



Community Questions Delivered by Eloise Lloyd

- **Can I sell a piece of raw land that has been surveyed without having a core sample done?**
RESPONSE: Yes, you can sell an *intact* piece of land without a survey and a core sample for septic being done. We don't know why exactly (perhaps social media?), but it seemed to be common myth that we were asking people to do this. We heard this question again and again at the Open House. Just not true.
- **If I have no concrete plans for a piece of land that I intend to purchase and there is a survey in place, do I need a soil sample done?**
RESPONSE: See above answer as it is similar question. You will only need approval of on-site septic system when you apply for building permit when the structure has washroom facilities.
- **If I am dividing a woodlot into 4 equal pieces and each one has an access to a roadway, other than to survey each plot what do I have to do?**
RESPONSE: Have a surveyor or you can draw up a legible tentative plan showing proposed lots and dimensions and submit to this office. If the lots are created are over five (5) acres and 150 meters in width then you can be exempt under the Community Planning Act s. 80(1)(a) from having to have the lots all marked and surveyed.
- **How do I integrate a piece of adjacent (family) land to my land? One has a house on it, the other is vacant land.**
RESPONSE: Yes, you can amalgamate your properties. Hire a lawyer and have him do a deed of consolidation for you. We'll stamp that deed so it can be registered in Service New Brunswick's Registry Office.
- **If I want to build a gazebo on a piece of land I currently own – what do I have to do?**
RESPONSE: Apply for a permit. For a small structure the cost is minimal. The reason the Grand Manan Building By-law sets this rule is to make sure people are not building their small structures too close to roads or their neighbour's property. It has less to do with National Building Code for these small non-habitable structures. Grand Manan Council could amend its Building By-law to exempt all small structures from having to get a permit but the onus would still be on the owner to make sure they follow the right setbacks laid down in the Rural Plan.
- **In the event that I may want to install an unattached 14 x 10 garage kit with a single solar panel to warm the engine block and a single light and NO heat. I want to build it on a previous foundation slab to avoid that cost, but how do I get a permit for a foundation slab that is old, a bit cracked, and probably not to any required construction depth? Do I have to have an inspection? Will I need to tear it up and reinstall the slab even though the garage does not need a foundation like a house and would not be attached to the house? How and where do I submit the prefabrication plans?**



RESPONSE: A permit is required but building inspectors can exempt small non-habitable structures from requiring strict compliance with the National Building Code. Human safety is the main concern. Similar to the response above, permits in cases like this would primarily serve to ensure you are following the setbacks and permitted land uses of the Grand Manan Rural Plan.

- **Can I build a garage on a lot, without having a house there?**

RESPONSE: Yes, in the Residential Settlement Mixed zone or the Rural zone a garage is a permitted main use of land. So, a garage can be built standalone there. Virtually all people in Grand Manan live in one of these two zones. Some communities do not allow people to build garages to be standalone in their residential zones where there is public concern it might affect property values. In Grand Manan's Rural Plan (2004) the zoning happens to have more limitations in a small section along Millers Pond Rd., which is categorized as a Residential Settlement zone. Here you would have to build a permitted main use like a house first before a garage which could be an accessory use.

- **Do you have to come look at a house before I can build on to it?**

RESPONSE: Not in all cases. If a building inspector sees something in the permit application and we have concerns we will do a site visit.

- **What does one have to do in order to subdivide a lot of land they presently reside on for another house lot for themselves?**

RESPONSE: Have your surveyor submit a tentative subdivision plan directly to our office. Your surveyor can fill out the application or you can do it as well online at www.snbcs.ca/Planning. We regularly work with all of the legal surveyors in southern NB. If you have a question about whether you have the land needed to accomplish a particular subdivision, give our office a call (466-7369 - ask for a development officer). Information on minimum lots sizes in Grand Manan can also be found in section 3.3 of the Rural Plan which is on the Village's website. If you are going to subdivide using a right-of-way or private access, give our office a call 466-7369 because the planning committee has to approve these at the monthly meeting.

- **If we don't play by these rules what authority do they have?**

RESPONSE: The inspectors and development officers of the Southwest New Brunswick Service Commission have been appointed by the Council of Grand Manan to serve the Village in that capacity. They have the authority to issue a stop work order as per the Grand Manan Building By-law 4-96 section 8 and 9. Refusal to comply with a By-law can eventually lead to court-ordered actions to demolish or charge fines. This step of pursuing court actions is solely a Council decision.

- **And what authority do they have to do what?**

RESPONSE: We have to operate by the Provincial Community Planning Act and the Village of Grand Manan By-laws which sets out the parameters on how the community can grow, change, and physically develop. Everyone has to abide by this legislation.



- **Does the money for the samples, inspections, or whatever other things they are going to charge money for come back to the village?**

RESPONSE: All application fees are returned to the Village of Grand Manan. This is required under the Community Planning Act.

- **Will this ever affect my access to water on my own land?**

RESPONSE: Nothing we are doing for the Village could ever affect someone's property rights like this.

We are happy to take more questions and appreciate the efforts of Eloise Lloyd to get to the bottom of some these questions which have been on the minds of Grand Mananers. Our goal is to provide the Village of Grand Manan a professional, fair, and helpful service. We believe in the approach we take because we see that time and time again how could have helped people avoid problems with properties or structures that they've developed or bought from others. Give us a call if you have a question that has not been answered above: 506-466-7369.