FAX

To: Kirk Brewer
Dept.: Reg. Service Comm.
Fax No.: 382-3651
No. of Pages: 3
From: D. Murray-Rutland
Date: Jan 16/17
Company: Village R-Albert
Fax No.: 882-3016
Comments: Per your request.

Post-it fax pad 7903E

This instrument purports to be a copy of the original registered or filed in the Albert County Registry Office NB
25594061
number-numéro

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MAY 26 2008
date

LLAGE OF RIVERSIDE-ALBERT

BY-LAW NO. RARP-1-A

RURAL PLAN BY-LAW

A BY-LAW RELATING TO FEES AND COST RECOVERY IN AMENDMENT OF THE VILLAGE OF RIVERSIDE-ALBERT ZONING PROVISIONS WITHIN THE RURAL PLAN BY-LAW

BE IT ENACTED by the Village Council of the Village of Riverside-Albert as follows:

The Village of Riverside-Albert Rural Plan By-Law, being By-Law No. RARP-1 enacted on February 7th, 2000 and filed in the Albert County Registry Office as Number *"1e"* on November 24, 2000, is hereby amended as follows:

(1) By adding the following new Sub-sections after 2.1(3) under Part C Zoning Provisions:

(4) Upon receipt of an application and fee in the amount of $100.00, the Development Officer may issue a letter of confirmation regarding the zone applied to the property requested; and

(5) Upon receipt of an application with a current Building Location Survey Certificate and fee in the amount of $100.00, the Development Officer may issue a letter of regarding conformity of the property with the Zoning By-law.

(2) By deleting Section 2.6(2) and 2.6(3) under Powers of the Commission under Part C Zoning Provisions and replacing it with the following:

2.6(3) Upon receipt of an application and supporting information to the satisfaction of the Development Officer and a fee in the amount of $250.00, the Commission may, subject to such terms and conditions as it considers fit:

(a) authorize, for a temporary period not exceeding one year, a development otherwise prohibited by this By-Law, and

(b) require the termination or removal of a development authorized under 2.6(3)(a) at the end of the authorized period.

(3) By deleting subsection 2.7(1)© under Part C Zoning Provisions and replacing it with the following:

2.7(1) © shall pay a fee of $1,000.00 dollars to the Municipality.

(4) By adding the following new section after 2.7 under Part C Zoning Provisions:

2.8 PLANNING COMMISSION APPLICATIONS AND FEES FOR SAME

(1) Where uses that are prescribed within any zone as being subject to terms and conditions as imposed by the Commission, no development of any such use shall commence unless an application and supporting information, to the satisfaction of the Development Officer, and a fee in the amount of $250.00 has been received and the application has been approved by the Commission and the appropriate permits issued.

(2) Upon receipt of an application and supporting information, to the satisfaction of the Development Officer, and a fee in the amount of $250.00, the Commission may permit, subject to terms and conditions as it sees fit:

(a) as provided for by Subsection 35(a) of the Act, a proposed use of a land or a building that is otherwise not permitted under the Zoning By-Law if, in its opinion, the proposed use is sufficiently similar to or compatible with a use permitted by the By-Law for the zone in which the land or building is situated; or

(b) such reasonable variance from the requirements of this By-Law as provided for by Subsection 35(b) of the Act as, in its opinion, is desirable for the development of a parcel of land or a building or structure and is in accordance with the general intent of the By-law and the Municipal Development Plan.

(3) Upon receipt of an application and supporting information to the satisfaction of the Development Officer and a fee in the amount of $250.00, the Commission may, as provided for in Section 40 of the Act, permit:

(a) the continuance of a non-conforming use, even though such non-conforming use was discontinued for a consecutive period of ten months, or such further period as the Commission sees fit;

(b) the repair or restoration or use of a non-conforming building or structure that has been damaged to the extent of at least half of the whole building or structure, exclusive of the foundation;

© non-conforming use of a part of a building to be extended into a portion of the building that was constructed subsequent to the date of the passing of the By-Law; or

(d) a non-conforming use to be changed to a similar non-conforming use.

(5) By adding the following new section after 3.26, Section 3, under Part C Zoning Provisions:

3.27 DEVELOPMENT PERMITS

(a) No person shall undertake a development nor shall a development permit be issued unless the proposed development conforms to all provisions of this By-Law.

(b) Any development permit shall be in force for a period of one (1) year from the date of issue or until the project has been completed or is discontinued for a period of one year and any permit may be re-issued upon request, subject to review by the Development Officer.

© Where any development permit is issued, such permit may include permission of any single development, or of more than one development, or of any or all elements related to any development, provided that such are specified by the permit and provided also that no development permit shall pertain to more than one (1) lot.

(d) Notwithstanding Subsection (a), no development permit shall be required for the following:

(i) any accessory building or structure which has less than 6 square metres of gross floor area;
(ii) any sign, except signs permitted according to Section 9.1 of this By-Law; and
(iii) any public utility.

(e) No development permit may be issued under this By-Law unless a fee of twenty-five dollars ($25.00) has been paid.

(6) *By adding Sections* ***2.8 PLANNING COMMISSION APPLICATIONS AND FEES FOR SAME*** and **3.27 DEVELOPMENT PERMITS** to the Table of Contents.

ENACTED this 1st day of April, A.D. 2008.

MAYOR

VILLAGE CLERK

FIRST READING: February 4, 2008

SECOND READING: February 4, 2008

THIRD READING: April 1, 2008