

Nackawic-Millville Rural Community

By-Law No. 89-2025

A By-Law to Amend the Town of Nackawic Zoning By-Law, By-Law No. 51-17

Pursuant to section 59 of the *Community Planning Act*, the Council of the Nackawic-Millville Rural Community enacts the following amendments to *The Town of Nackawic Zoning By-Law, By-Law No. 51-17*.

1. The following amendment to subsection 20.1:

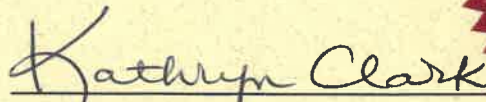
20.1 For the purposes of this by-law, the municipality is divided into zones as delineated on the plan attached hereto as Schedule "A", entitled "Town of Nackawic Zoning Map" dated February 2017 and is further amended by Schedule "C", entitled "By-Law No. 81-2020 A By-Law to Amend The Town of Nackawic Zoning By-Law, By-Law No. 51.17", Schedule "D-1", entitled "By-Law No. 82-2021, A By-Law to Amend the Town of Nackawic Zoning By-Law, By-Law No.51-17", Schedule "F-1," entitled "By-Law No. 84-2021, A By-Law to Amend the Town of Nackawic Zoning By-Law, By-Law No. 51.17", Schedule "G-1," entitled "By-Law No. 85-2021, A By-Law to Amend the Town of Nackawic Zoning By-Law, By-Law No. 51.17", Schedule "H-1" entitled "By-Law No. 86-2022, A By-Law to Amend the Town of Nackawic Zoning Bylaw, By-Law No. 51-17", Schedule "I-1" entitled "By-Law No. 88-2023, A By-Law to Amend the Town of Nackawic Zoning By-Law, By-Law No. 51-17", and Schedule "J-1" entitled "By-Law No. 89-2025, A By-Law to Amend the Town of Nackawic Zoning By-Law, By-Law No. 51-17".

2. That the land having PID 01506559, as shown on the map herein attached as Schedule J-1 and subject to the agreement herein attached as Schedule J, is hereby rezoned, pursuant to section 59 of the *Community Planning Act*, from Multiple Family Residential Zone – "R2 Zone" & Core Area Commercial Zone – "C Zone" to Core Area Commercial Zone – "C Zone", within the Nackawic-Millville Rural Community of the parish of Southampton and the county of York, being within the designated area of the Town of Nackawic Zoning By-Law.

This By-Law shall come into effect and be binding on all persons as of and from the date filed at the Registry Office.

First Reading: March 3, 2025
Second Reading: March 3, 2025
Third Reading: March 17, 2025


Tim Fox, Mayor


Kathryn Clark, CAO



Nackawic-Millville Rural Community

By-Law No. 89-2025

Schedule J

THIS AGREEMENT MADE THIS 27th day of March 2025.

Between: THE NACKAWIC-MILLVILLE RURAL COMMUNITY, a Municipal Body Corporate, being situated in the County of York, in the Province of New Brunswick (hereinafter referred to as the "Municipality")

AND: Greg MacFarlane (hereinafter referred to as the "applicant")

WHEREAS the Municipality has been asked to rezone property currently owned by 515463 NB Inc. located in the Nackawic-Millville Rural Community, NB, PID 01506559, from Multiple Family Residential – "R2" Zone & Core Area Commercial – "C" Zone to Core Area Commercial – "C" Zone, under section 59 of the Community Planning Act,

AND WHEREAS the Municipality is authorized by the provisions of Section 59 of the Community Planning Act to enter into an Agreement with the applicant imposing reasonable terms and conditions, as a Resolution of council,

NOW THEREFORE WITNESSETH that for and in consideration of mutual covenants and agreements contained herein, the Municipality and the applicant covenant and agree to as follows:

1. THAT there be no on-site disposal of hazardous materials and that all hazardous materials be disposed of off-site by a waste management company;
2. THAT the development must incorporate stormwater management infrastructure to prevent runoff onto neighboring properties;
3. THAT exterior lighting be located, arranged, or shielded as not to interfere with local traffic or with nearby

landowners in the reasonable enjoyment of their properties;

4. THAT the rezoning of lands herein does not mean an approval on the issuing of subsequent permits or approvals, such as for building or subdivision.

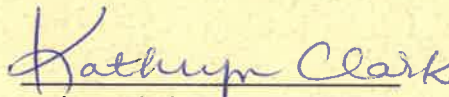
Any violations of terms and conditions as set out by Council resolutions and contained within these agreements may result in the termination and cancellation of this rezoning within 30 days of written notice.

In WITNESS WHEREOF the heretofore parties mentioned have hereunto set their hands and seals this 27th day of March 2025.

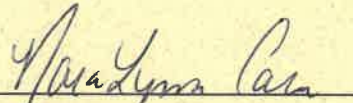
NACKAWIC-MILLVILLE RURAL COMMUNITY



Tim Fox
MAYOR



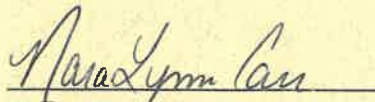
Kathryn Clark
CLERK



WITNESS



Greg MacFarlane
APPLICANT



WITNESS



NACKAWIC-MILLVILLE RURAL COMMUNITY

Town of Nackawic

Schedule J-1

Dated: January 2025

By-Law Number 89-2025

This By-Law rezones the property as shown
from Multiple Family Residential Zone – “R2 Zone”
& Core Area Commercial Zone – “C Zone”
to Core Area Commercial Zone – “C Zone”
under Section 59 of the Community Planning Act.



Subject Property

0 20 40 60 80 100 metres

Scale 1:2,000

