



## REQUEST FOR A DECISION

Regular City Council – April 13, 2026

**To:** Her Worship Mayor Kate Rogers and Members of City Council

**From:** Fredrick Van Rooyen, Senior Planner

**Date:** April 09, 2026

**Title:** Anderson St, Timber Ridge Crt, and Viewpoint Cres Subdivision – Assent of Council

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### **ISSUE:**

A final plan of subdivision has been submitted for the extensions of Anderson Street and Viewpoint Crescent, along with a new public street named Timber Ridge Court as shown on the attached plan. Staff are presently seeking the Assent of Council of the City of Fredericton pursuant to Section 88(1) of the *Community Planning Act*.

### **RECOMMENDATION(S):**

#### **A. Recommendation:**

It is recommended that the following resolution be forwarded to City Council for consideration: BE IT RESOLVED THAT the final plan of subdivision prepared by Surtek Group Ltd., entitled “Highpoint Ridge Real Estate Ltd. Subdivision 2026-1 Showing Lots 24-275 to 24-316, Viewpoint Crescent (Public), Anderson Street (Public) and Timber Ridge Court (Public), Viewpoint Crescent / Anderson Street, City of Fredericton, County of York, Province of New Brunswick” receive the Assent of Council pursuant to Section 88(1) of the *Community Planning Act*.

### **BACKGROUND & DISCUSSION:**

In March 2025, the Council of the City of Fredericton approved a tentative plan of subdivision to create 17 Residential Zone Two (R-2) lots on an extension of Anderson Street and a new public street (Timber Ridge Court) along with 25 Residential Zone One Narrow (R-1N) lots on an extension of Viewpoint Crescent. This represents the latest phase within the Highpoint Ridge Subdivision. The final plan of subdivision attached is consistent with the approved tentative plan of subdivision. Staff would note that the public land dedication was previously taken as land through a previous phase.

Section 88(1) of the *Community Planning Act* states that if a plan of subdivision provides for the laying out of public streets or sets aside land for public purposes, it shall not be approved by the Development Officer until the plan has been assented to by Council.

### **FINANCIAL:**

The Department/Division has determined that there are no financial considerations associated with this matter. The City Treasurer was not specifically consulted with respect to this administrative report.

### **LEGAL:**

The Department/Division has determined that there are no legal considerations associated with this matter. The Office of the City Solicitor was not specifically consulted with respect to this administrative report.

### **COMMUNICATIONS:**

The Department/Division has determined that there are no communication considerations associated with this matter. Neither Corporate nor Strategic Communications was consulted with respect to this administrative report.

**SPOKESPERSON:**

**Prepared by: Fredrick Van Rooyen, RPP, MCIP  
Senior Planner  
Community Planning**

**Approved by: Ken Forrest, RPP, MCIP  
Director  
Planning and Development**

/Attachment (1): Highpoint Ridge Real Estate Ltd. Subdivision 2026-1