

Nackawic-Millville Rural Community
By-Law No. 90-2025
A By-Law to Amend the *Town of Nackawic Zoning 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 No. 51-17*:

1. The following amendment to the "garden suite" definition in subsection 1.1:
"garden suite" means a one storey, one or two bedroom, self contained dwelling contained on the same lot, but clearly secondary to an existing main residential use;
2. The following addition to subsection 1.1:
"garage suite" means a one or two bedroom dwelling unit located above a detached garage on the same lot, but clearly secondary to an existing main residential use;
3. The following addition to subsection 1.1:
"secondary suite" means a self-contained dwelling unit with a prescribed floor area located in and secondary to a detached single family dwelling and where both dwelling units constitute a single real estate entity;

4. The following amendment of subsection 8.:
Garden Suites, Garage Suites, and Secondary Suites

8.1 Where permitted, there can be a maximum of one garden suite or one garage suite on a lot. A garden suite or garage suite shall:

- (a) be considered a secondary use and not a second main building;
- (b) not exceed 4.25 metres in height for a garden suite or 6.2 metres in height for a garage suite;
- (c) be located on a lot where the main building is a detached single-family dwelling;
- (d) not exceed 115 square metres of gross floor area;
- (e) be located a minimum of 6 metres from any other building on the lot;
- (f) be on a lot fully serviced by municipal sanitary sewer or an on-site sewage disposal system approved by the appropriate government department;
- (g) provide adequate parking per section 13.0;
- (h) not be placed, erected, or altered so that it is closer to the front lot line than the required front yard for the main building;
- (i) be located on a lot with at least 4000 square metres.

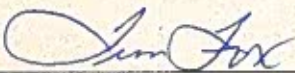
8.2 Where permitted, a secondary suite shall:

- (a) be located in a single-family dwelling;
- (b) be contained within the main building;
- (c) not result in more than two dwelling units contained in any single-family dwelling;

- (d) contain a maximum of 2 bedrooms with the floor area of each bedroom not exceeding 20 square metres;
 - (e) be secondary to the main building and not exceed 80% of the gross floor area of the main dwelling or 80 square metres, whichever is less;
 - (f) be on a lot fully serviced by municipal sanitary sewer or an on-site sewage disposal system approved by the appropriate government department;
 - (g) provide adequate parking per section 13.0
 - (h) provide common driveway access to both the main building and the secondary suite.
5. The following amendment of subsection 21.1 c) to section 21.:
21.1 c) subject to section 8 a garden suite, garage suite, or secondary suite;
 6. The following addition of subsection 22.1 d) to section 22.:
22.1 d) subject to section 8 a garden suite, garage suite, or secondary suite;
 7. The following addition of subsection 30.1 c) to section 30.:
30.1 c) subject to section 8 a garden suite, garage suite, or secondary suite;

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: December 1, 2025
 Second Reading: December 1, 2025
 Third Reading: December 15, 2025



 Tim Fox, Mayor



 Kathryn Clark, CAO



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

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

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 K. Matt
 Registrar-Conservateur