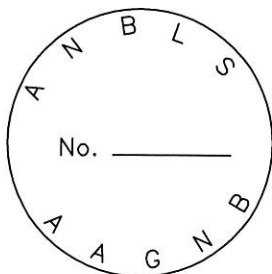
PT-PT	DISTANCE	AZIMUTH
181-4007	2.13	41° 05' 10"
4002-182	5.55	41° 03' 40"
2221-183	0.22	41° 03' 40"
85-2221	2.57	131° 05' 10"

Plan Of Survey

Showing Easement to be reserved for Municipal Services, City of Saint John, Saint John County, New Brunswick.

Certified Correct
HUGHES SURVEYS & CONSULTANTS INC.

Surveyed by _____ Date July 27, 2016



New Brunswick Land Surveyor #
10 0 10 20 30 40
1:500 _____ metres

Dwg. No. S15044D	Disk No. 2015	Topos S15044	Disk No. 2015
Dwn. By B.S.M.	Job No. Y15-044	Map Ref. G/08-T2A,SW(3)	

Thursday, July 28, 2016 9:55:35 AM

H:\2015jobs\S15044\DWGS\S15044D.dwg



File No. 71-W-1165

Department of Transportation and Infrastructure
Property Services Branch
PO Box 6000
Fredericton, NB E3B 5H1

December 20, 2019

Mr. Rick Turner
Hughes Surveys & Consultants Inc.
575 Crown Street
Saint John, NB E2L 5E9

Subject: Request to acquire a portion of the New Brunswick Highway Corporation property with PID 55206411, City of Saint John, Saint John County, N.B.

Dear Mr. Turner:

The Department of Transportation and Infrastructure has completed its surplus lands review to determine if a portion of the New Brunswick Highway Corporation property with PID 55206411 (the subject property as shown on the submitted site plan dated December 13, 2017) is surplus to the Department's needs. This property is part of the highway right-of-way of Route 1 located in the City of Saint John, Saint John County.

The review has determined that the three portions (approx. 834 square metres) of PID 55206411 have tentatively been identified as surplus. Therefore, Property Services Branch is prepared to recommend to the Minister that the portions of PID 55206411 be declared surplus and that they be conveyed to your client under the following conditions:

- That your client bears the costs associated with the preparation of a legal survey (Subdivision Plan) to determine the portions of PID 55206411 to be conveyed to your client. The subject property is owned by the New Brunswick Highway Corporation; therefore, the subdivision plan your company will prepare will show the parcels that are to be conveyed to your client to be subdivided from the New Brunswick Highway Corporation property with PID 55206411. The Plan will be used by our Department to transfer the parcels from the New Brunswick Highway Corporation to the Department of Transportation and Infrastructure, which in turn will be conveyed to your client by deed from our Department;



- That your client is responsible for all survey, legal, registration, and approval fees associated with this conveyance;
- That your client agrees to pay \$11.36 per square metre (plus HST);
- That your client acquires title to the requisite parcels adjacent to the subject property to complete the development project, specifically PIDs 55226054, 55226047, and 00000003 'Algonquin Place' (a municipal street).

If you agree with the above-mentioned conditions, please indicate by checking the appropriate box on the attached form and returning a signed copy to my attention. Your client should contact their solicitor who will be better able to estimate the potential costs of the transaction.

A response is required by January 30, 2020; if we do not receive a reply by that date we will assume you have no further interest in acquiring the subject portion of property.

Please note that this transaction will require government approval.

If you have any questions regarding this matter, you can contact me at (506) 462-5976.

Sincerely,



Peter Belding
Property Agent

/ns

Encl.



Mr. Rick Turner
Hughes Surveys & Consultants Inc.
575 Crown Street
Saint John NB E2L 5E9

Acting on behalf of

Mr. Bill Shannon
W&S Holdings Ltd.
871 Anderson Drive
Saint John NB
E2M 4G2

Department of Transportation and Infrastructure
Property Services Branch
P.O. Box 6000
Fredericton NB E3B 5H1

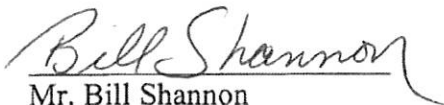
Telephone # 506-462-5976
Fax # 506-444-5653

Attention Peter Belding:

Subject: *Request to acquire portion of NBHC property with PID 55206411, City of Saint John, Saint John County, N.B.*

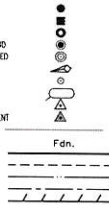
☒ I have read and understand the future potential costs to me in relation to the above mentioned request and I wish NB DTI to continue with the above noted

☐ I have read and understand the future potential costs to me in relation to the above mentioned request and I do not wish NB DTI to continue with the above noted


Mr. Bill Shannon

LEGEND

ROUND IRON BAR FOUND
SQUARE IRON BAR FOUND
IRON PIPE FOUND
STANDARD SURVEY MARKER FOUND
STANDARD SURVEY MARKER PLACED
WOODEN POST PLACED
CALCULATED POINT
TRIANGULAR POINT
TRANSVERSE CONTROL POINT
N.B. GRID CO-ORDINATE MONUMENT
HYDRO POLE / UTILITY WIRE
FOUNDATION
STREET R.O.M.
UTILITY EASEMENT
ADJACENT PROPERTY LINE
CONTROLINE
STRUCTURE



North
Brunswick
Grid

Saint John River

PID 00415992
W & S Holdings Ltd.
Property
Doc. 24243488 Reg. 2007-07-30

Parcel "A"
834 m²

PID 55116156
95-1
See Plan No. 200315

Algonquin Place

PID 55206411
City Of Saint John Property
Doc. 140204 Vol. 284 Pg. 412
Reg. 1947-05-10

remnant
PID 55206411
New Brunswick Highway
Corporation Property
Doc. 28524792 Reg. 2010-03-26

See Plan of Survey "Saint John
Throughway West, Sheets 1 & 2"
prepared by R. S. Dobbin (N.B.L.S.)
dated February 17, 1983

Riverview Drive
(width Varies)

PID 00388504
Lot 18
See Plan File 12 No. 9

PID 00388074
William A. Dempster
Property
Doc. 422891 Vol. 1974 Pg. 434
Reg. 1998-06-04

Area of
Survey

Key Plan

Scale 1 : 5,000

NOTES

- Directions are N. B. Grid azimuths derived from G.P.S. observations on N.B. Mon's. 4067 & 20146 (based on NAD83 CSRS Adjusted Values).
- All distances are in metres, to convert to imperial equivalents divide by 0.3048.
- Area of survey outlined thus , peripheral information compiled from various sources.
- All document and plan references refer to the Registry Office for Saint John County.
- Field survey completed on ----.
- All computations performed and coordinates shown on this plan are based on New Brunswick Stereographic Double Projection and the NAD83(CSRS) Reference System as realized by Service New Brunswick Adjusted coordinate survey monuments.

Registration Data

PID 55206411 Her Majesty The Queen
Doc. 28524792 to
Reg. 2010-03-26 New Brunswick Highway Corporation

Purpose Of Plan

to create Parcel "A" from PID 55206411 for future conveyance to W & S Holdings Ltd.

New Brunswick Grid Co-Ordinate Values

Sta.	X	Y	Rmk.
85	2 532 822.137	7 362 012.416	CALC. PT.
86	2 532 812.126	7 362 000.926	CALC. PT.
87	2 532 797.326	7 361 984.388	CALC. PT.
2220	2 532 798.037	7 361 983.522	S.M.
2221	2 532 824.073	7 362 010.728	CALC. PT.
2222	2 532 842.024	7 362 031.334	CALC. PT.
2223	2 532 870.055	7 362 063.508	CALC. PT.
2224	2 532 890.095	7 362 073.599	CALC. PT.
3510	2 532 835.839	7 362 015.311	CALC. PT.
3511	2 532 855.511	7 362 033.725	CALC. PT.
3512	2 532 881.274	7 362 060.328	CALC. PT.
3513	2 532 892.570	7 362 071.944	S.M.
5265	2 532 894.143	7 362 070.892	FD. S.M.
5270	2 532 886.555	7 362 075.966	FD. S.M.
4067	2 529 793.690	7 360 155.788	N.B. MON.
20146	2 533 174.765	7 362 412.193	N.B. MON.

Scale Factor Applied 1.000038

Plan Of Survey
New Brunswick Highway Corporation
Property,
Riverview Drive,
Saint John, New Brunswick

Prepared by
HUGHES SURVEYS & CONSULTANTS INC.

Surveyed by Dec. 18, 2019

Marc J. Cormier

New Brunswick Land Surveyor # 395

1:300 metres

Dwg. No. S15044G	Disk No. -----	Topos -----	Disk No. -----
Dwn. by M.C.B.	Job No. Y15-044	Rev. No. -----	Map Ref. G/08-T2A.SW(3)

