

2019-06-27

LAND REGISTRATION / ENREGISTREMENT FONCIER

Mandatory Client Information / Renseignements du client obligatoires

Complete and include with the documents/plans. / Compléter et retourner avec vos documents/plans.

Name / Nom :	Village of Alma
Mailing Address / Adresse postale :	8 School St Alma, NB E4H 1L2
Telephone / Téléphone :	506-987-6123
County of registration / Comté de l'enregistrement:	Albert County
Registration Fees / Frais d'enregistrement:	\$85.00 General Registry
	Discuss with a Land Registry representative to determine registration fees to be included. Make cheque or money order payable to: Service New Brunswick
	Discuter avec un représentant du registre foncier pour déterminer les frais d'enregistrement à inclure. Faire chèque ou mandat à l'ordre de : Service Nouveau-Brunswick

Note:

- For the specific registration requirements, consult Directive 2001-002 (Registration of Paper Documents and Plans) under: www.snb.ca, Land Registry, Practitioners, Directives.
- For more information on registration fees, consult the Services and Fees section under: www.snb.ca, Land Registry, Land Registration.

Noter :

- Pour les exigences d'enregistrement spécifiques, consulter la Directive 2001-02 (Enregistrement des documents et plans papier) sous : www.snb.ca, Registre foncier, Praticiens, Directives.
- Pour plus de renseignements sur les frais d'enregistrement, consulter la section Services et frais sous : www.snb.ca, Registre foncier, Enregistrement foncier.



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Land Registration Services

The Land Registration Services are available at the **Provincial Land Registration Office in St. Stephen.**

Paper documents and plans submitted for registration need to be mailed or presented in person to the Provincial Land Registration Office. **In most cases, it is not necessary to present the documentation in person.**

Contact the Provincial Office to discuss the registration requirements and fees to be included with a Land Registry representative. **If your submission does not meet the registration requirements or does not have sufficient funds, it will be returned.**

If you need assistance consult a lawyer (member of the Law Society of NB) or a land surveyor (member of the Association of NB Land Surveyors). These professionals can assist in the preparation for the registration of documents and plans..

For further information on Land Registry products & services, call **1-888-621-9789** or consult the web site at www.snb.ca.

Services d'enregistrement foncier

Les Services d'enregistrement foncier sont disponibles au **Bureau provincial d'enregistrement foncier à St. Stephen.**

Les documents et plans en format papier doivent être présentés pour enregistrement par la poste ou en personne au Bureau provincial d'enregistrement foncier. **Dans la plupart des cas, il n'est pas nécessaire de présenter la documentation en personne.**

Communiquer avec le Bureau provincial pour discuter des exigences d'enregistrement et des frais à inclure avec un représentant du registre foncier. **Si votre présentation ne répond pas aux exigences d'enregistrement ou ne dispose pas de fonds suffisants, elle sera retournée.**

Si vous avez besoin d'aide, consultez un avocat (membre du Barreau du N.-B.) ou un arpenteur-géomètre (membre de l'Association des arpenteurs-géomètres du N.-B.). Ces professionnels peuvent aider à la préparation pour l'enregistrement de documents et de plans.

Pour plus de renseignements sur les produits et services du registre foncier, appelez au **1-888-621-9789** ou consultez le site web www.snb.ca.



Solemn Declaration
Village of Alma Zoning By-Law No. 97-1

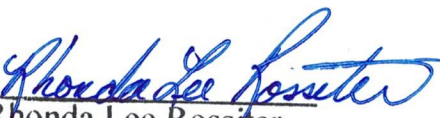
I, Kim Beers, of the Village of Alma, in the County of Albert and the Province of New Brunswick, Assistant Clerk/Treasurer, DO SOLEMNLY DECLARE;

1. That I am the Assistant Clerk/Treasurer of the Village of Alma, a Municipal Corporation, and have personal knowledge of the facts herein declared;
2. That the requirements of Section 59 of the Community Planning Act have been complied with in respect to By-law No. 97-1, A By-law to amend By-Law No. 97 the Village of Alma Zoning By-law, which was passed by the common Council of the Village of Alma on April 28, 2021;

AND, I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Evidence Act.

Declared before me at the)
Village of Alma, County of)
Albert and Province of New)
Brunswick, this 4th day)
of May, A.D., 2021)


Assistant Clerk/Treasurer


Rhonda Lee Rossiter
Commissioner of Oaths
Expires December 31, 2025

RESOLUTION ADOPTED PURSUANT TO SECTION 59 OF THE
COMMUNITY PLANNING ACT


WHEREAS Peter Grandy, the owner of the lands bearing identification number 00608943 and located at 8572 Main Street in Alma, has made a rezoning request from the Commercial (C) Zone to the Integrated Development (ID) Zone in order to allow shipping containers for storage;

AND WHEREAS municipal Council has approved this request;

BE IT RESOLVED THAT the following conditions apply to By-Law No. 97-1:

1. Notwithstanding all other provisions to the contrary, the lands, buildings and structures on the above-mentioned property are subject to the following terms and conditions:
 - a. That the permitted uses on the property be limited to a single unit dwelling and storage;
 - b. That shipping containers be permitted on the property to accommodate storage, and that notwithstanding Section 7.5.2 of the Village of Alma Rural Plan, the shipping containers be located and designed in general conformity with the attached site plan and drawings in Schedule D-1;
 - c. That prior to the erection of shipping containers on the property, the owner must obtain a building and development permit from the Southeast Regional Service Commission;


2. Subject to Section 1 of this Resolution, all provisions prescribed for the Commercial Zone in the Village of Alma Rural Plan By-Law No. 97 shall apply mutatis mutandis.



Andrew Casey, Acting Mayor



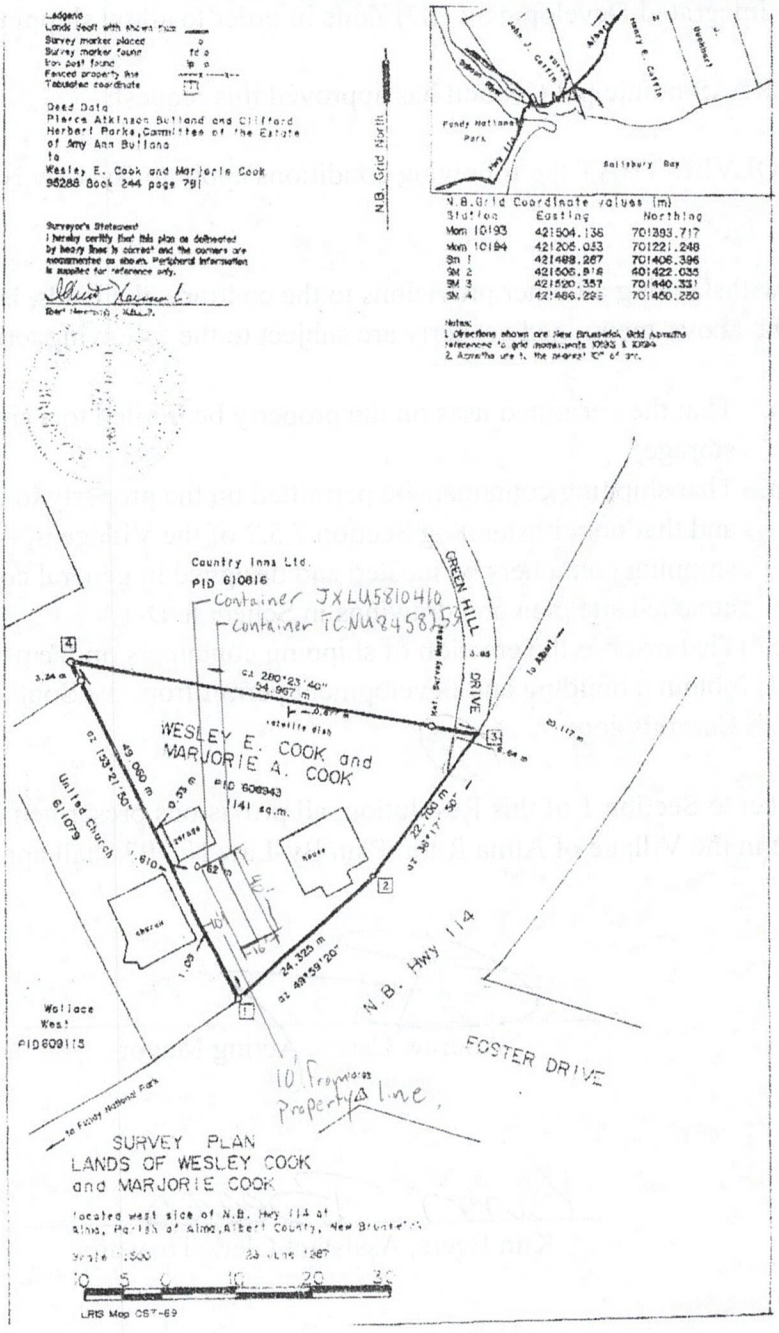
Kim Beers, Assistant Clerk/Treasurer



Peter Grandy, Owner

SCHEDULE D-1

Drawing 1 – Site Plan



BY-LAW NO. 97-1

A BY-LAW TO AMEND BY-LAW No. 97
THE VILLAGE OF ALMA RURAL PLAN

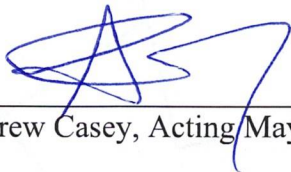
The Council of the Village of Alma, under the authority vested in it by Sections 35 and 59 of the Community Planning Act, hereby amends the Village of Alma Rural Plan, being By-Law No. 97, as follows:

1. The Village of Alma Rural Plan By-Law No. 97 is hereby amended by rezoning the lands located at 8572 Main Street in the Village of Alma and bearing PID 00608943, and further described on the attached Schedule D, from the Commercial Zone – C – Zone to the Integrated Development – ID – Zone to accommodate shipping containers for storage;
2. Schedule A of the Village of Alma Rural Plan By-Law No. 97, entitled Village of Alma Zoning Map and dated January 19, 2018 is amended by the map hereto attached as Schedule D.

FIRST READING (by title) on April 14, 2021

SECOND READING (by title and in its entirety) on April 14, 2021

THIRD READING (by title) on April 28, 2021



Andrew Casey, Acting Mayor



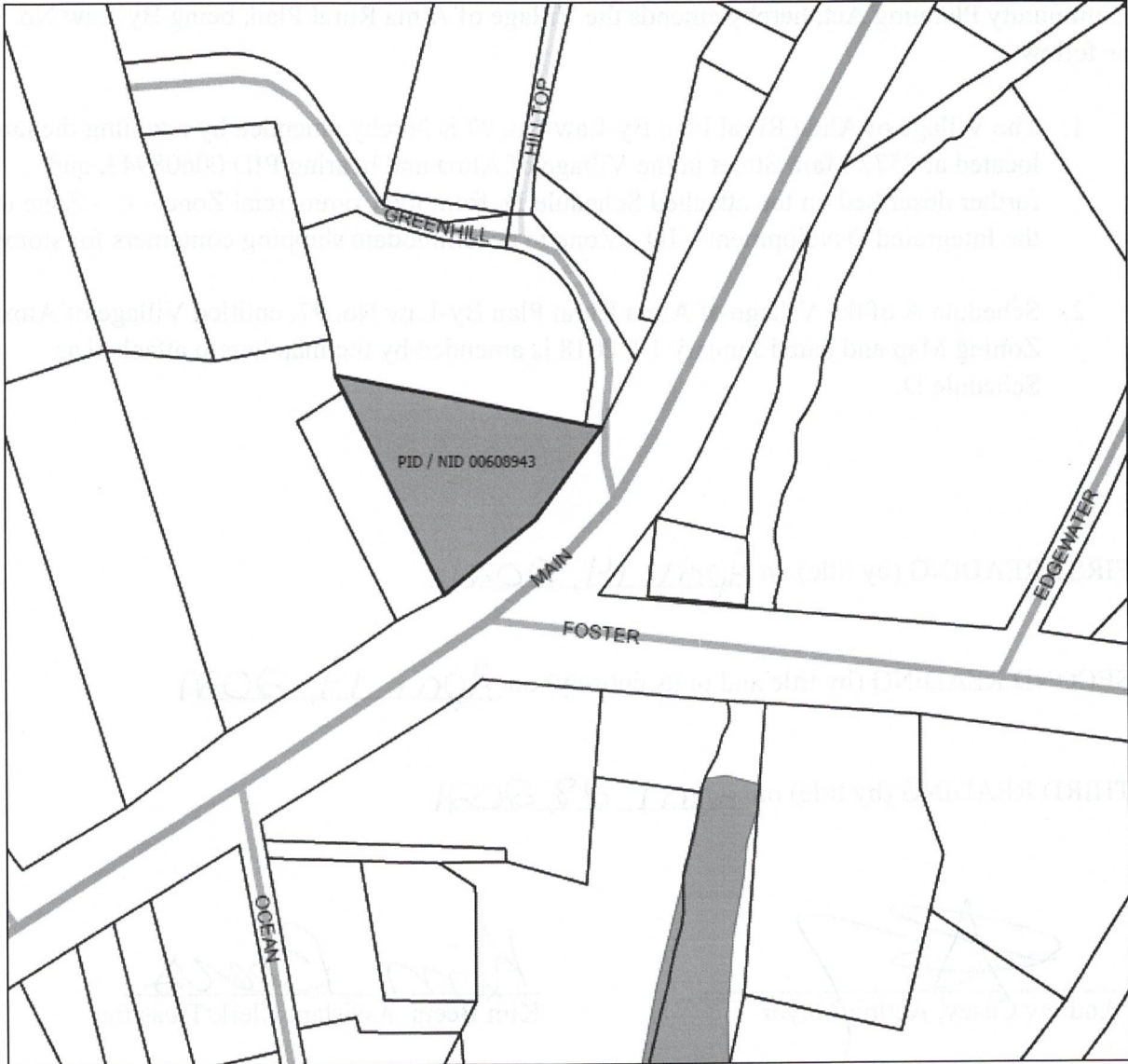
Kim Beers, Assistant Clerk/Treasurer



Schedule D

Alma ZONING MAP

Date: 2/19/2021



Legend

 Rezone from Commercial to Integrated Development to allow shipping containers for storage

N

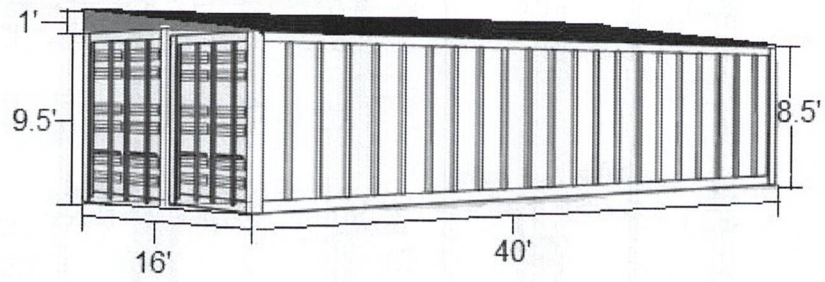


0 25 50 m

Drawing 2

3D drawing of storage unit before siding installed

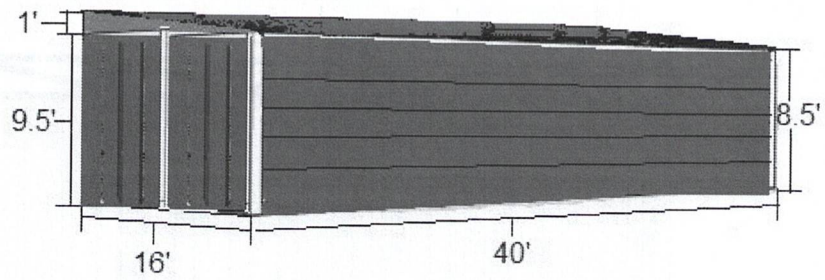
Roof pitch 7.125 degrees



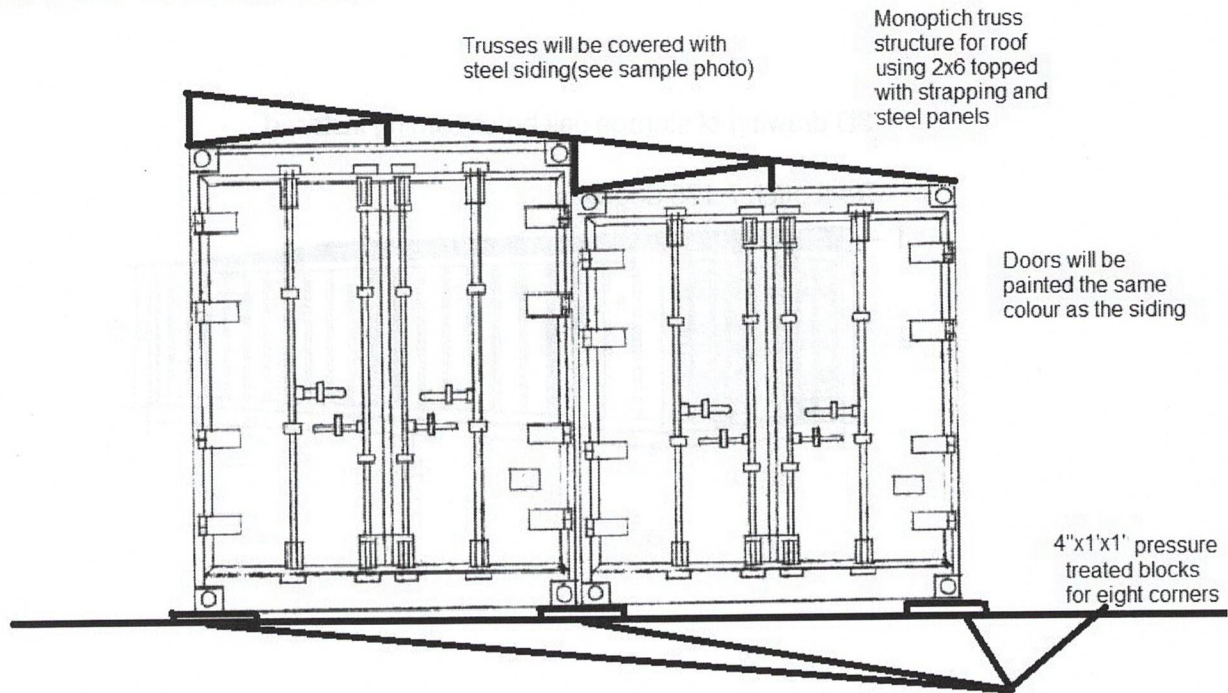
Drawing 3

3D Drawing of storage unit with siding

Roof pitch 7.125 degrees



Drawing 4 – front view of containers



Drawing 5 – view outlining truss for roof (left side of structure)

Side view of roof truss structure - Using 2x6 then covered with steel siding along with rest of container exterior

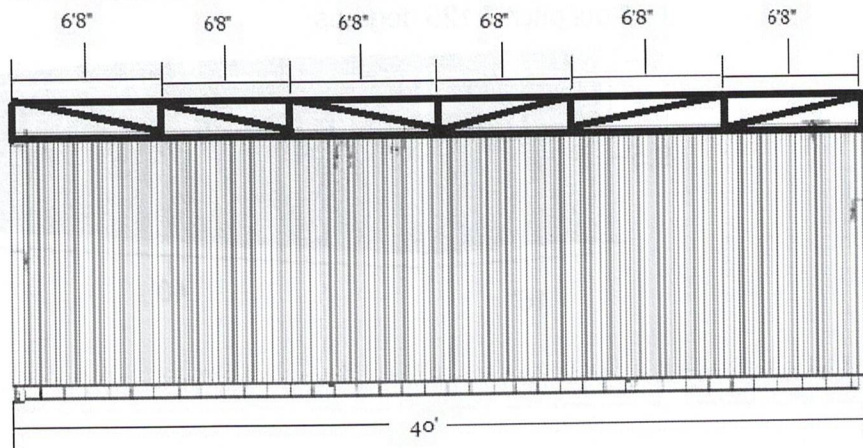


Photo 1 – Panel sample to be used on roof and sides of structure



Photo 4 – Gate post location

