



## PLANNING STAFF REPORT

**SUBJECT:** *J&J Smart Move Subdivision 26-1 – 473 Storeytown Road – Storeytown – Village of Doaktown – Parish of Blissfield – County of Northumberland – Province of New Brunswick*

**MEETING DATE:** March 17<sup>th</sup>, 2026

**AGENDA ITEM:** 2026-1-3

Pursuant to Section 7.1(b) of the *Village of Doaktown Subdivision By-law (Tentative By-law No. 2026-02-28)*, the advice of the Greater Miramichi Service Commission – Regional Planning Review and Adjustment Committee (PRAC) is required in order to approve a new private access proposed from this subdivision plan.

### Application Overview

The application of *J&J Smart Move Subdivision 26-1 – 473 Storeytown Road – Storeytown – Village of Doaktown – Parish of Blissfield – County of Northumberland – Province of New Brunswick* was submitted by Graham Mathers of SurTek Group Ltd., representing J&J Smart Move Inc., the property owner. The property is located in the recently annexed area of the Village of Doaktown, between Storeytown Road and the Southwest Miramichi River.

Because no subdivision regulation currently applies to this area, resulting from the Local Governance Reform, this application is subject to the adoption of a new subdivision by-law for the Village of Doaktown. A draft version of this by-law is being presented to the PRAC during the same meeting, preceding the presentation of this application. The PRAC will then give its views to Council for adoption of the by-law.

This subdivision plan proposes to create lots 26-1 and 26-2 for recreational purposes, and a 10-metre-wide private access. The proposed lots and access are being subdivided from PID 40043796. There is a cottage on the property which would remain with the remnant. No prior subdivision applications have been received for this property.

This area of the Village of Doaktown has currently no land use plan or zoning and no public water or sewer servicing.

### Planning Considerations

This private access is being requested as per Section 7.1(b) of the *Village of Doaktown Subdivision By-law (Tentative By-law No. 2026-02-28)* that states “Every lot, block and other parcel of land in a

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subdivision shall (b) provide such access other than a public street as may be approved by the Planning Review and Adjustment Committee as being advisable for the development of land.”

The private access is proposed to connect lots 26-1 and 26-2 to Storeytown Road, a provincially owned public road. It will benefit said lots, but the ownership will remain with the remnant of PID 40043796. The final plan will need a note mentioning that neither the Village of Doaktown nor the Department of Transportation and Infrastructure (DTI) will upgrade or maintain this private access and that the property owner is responsible to look after these.

The proposed location of the access has been suggested due to the presence of an existing travelled way leading to the summer house. Its 10-metre width shall provide sufficient space for the travelling of vehicles. Also, the developer shall be advised that the access should be designed to support the expected loads imposed by firefighting equipment, other emergency vehicles, and private services vehicles such as for septic tank maintenance. Therefore, the access should be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions. A letter from a qualified professional certifying that the design of the private access road is safe for travelling will be required before the final subdivision plan is approved.

Take note that the reason for the proposed location of the 5-metre-wide public utility easement within the private access is because a power line servicing the summer house is already placed along the Eastern boundary line of the subject property. The polls and power line do not occupy the whole width of the easement, leaving plenty of space for the road.

The proposed lots meet the required width, depth, and area minimums as per Section 7.2 of the subdivision by-law which refers to Section 6(4) of the New Brunswick Regulation 80-159 under the *Community Planning Act* (c.19). Neighbouring property owners were not notified by letter of this application since no variances are involved (Planning Review and Adjustment Committee By-law, Appendix A, Responsibility).

A subdivision assessment report (soil test) will be required considering that both lots measure less than 8,050 square metres, but given the proximity of the existing dwelling to Lot 26-2, testing can be done solely on Lot 26-1.

Other than the Southwest Miramichi River to the South, the hydrographic network webmapping from the Department of Natural Resources (DNR) identifies no presence of watercourses on the proposed lots. The wetland webmapping from the Department of Environment and Local Government (DELG) shows no presence of wetland either. Any alteration of land on either lots or the remnant taking place within 30 metres of the river may require a permit under the Watercourse and Wetland Alteration Regulation (Reg 90-80) as per subsection 15(2) of the NB *Clean Water Act*.

### **Staff Recommendation**

As per Section 7.1(b) of the *Village of Doaktown Subdivision By-law (By-law No. TBD)*, it is recommended that the Regional Planning Review and Adjustment Committee (PRAC) of the Greater Miramichi Service Commission approves the private access as shown on subdivision plan titled *J&J Smart Move Subdivision 26-1 – 473 Storeytown Road – Storeytown – Village of Doaktown – Parish of Blissfield – County of Northumberland – Province of New Brunswick* subject to the adoption of the

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Village of Doaktown Subdivision By-law (Tentative By-law No. 2026-02-28) by Council, the provision of a road safety certification letter by a qualified professional, and provided that the following notes be inserted on the final plan:

“The private access shown on this plan is not suitable for a public street. The Village of Doaktown or the Department of Transportation and Infrastructure will not upgrade or maintain this private access and all maintenance services and improvements to the private access are the responsibility of the property owner.”; and

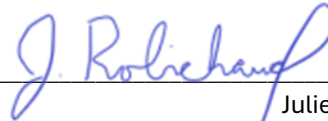
“The Planning Review and Adjustment Committee (PRAC) does not carry on-site inspections of the private access shown on this plan. Construction of a private access on this parcel of land in accordance with all relevant regulations, if any, is the strict and sole responsibility of the property owner or developer. The PRAC expressly makes neither representations nor warranties of any nature whatsoever that the condition and construction of the access is suitable for safe movement of vehicle traffic. The PRAC only approves the location of the access shown on this plan and not its condition and makes no representation nor warranties whatsoever with respect to the condition of the access.”

**Attachments**

1. Property Location Map
2. Tentative Subdivision Plan
3. New Brunswick Regulation 80-159 Section 6(4)

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Report Prepared On: Friday, March 13, 2026  
Report Prepared by:



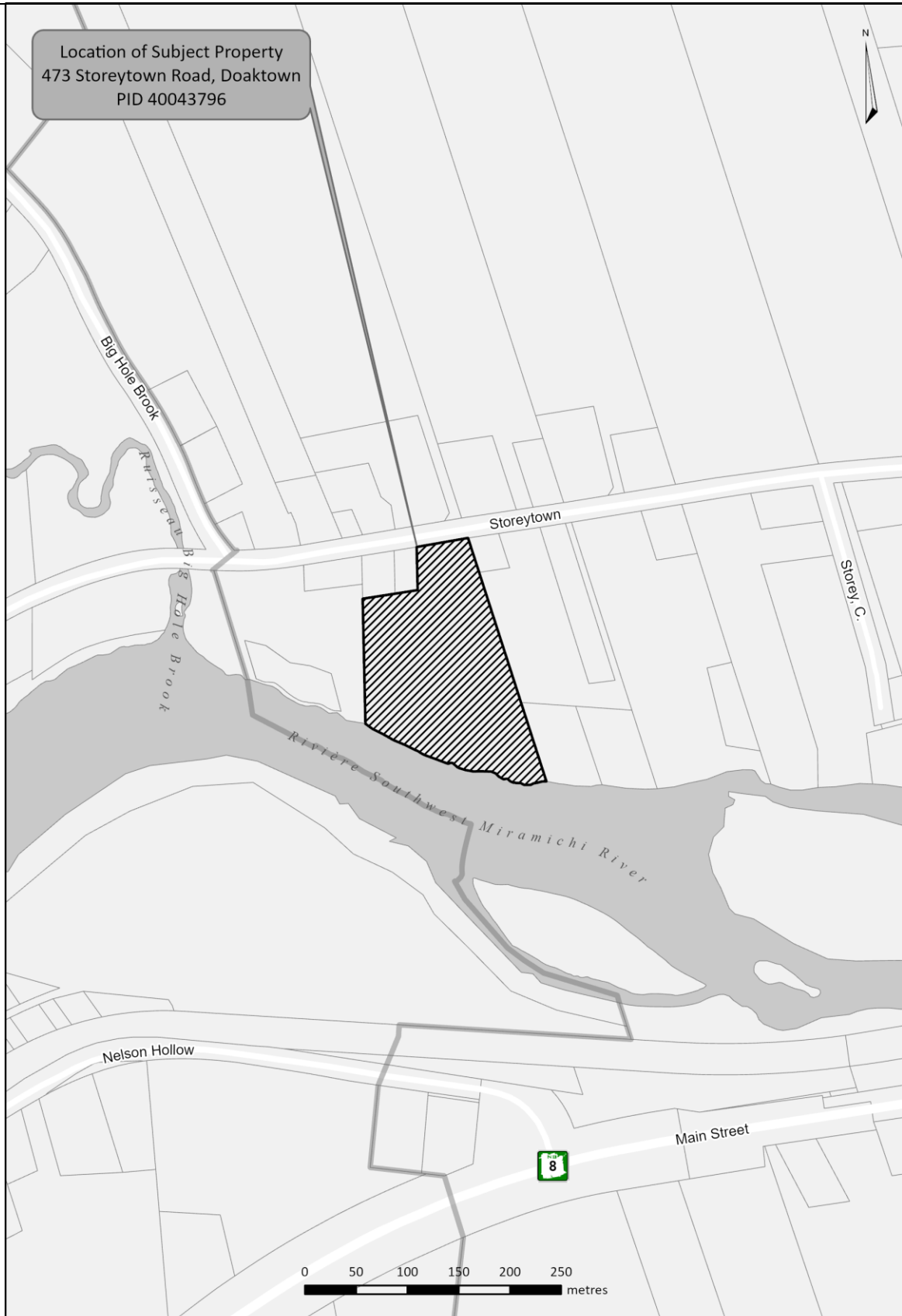
Julien Robichaud  
Development Officer

Report Reviewed and Approved by:



Nicholas O'Dette, RPP, MCIP  
Planning Services Manager

# ATTACHMENT 1 - PROPERTY LOCATION MAP



Sources: Greater Miramichi Regional Service Commission | Commission de services régionaux du Grand Miramichi; Service New Brunswick | Service Nouveau-Brunswick  
Drawn by | tracé par Julien Robichaud 2026-02-03



ATTACHMENT 3 - NB REGULATION 80-159 SECTION 6(4)

80-159

Loi sur l'urbanisme

C-12

6(3) Where a proposed subdivision is to be serviced by a sewer system for public use but not by a water system for public use, every lot or other parcel of land therein shall have and contain

- (a) a width of at least twenty-three metres,
- (b) a depth of at least thirty metres, and
- (c) an area of at least six hundred and ninety square metres.

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 fifty-four metres,
- (b) a depth of at least thirty-eight metres, and
- (c) an area of at least four thousand square metres.

6(5) Subject to subsection (6), a block shall not exceed two hundred and forty metres or be less than one hundred and twenty metres in length and shall have a depth of at least two lots.

6(6) Where a proposed subdivision plan lays out a series of crescents and cul-de-sacs, a block may exceed two hundred and forty metres in length if pedestrian walkways are provided in the number, location and width considered necessary by the regional service commission to provide access or circulation to schools, libraries, playgrounds or similar facilities.

6(7) Where a building used for residential purposes is located on a lot meeting the requirements of subsection (2), the lot may be subdivided along any party wall of the building.

83-135; 99-65; 2001-90; 2012, c.44, s.5

**APPROVAL OF A SUBDIVISION PLAN**

7(1) Subject to subsection (2), the development officer may approve a subdivision plan.

7(2) The development officer shall not approve a subdivision plan if, in his opinion and in the opinion of the regional service commission,

6(3) Lorsqu'un lotissement proposé doit être desservi par un réseau public d'égouts mais non par un réseau public de distribution d'eau, chaque lot ou autre parcelle de terrain doit avoir

- a) une largeur minimale de vingt-trois mètres,
- b) une profondeur minimale de trente mètres, et
- c) une superficie minimale de six cent quatre-vingt-dix mètres carrés.

6(4) Lorsqu'un lotissement proposé n'est pas desservi par un réseau public d'égouts, chaque lot ou autre parcelle de terrain doit avoir

- a) une largeur minimale de cinquante-quatre mètres,
- b) une profondeur minimale de trente-huit mètres, et
- c) une superficie minimale de quatre mille mètres carrés.

6(5) Sous réserve du paragraphe (6), un îlot ne peut avoir une longueur de plus de deux cent quarante mètres ou de moins de cent vingt mètres et doit avoir une profondeur minimale de deux lots.

6(6) Dans le cas d'un plan de projet de lotissement comportant une série de rues en arc de cercle et de culs-de-sac, un îlot peut mesurer plus de deux cent quarante mètres de longueur si des passages pour piétons y sont aménagés et si la commission de services régionaux estime que leur nombre, leur emplacement et leur largeur permettent d'y circuler aisément et assurent l'accès aux écoles, bibliothèques, terrains de jeux ou autres installations semblables.

6(7) Lorsqu'un bâtiment servant à des fins résidentielles est situé sur un lot conforme aux prescriptions du paragraphe (2), le terrain peut être loti à partir d'un mur mitoyen du bâtiment.

83-135; 99-65; 2001-90; 2012, ch. 44, art. 5

**APPROBATION DU PLAN DE LOTISSEMENT**

7(1) L'agent d'aménagement peut, sous réserve du paragraphe (2), approuver un plan de lotissement.

7(2) L'agent d'aménagement ne peut approuver un plan de lotissement si lui-même et la commission de services régionaux estiment