

35316505
2015-10-05
15:18:14

SCHEDULE A	ANNEXE A
<p data-bbox="253 239 802 342">RESOLUTION ADOPTED PURSUANT TO SECTION 39 OF THE <i>COMMUNITY PLANNING ACT</i>.</p> <p data-bbox="240 386 808 709">WHEREAS Mr. Greg Keough and Mrs. Shari Cormier have made application for rezoning the property bearing P.I.D. # 00883538, said property located off Riverside Drive in Shediac from Low Density Residential (R1) Zone to Integrated Development (ID) Zone in order to allow the development of a Bare-Land Condominium.</p> <p data-bbox="240 751 808 890">AND WHEREAS Council has approved this application subject to certain conditions pertaining to the development of the site.</p> <p data-bbox="240 932 591 961">BE IT RESOLVED THAT</p> <p data-bbox="240 1010 808 1184">1. Notwithstanding all other provisions to the contrary, the lands, buildings and constructions on the above-mentioned property is subject to the following terms and conditions:</p> <p data-bbox="256 1226 808 1881">a) That the property for rezoning is as specified in Scheduled B to this by-law; b) That any expansion or any other usage of the site is subject to rezoning pursuant to Section 39 of the <i>Community Planning Act</i>; c) That any construction on this site requires a development/building permit and compliance with the Building Code in force at the time of application; d) That the applicant develop the property in substantial conformity to the site plan as set out in Schedule C to this by-law; however, amendments deemed minor and that will not alter the nature of the previously submitted plans may</p>	<p data-bbox="850 239 1377 342">RÉSOLUTION ADOPTÉE EN VERTU DE L'ARTICLE 39 DE LA <i>LOI SUR L'URBANISME</i>.</p> <p data-bbox="831 386 1399 709">CONSIDÉRANT QUE M. Greg Keough de Immeubles Royal Real Estate Inc. a fait la demande de rezoner la propriété portant le numéro d'identification 00883538 et situé sur la promenade Riverside à Shediac de la zone Résidentiel à faible densité (R1) à la zone Aménagement intégré (AI) dans le but de permettre un développement de condominium de terrain nu.</p> <p data-bbox="831 751 1399 890">ET CONSIDÉRANT QUE le Conseil municipal a approuvé cette demande sous réserve de certaines conditions quant à l'aménagement du site.</p> <p data-bbox="831 932 1136 961">IL EST RÉSOLU QUE</p> <p data-bbox="831 1010 1399 1184">1. Nonobstant toute autre disposition au contraire, les terrains, bâtiments et constructions aménagés sur la propriété ci-haut mentionnée est soumis aux termes et conditions suivantes :</p> <p data-bbox="847 1226 1399 1881">a) Que la propriété a être rezonée est telle que spécifié dans l'annexe B de cet Arrêté; b) Que toute expansion ou tout autre usage sur le site est assujetti à un rezonage en vertu de l'article 39 de la <i>Loi sur l'urbanisme</i> ; c) Que toute construction sur le site devra obtenir un permis d'aménagement/construction et être en conformité avec le Code du bâtiment en vigueur au moment de l'application; d) Que le requérant aménage la propriété telle que spécifiée dans le plan de site à l'annexe C de cet Arrêté. Il sera toutefois permis de leurs apporter des modifications jugées mineures et qui ne changeront pas le caractère des plans</p>

<p>be made;</p> <p>e) That the development and any building permits issued adhere to Town's Sea Level Rise Zone requirements and New Brunswick's Watercourse and Wetlands Alterations Regulation (90-80) where appropriate;</p> <p>f) That all residential structures on the site be connected to municipal water supply and sanitary sewer system at the owner's expense and that the connection include a backflow preventer to be installed on the main line at the point of connection to the public water system;</p> <p>g) That a legal access, accepted to the Town be established to Riverside Drive which meets all 2010 National Building Code requirements (Division B, section 3.2.5.6 (1) (a)-(g). Should the access require legal access through another property, the registered document shall not make any reference to a public access, and shall state that the Bare-Land Condo is responsible for the maintenance of all infrastructures, including the surface of the access road and all underground infrastructures serving the development;</p> <p>h) That with the establishment of this condominium development, any on-site maintenance (e.g., garbage collection, snow removal) and infrastructure (e.g. fire hydrants) is the responsibility of the Property Owner.</p> <p>i) That the development be registered under the <i>NB Condominium Property Act</i>;</p> <p>j) That the development be limited to</p>	<p>soumis précédemment;</p> <p>e) Que tout développement et permis de construction émis soit conforme aux exigences de la zone d'élévation du niveau de la mer et au Règlement sur la modification des cours d'eau et des terres humides du Nouveau-Brunswick (90-80) le cas échéant;</p> <p>f) Que toutes structures résidentielles sur le site soient raccordées au réseau d'eau municipal et au système d'égout sanitaire, aux frais du propriétaire et que le branchement au système d'égout soit muni d'un dispositif anti-refoulement sur le tuyau principal au point de branchement au système public ;</p> <p>g) Qu'on établisse un accès légal, acceptable à la Ville, à la promenade Riverside qui satisfait à toutes les exigences de l'édition 2010 du Code national du bâtiment (Division B, article 3.2.5.6 (1) (a)-(g). Si l'accès nécessite un accès légal par l'intermédiaire d'une propriété, le document enregistré ne doit faire aucune référence à un accès public, et doit indiquer que la propriété condominiale de terrain nu est responsable de l'entretien de toutes les infrastructures, y compris la surface de la route d'accès et toutes les infrastructures souterraines contribuant au développement ;</p> <p>h) Qu'avec l'établissement de ce développement de condominium, toute maintenance sur le site (p.ex. la collecte des ordures, l'enlèvement de la neige) et de l'infrastructure (p.ex. borne fontaine) sont de la responsabilité du propriétaire du terrain.</p> <p>i) Que le développement soit enregistré en vertu de la <i>Loi sur la propriété condominiale du Nouveau-Brunswick</i>.</p> <p>j) Que le projet d'aménagement soit</p>
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<p>twenty two 4-season single family residences;</p> <p>k) That the unit numbers are as defined in Schedule D to this by-law.</p> <p>l) A single sign at the entrance of the bare-land condo development on Riverside Drive shall be permitted subject to the sign provisions of the zoning by-law. The sign shall display a single civic address for the development with its range of unit numbers.</p> <p>m) Create a public utility easement over PID 00865865 to run power to the bare-land condo;</p> <p>n) Notwithstanding section 9.4b) of the zoning by-law there shall be no maximum setback for this development; and</p> <p>o) That in case of a violation of the preceding terms and conditions, the amendments made thereto or the provisions of the Town of Shediac Municipal Development Plan by the owner of the property identified as P.I.D. 00883538, or by his heirs, assigns or successors, or by any other owner or operator of the said property, Council may, within reason and after providing an opportunity to remedy the violation, to the extent it may be remedied, declare this by-law null and void, and the owner and his heirs, assigns or successors, or any other owner or operator of the property described herein, shall lose the right to use the said property according to any usage other than the usages authorized under the Town of Shediac Zoning Plan and the <i>Community Planning Act</i> for the areas set out in Schedule A to the Shediac Zoning Map of Shediac.</p>	<p>limité à vingt-deux logements d'habitation unifamiliale quatre saisons;</p> <p>k) Les numéros d'unité sont définis à l'annexe D de cet Arrêté;</p> <p>l) Une affiche est permis a l'entré du développement condominium de terrain nu sur la promenade Riverside sous réserve des dispositions sur l'affichage dans l'arrêté de zonage. L'affiche doit avoir une seule adresse civique avec les numéros d'unité du développement;</p> <p>m) Mettre en place sur la propriété portant NID 00865865 une servitude de service public pour amener l'électricité au développement condominium de terrain nu;</p> <p>n) Nonobstant l'article 9.4b) de l'arrêté de zonage, il n'y a pas de retrait maximum pour ce développement; et</p> <p>o) En cas de violation des termes et conditions mentionné ci-haut, des modifications qui y sont apportées ou des dispositions du plan de zonage de Shediac, par le propriétaire du bien-fonds portant le numéro d'identification 00883538, ou par ses héritiers, ayants droit ou successeurs, ou par tout autre propriétaire ou exploitant dudit bien-fonds, le conseil peut, en agissant de façon raisonnable et après avoir donné l'occasion de remédier à la violation, dans la mesure où il est possible d'y remédier, déclarer l'arrêté nul, et le propriétaire, ou ses héritiers, ayants droit ou successeurs, ou tout autre propriétaire ou exploitant du bien-fonds ci-décri, perdront le droit d'utiliser ledit bien-fonds pour toute autre fin, sauf celles autorisées par le plan de zonage de Shediac et de la <i>Loi sur l'urbanisme</i> pour les zones qui figurent à l'annexe A de la carte de zonage de Shediac.</p>
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2. Subject to Section 1 of this resolution, all provisions prescribed in the Town of Shediac's Zoning By-Law #Z-14-44 for the Low Density Residential (R1) Zone shall apply mutatis mutandis. If said By-law has been repealed, the provisions for low density residential development in the current Zoning By-law shall apply mutatis mutandis with the necessary modifications.

2. Sous réserve de l'article 1 de la présente résolution, les dispositions prévues à la zone résidentielle à faible densité (R1) de l'Arrêté de zonage #Z-14-44 de la Ville de Shediac s'applique mutatis mutandis. Si l'arrêté mentionné ci-dessus a été abrogé, les dispositions pour le développement de la résidentielle à faible densité dans l'Arrêté de zonage actuel s'appliquent mutatis mutandis avec les modifications nécessaires.

TOWN OF SHEDIAC

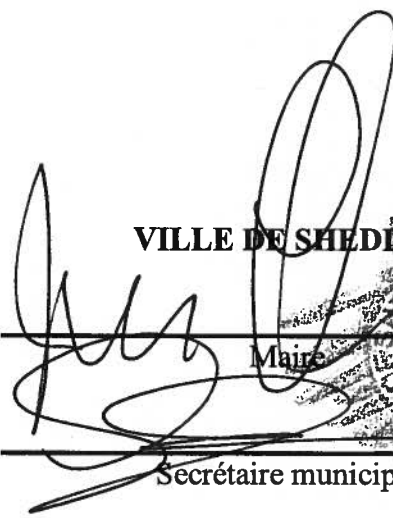
Mayor

Clerk

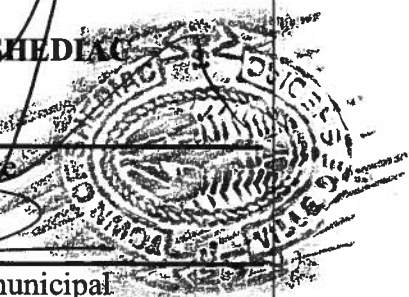
**IMMEUBLES ROYAL REAL ESTATE
INC.**

Greg Keough, Owner

VILLE DE SHEDIAC




Maire



Secrétaire municipal

**IMMEUBLES ROYAL REAL ESTATE
INC.**



Greg Keough, propriétaire

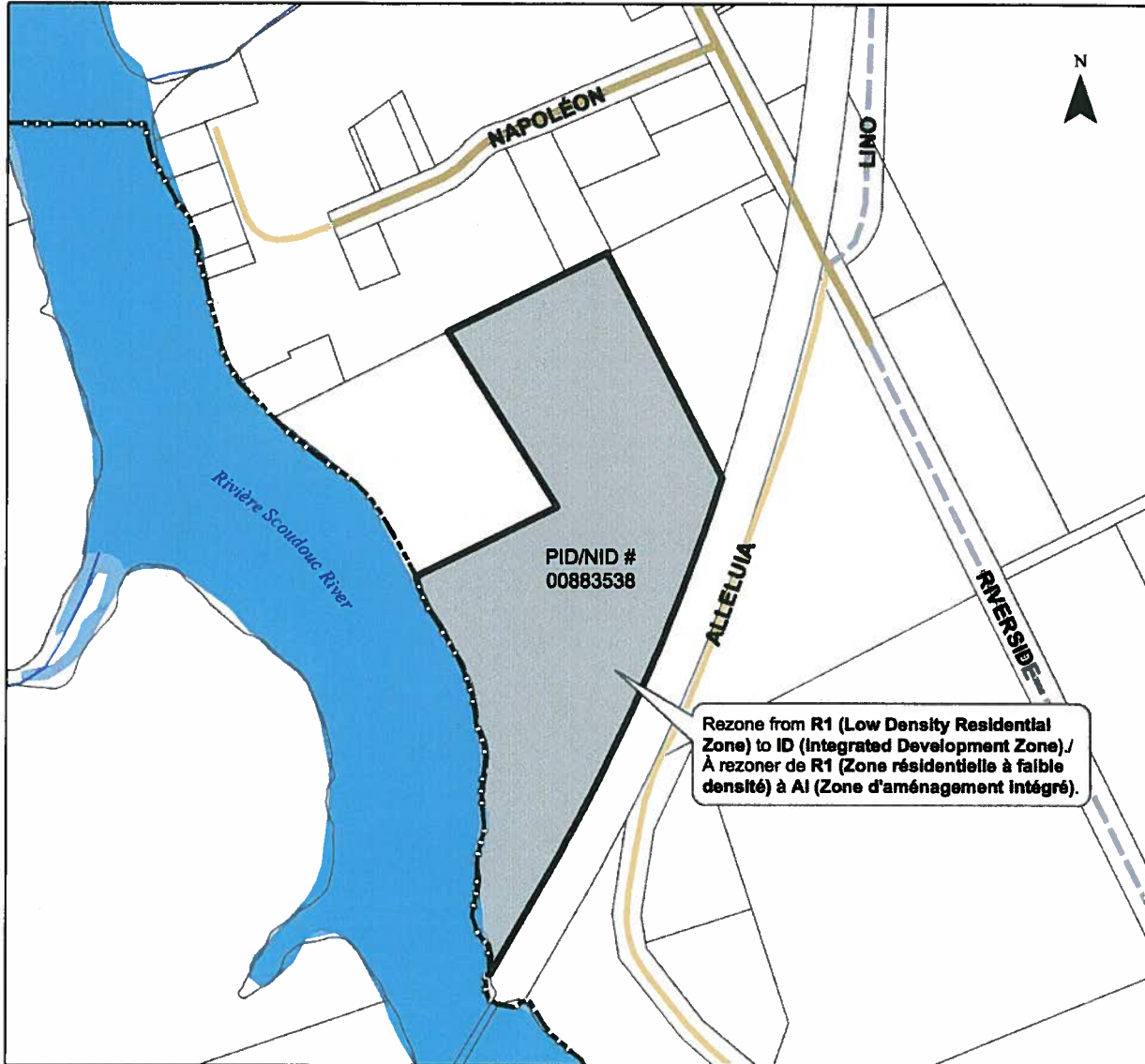
SCHEDULE / ANNEXE B

**TOWN OF SHEDIAC
ZONING MAP**

**CARTE DE ZONAGE DE
LA VILLE DE SHEDIAC**

Schedule B / Annexe B

Ville de Shediac / Town of Shediac
CARTE DE ZONAGE / ZONING MAP



Legend / Légende

 ID (Integrated Development Zone) /
AI (Zone d'aménagement intégré)

Scale / échelle 1:4,000

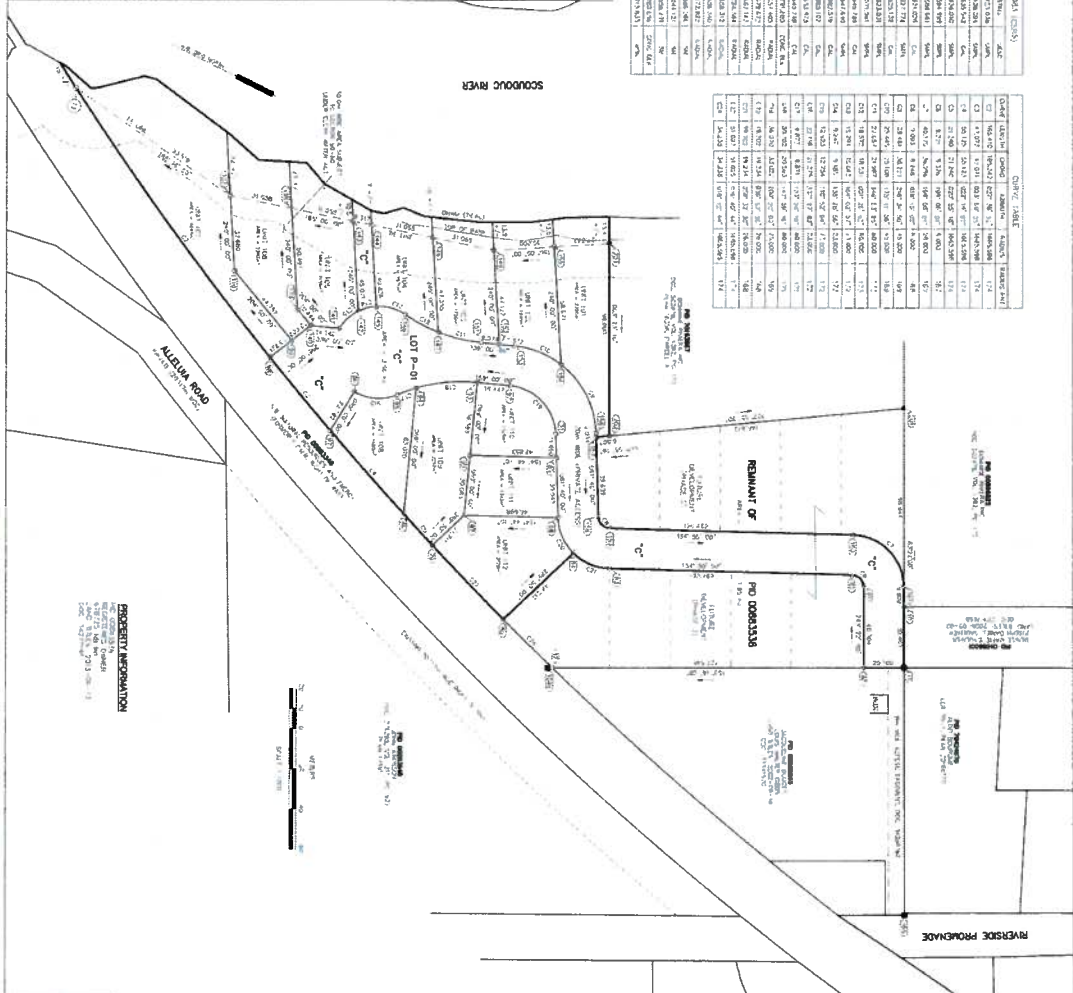
0 25 50 100 150 200 250 300 350 Metres/mètres

SCHEDULE / ANNEXE C

CONCEPT PLAN

PLAN DE SITE

CDIST	CDIST AREA	CDIST	CDIST AREA
01	01-01-01	01	01-01-01
02	02-01-01	02	02-01-01
03	03-01-01	03	03-01-01
04	04-01-01	04	04-01-01
05	05-01-01	05	05-01-01
06	06-01-01	06	06-01-01
07	07-01-01	07	07-01-01
08	08-01-01	08	08-01-01
09	09-01-01	09	09-01-01
10	10-01-01	10	10-01-01
11	11-01-01	11	11-01-01
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97	97-01-01	97	97-01-01
98	98-01-01	98	98-01-01
99	99-01-01	99	99-01-01
100	100-01-01	100	100-01-01



PROPERTY INFORMATION

PROJECT NO. 10-000000-01
 SHEET NO. 20 OF 20
 DATE: 10/15/2010

ALTA CORPORA
 1000000000 1000000000

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/2010	ISSUED FOR PERMIT

SURVEYORS STATEMENT

I, the undersigned, being duly qualified and sworn as a Surveyor in the State of Oregon, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner or his agent, and that the same has been compared with the original and found to be correct.

DATE OF SURVEY: 10/15/2010
 SURVEYOR: [Signature]

SURVEY PLAN OF LEVEL 0 & LEVEL 1
 SHOWING
UNITS 101 TO 112
RIVERSIDE DEVELOPMENT
CONDOMINIUM PHASE 1

PREPARED FOR THE BEST INTEREST OF THE APPLICANT
 BY: [Signature]

NOTICE

THIS PLAN IS THE PROPERTY OF THE SURVEYOR AND IS LOANED TO THE APPLICANT. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

KEY PLAN

NOT TO SCALE

The area of the Condominium subject to this survey is located within the boundaries of the Riverside Promenade Condominium Phase 1, as shown on the attached map. The map is not to scale and is for informational purposes only.

KEY PLAN

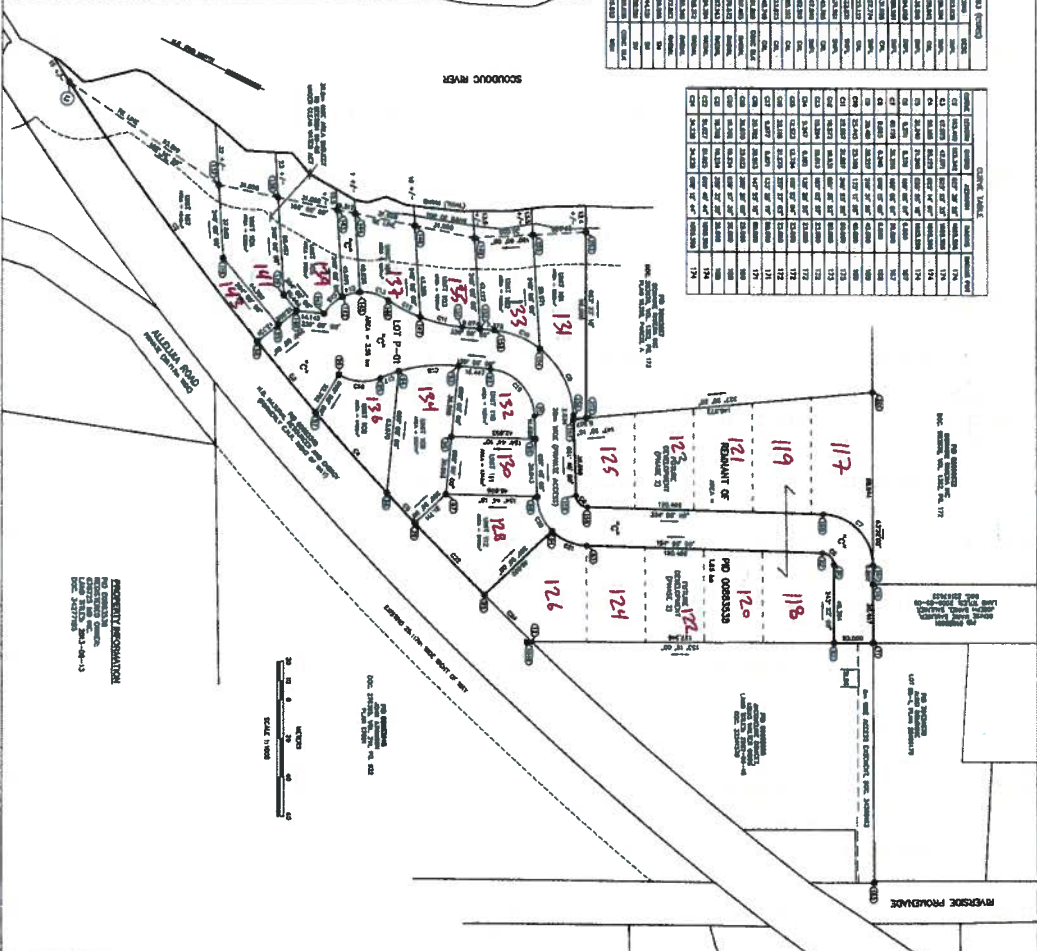
NOT TO SCALE

The map shows the project area in black, situated between Scoupouc River and Riverside Promenade. Lot numbers 101-112 are indicated within the project area.

SCHEDULE / ANNEXE D

UNIT NUMBERING PLAN
PLAN DES NUMÉROS D'UNITÉS

ALL OTHER ADJACENT PROPERTIES		ALL OTHER ADJACENT PROPERTIES	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	UNDEVELOPED	101	UNDEVELOPED
2	UNDEVELOPED	102	UNDEVELOPED
3	UNDEVELOPED	103	UNDEVELOPED
4	UNDEVELOPED	104	UNDEVELOPED
5	UNDEVELOPED	105	UNDEVELOPED
6	UNDEVELOPED	106	UNDEVELOPED
7	UNDEVELOPED	107	UNDEVELOPED
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9	UNDEVELOPED	109	UNDEVELOPED
10	UNDEVELOPED	110	UNDEVELOPED
11	UNDEVELOPED	111	UNDEVELOPED
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93	UNDEVELOPED	193	UNDEVELOPED
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95	UNDEVELOPED	195	UNDEVELOPED
96	UNDEVELOPED	196	UNDEVELOPED
97	UNDEVELOPED	197	UNDEVELOPED
98	UNDEVELOPED	198	UNDEVELOPED
99	UNDEVELOPED	199	UNDEVELOPED
100	UNDEVELOPED	200	UNDEVELOPED



KEY PLAN

SCOURDUC RIVER

RIVERSIDE PROWADGE

LOT 115

LOT 116

LOT 117

LOT 118

LOT 119

LOT 120

LOT 121

LOT 122

LOT 123

LOT 124

LOT 125

LOT 126

LOT 131

LOT 132

LOT 133

LOT 134

LOT 135

LOT 136

LOT 141

LOT 142

LOT 143

LOT 144

LOT 145

LOT 146

SCALE 1:1000

NOT TO SCALE

SCOURDUC RIVER

RIVERSIDE PROWADGE

LOT 115

LOT 116

LOT 117

LOT 118

LOT 119

LOT 120

LOT 121

LOT 122

LOT 123

LOT 124

LOT 125

LOT 126

LOT 131

LOT 132

LOT 133

LOT 134

LOT 135

LOT 136

LOT 141

LOT 142

LOT 143

LOT 144

LOT 145

LOT 146

LEGEND

1. LOT BOUNDARIES

2. EXISTING BUILDINGS

3. EXISTING DRIVEWAYS

4. EXISTING UTILITY LINES

5. EXISTING EASEMENTS

6. EXISTING CURBS

7. EXISTING SIDEWALKS

8. EXISTING STAIRS

9. EXISTING FENCES

10. EXISTING SIGNAGE

11. EXISTING TREES

12. EXISTING ROCKS

13. EXISTING POLES

14. EXISTING LIGHTS

15. EXISTING PAVERS

16. EXISTING CONCRETE

17. EXISTING ASPHALT

18. EXISTING GRAVEL

19. EXISTING SAND

20. EXISTING DIRT

21. EXISTING VEGETATION

22. EXISTING WATER

23. EXISTING AIR

24. EXISTING SOIL

25. EXISTING BEDROCK

NOTES

1. THIS PLAN IS THE PROPERTY OF THE ENGINEER AND ARCHITECT.

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CONTRACT INFORMATION

PROJECT NO. 115-116-117-118-119-120-121-122-123-124-125-126-131-132-133-134-135-136-141-142-143-144-145-146

DATE: 11/15/2023

SCALE: 1:1000

ENGINEER: [Name]

ARCHITECT: [Name]