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2023-11-17

14:44:36

BY-LAW NO. Z-3-01

A BY-LAW TO AMEND BY-LAW NO. Z-3, BEING ZONING BY-LAW FOR THE TOWN OF ST. STEPHEN

BE IT ENACTED by the Council of the Municipal District of St. Stephen as follows:

- 1. By-law No. Z-3, the Zoning By-Law for the Town of St. Stephen, is amended by changing the zone as shown on the Zoning Map attached to the said By-law as Schedule "A" thereof for the lands shown on Schedule "1" attached hereto and forming part hereof from R-2B (Residential Mix & Medium Density) Zone to NC (Neighbourhood Commercial) Zone, subject to terms and conditions.

Read the first time this 29th day of March, 2023

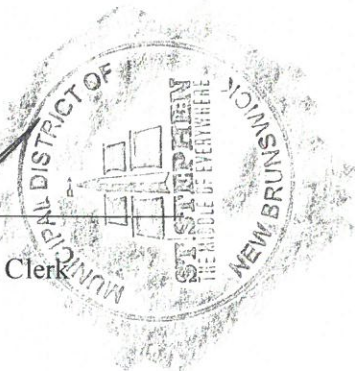
Read the second time this 24th day of May, 2023

Read the third time this 24th day of May, 2023

Allan MacEachern

Allan MacEachern, Mayor

Jeff Renaud, Clerk



I certify that this instrument is registered or filed in the Charlotte County Registry Office New Brunswick

J'atteste que cet instrument est enregistré ou déposé au bureau de l'enregistrement du comté de Charlotte Nouveau-Brunswick

2023-11-17 14:43:19 44455146

date/date time/heure number/numéro

K. Platt
Registrar/Conservateur

I, **Jeff Renaud**, of the Municipal District of St. Stephen, in the County of Charlotte and Province of New Brunswick, District Chief Administrative Officer, DO SOLEMNLY DECLARE:

1. THAT I am the Clerk of the Municipal District of St. Stephen, a municipal corporation, and have personal knowledge of the facts herein declared.
2. THAT the requirements of Sections 59, 110 and 111 of the *Community Planning Act* have been complied with in respect to Bylaw No. Z-3-01, A By-law to amend Bylaw No. Z-3, Being the Zoning By-law for the Town of St. Stephen.
3. THAT the Bylaw No. Z-3-01, A By-law to amend Bylaw No. Z-3, Being the Zoning By-law for the Town of St. Stephen, was made by the Council of Municipal District of St. Stephen as required under the *Local Governance Act*.
4. 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*.

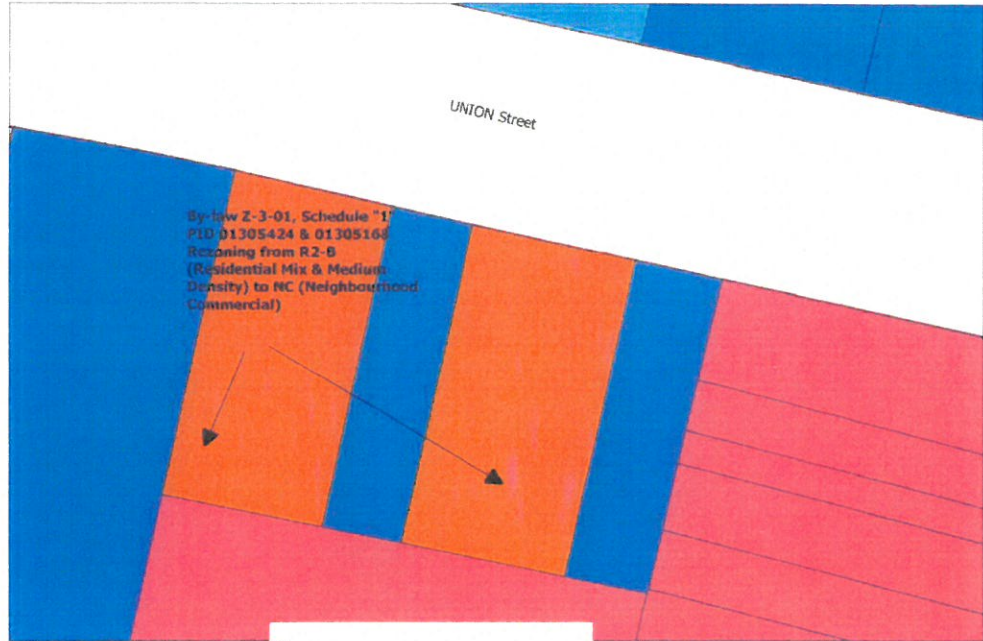
DECLARED before me at the Municipal District
of St. Stephen, in the County of
Charlotte and Province of New
Brunswick, this ~~10th~~ day of ~~June~~, 2023
July


COMMISSIONER OF OATHS


Jeff Renaud, Clerk

Frank G Godsoe
Commissioner of Oaths
My Commission expires Dec 31, 20 27

BY-LAW NO. Z-3-01
Schedule "A"



- Zones**
- INST (Institutional)
 - DT (Downtown)
 - NC (Neighbourhood Commercial)
 - R2-B (Residential Mix and Medium Density)

0 7.5 15 m



APPROVED
Pursuant to the
Community Planning Act

Paul ...

Par - Membre / pour les Membre
Local Government and Governance Reform
Gouvernement Local et de la Membre de la gouvernance locale

July 18, 2023
Date

Z-3-01

PROVINCE OF NEW BRUNSWICK
COUNTY OF CHARLOTTE

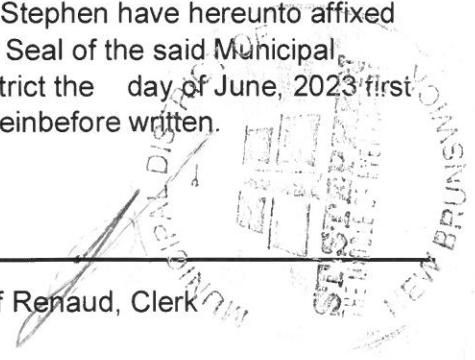
I, Jeff Renaud, of the Municipal District of St. Stephen in the County of Charlotte and the Province of New Brunswick, DO HEREBY CERTIFY:

1. That I am the Clerk of the said Municipal District of St. Stephen and as such have the custody of the minutes and records of the Council of the said Municipal District of St. Stephen and of the Seal of the said Municipal District.
2. That hereto attached and marked "A" are copies of the resolution adopted pursuant to Section 59 of the *Community Planning Act* (Chapter C-19, R.S.N.B. 2017) at a meeting of the Council of the Municipal District of St. Stephen held on the 24th day of May, A.D. 2023.
3. That the resolution identified in the immediately preceding paragraph apply to land identified by PID Number 01305424 & 01305168 and which land is apparently owned by Lori Retail Inc.
4. That I have carefully compared the said resolutions with the originals and same are true copies thereof.

DATED at the Municipal District of St. Stephen on the 10th day of ~~June~~^{July}, A.D. 2023.

IN TESTIMONY WHEREOF, I, the said Clerk of the Municipal District of St. Stephen have hereunto affixed the Seal of the said Municipal District the 10th day of July, 2023 first hereinbefore written.

Jeff Renaud, Clerk



“A”

“RESOLVED that pursuant to the provisions of Section 59 of the *Community Planning Act*, that the rezoning of PID 01305424 & 01305168 from the R2-B (Residential Mix & Medium density) Zone to the NC (Neighbourhood Commercial) Zone, be subject to the following conditions:

- 1) Adequate landscaping shall be provided between the commercial use and adjacent residential areas and may include the provision of grass strips, berms, and appropriate planting of trees and shrubs; or fencing of at least 1.5m (4.9ft) in height and not more than 2m (6.6ft) in height.
- 2) The gross floor area of the use shall not exceed 1,000 m² (10,765.9 ft²).
- 3) No outdoor display shall obstruct pedestrian or vehicular traffic.
- 4) This use shall not become a public nuisance that disturbs the surrounding residential area in regard to generating off-site electrical interference, dust, noise, odour, or smoke.

Further that upon rezoning the subject area, the land and any building or structure thereon must be developed and used in conformity with the conditions identified herein.”