STAFF REPORT

8(b)

To:	Council
From:	Andrew Goreham, Manager of Inspection Services
Approved by:	Erin Hartley, Deputy Chief Administration Officer
Date:	January 18, 2024
Subject:	Naming of Private Road

Origin
A request from Mr. James Wolkins of Wolkins Developments Limited to name a private road in his newly created subdivision in Welshtown the name **New Cambria Drive**.

Recommendation
Permit **"New Cambria Drive"** as new road name.

Background
Wolkins Developments Limited have recently created and developed two lots on which they have constructed new homes that have since been sold and occupied by new residents to the province. They are now starting a third home in which they are expecting to continue this process employing his staff and creating a upscale community.

Discussion
Mr. Wolkins is planning on adding more lots in the future and civic numbers will be required to be numbered off the private road. I have researched the Nova Scotia Road Network and have found nothing similar in the area and recommend council approve this name.

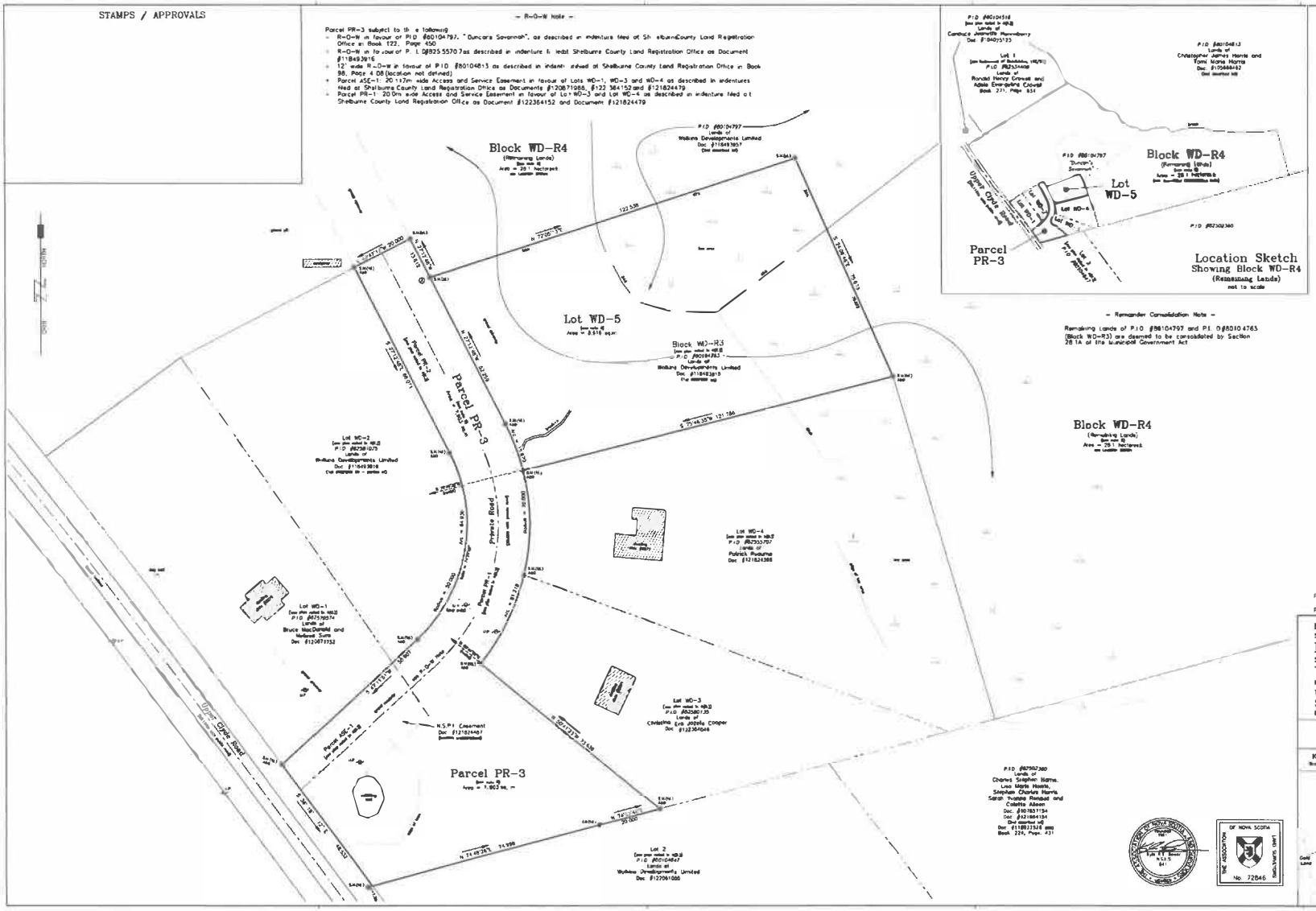
Budget Implications
None

See corresponding attachments:

STAMPS / APPROVALS

– R–O–W Note –

Parcel PR–3 subject to th e following:
- R–O–W in favour of P I D #80104797. "Duncans Savannah", as described in indenture filed at Sh elburneCounty Land Registration Office in Book 122, Page 450
- R–O–W in favour of P. I. D#25 5570 as described in indenture fi led at Shelburne County Land Registration Office as Document #118493916
- 12' wide R–O–W in favour of P I D #80104813 as described in indenture filed at Shelburne County Land Registration Office in Book 98, Page 408 (location not defined)
- Parcel ASE–1: 20 117m wide Access and Service Easement in favour of Lots WD–1, WD–3 and WD–4 as described in indentures filed at Shelburne County Land Registration Office as Documents #120871988, #122 364152and #121824479
- Parcel PR–1: 20 0m wide Access and Service Easement in favour of Lo t WD–3 and Lot WD–4 as described in indenture filed a t Shelburne County Land Registration Office as Document #122364152 and Document #121824479



– Remainder Consolidation Note –

Remaining Lands of P I D #80104797 and P.I. D#80104763 (Block WD–R3) are deemed to be consolidated by Section 28 1A of the Municipal Government Act

NOTES:
(1.) GRID BEARINGS SHOWN HEREON DERIVED FROM G N S S OBSERVATIONS BASED ON NOVA SCOTIA 3° MODIFIED TRANSVERSE MERCATOR PRO JECTION, ZONE 5, CENTR AL MERIDIAN 64°–30' WES TLONGITUDE
(2.) ALL DISTANCE SSHOWN ARE GRID DISTANCES. GROUND DISTANCE MAY BE DETERMINED BY DIVIDING THE GRID DISTANCES BY A COMBINED SCALE FACTOR OF D 999962
(3.) ALL FIELD MEASUREMENTS ARE UNADJUSTED
(4.) DURING THE COURSE OF THIS SURVEY, RE FERENCEBAS MADE T OTHE FOLLOWING PLANS
(A.) O.S. THORNE PLAN 487D78 DATED J UNE 19, 1978; L R.O. PLAN #462
(B.) O.S. THORNE PLAN 5832 D785 DATED FE BRUARY 8, L R.O. PLAN #1754
(C.) ACKER & DOUCETTE SURVEYING INC PLAN 008AD2022 DATE D JANUARY 27 2022; L R.O. PLAN #120302261
(D.) JACKER & DOUCETTE SURVEYING INC PLAN 047AD2022 DATE MAY 11, 2022; L R.O.PLAN #120803 834
(E.) ACKER & DOUCETTE SURVEYING INCPLAN 037AD2023 DATED APRIL 13,2023 L.R. O. PLAN #122660658
(5.) LOT IDENTIFIERS, WD–5, PARCEL PR–3 AND BLOCK AND WD–R4 ORIGINATE WITH THIS FINAL PLAN OF SUBDIVISION AND ARE F ORIDENTIFICATION PURPOSES ONLY
(6.) ALL DIMEN SIONS SHOWN HEREON ARE MET RIC UNITS UNL ESS OTHERWISE ST ATE D
(7.) WETLANDS MAY EXIST ON THE LANDS SHOWN HEREON AND ARE SUBJECT TO INTERPRETATION AND IDENTIFICATION BY A QUALIFIED WETLAND DE INEATOR

LEGEND

SURVEY MARKER	S.M.
POINT OF CURVATURE	P.C.
IRON BAR	I.B.
IRON PIPE	I.P.
NOVA SCOTIA HIGH PRECISION NETWORK MONUMENT	N.S.M.P.N.
LOW AREA	
UTILITY POLE	U.P.
GUY WIRE	
PLACED	(pl.)
FOUND	(fd.)
CALCULATED	(c.)
N.S. PROPERTY IDENTIFICATION NUMBER	PID #00000000
DOCUMENT	Doc #
ORDINARY HIGH WATER MARK	O.H.W.M.
GLOBAL NAVIGATION SATELLITE SYSTE M	G.N.S.S.
RIGHT OF WAY	R.–O–W
ENCROACHMENT	(E.)
LAND REGISTRATION OFFICE	L.R.O.
ACKER & DOUCETTE SURVEYING INC	A&D
NOVA SCOTIA POWER INC	N.S.P.I.
OVERHEAD UTILITY LINES	
BOUNDARY DEALT WITH BY THIS PLAN	
OTHER BOUNDARY	
EDGE OF GRAVEL	
TIE LINES	
CENTRE LINE	
BARBED WIRE FENCE	
WOODEN FENCE	
CHAIN LINK FENCE	
STONEWALL	
BUILDING	

Coordinate Table (metric)

Point	Easting	Northing	Description	Type
1	4	4	4	SSM
5	4	4	4	SSM

Coordinate System Information

Horizontal Datum	NAD83 (CSRS)	Epoch	2010.0
Vertical Datum	Canadian Geodetic Vertical Datum 2013 (CGVD2013)		
Projection	3° MTM	Zone 5	Easting 4 Central
Combined Scale Factor at point A 0.999962			
CMES Survey Type	NSRTK	Adjustment LQ	NSMPN2013COUB
N.S.M.P.N. Coordinate Date	2018–03–17	Vertically Model	V6

FIELD BOOK: FB S–24, PAGE 40
FB S–25, PAGE 33
FIELD S URVEYS WERE CARRIED OUT ON NOVEMBER 10 AND 29, 2023

FINAL PLAN OF SUBDIVISION
SURVEY OF
LOT WD–5 & PARCEL PR–3 (PRIVATE ROAD)
SUBDIVISION OF LANDS OF
WOLKINS DEVELOPMENTS LIMITED
LOCATED AT
UPPER CLYDE ROAD, WELSHTOWN,
SHELBURNE COUNTY, NOVA SCOTIA
DRAFTED BY TAYLER F. SMITH ON NOVEMBER 17 TO DECEMBER 18, 2023

SCALE – 1 : 800 (METRES)

KEY PLAN
Scale = 1 : 15,000

SURVEYOR'S CERTIFICATE

I, Tyler F.S. Smith, Nova Scotia Land Surveyor, Shelburne County, CERTIFY that the survey represented by this plan was made by me or under my supervision and that the plan was prepared in accordance with the Land Surveyors Act, regulations and standards made under either.

Dated this 18th day of December 2023

SURVEY PLAN #116AD2023

Acker & Doucette Surveying Inc.
Nova Scotia Land Surveyors & Professional Engineers

Yarmouth County Office
5 John Howard Drive
Yarmouth, Nova Scotia
phone: (902) 646–7188
www.adsurveying.ca

Shelburne County Office
Shelburne, Nova Scotia
phone: (902) 875–2110
info@adsurveying.ca