



Nackawic-Millville

RURAL COMMUNITY

Public Notice

Public notice is hereby given that the Council of the Nackawic-Millville Rural Community has adopted By-Law No. 95-2026 - A By-Law to Amend the Town of Nackawic Zoning By-law, By-law No. 51-17, and that the By-Law has been filed with the Provincial Land Registration Office.

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**Nackawic-Millville Rural Community
By-Law No. 95-2026
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", 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", and Schedule "K-1" entitled "By-Law No. 95-2026, A By-Law to Amend the Town of Nackawic Zoning By-Law, By-Law No. 51-17".

2. That the land having PIDs 75217505 & 01507284, as shown on the map herein attached as Schedule K-1 is hereby rezoned, pursuant to section 59 of the Community Planning Act, from Wellfield Protection Area "WP" Zone to Highway Commercial "HC" 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 2, 2026
Second Reading: March 2, 2026
Third Reading: March 17, 2026



I certify that this instrument is registered or filed in the County Registry Office, New Brunswick
York
2026-03-30 11:54:47
date/heure
K. J. Jett
Register/Comptroller

J'atteste que cet instrument est enregistré ou déposé au bureau de l'enregistrement du comté de York
York
Nouveau-Brunswick
47067047
numéro

Tim Fox, Mayor
Kathryn Clark, Clerk

**Nackawic-Millville Rural Community
By-Law No. 95-2026
Schedule K**

THIS AGREEMENT MADE THIS 18th day of March 2026.

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: Nackawic-Millville Rural Community (hereinafter referred to as the "applicant")

WHEREAS the Municipality has been asked to rezone property currently owned by the Town of Nackawic located in the Nackawic-Millville Rural Community, NB, PIDs 75217505 & 01507284, from Wellfield Protection Area "WP" Zone to Highway Commercial "HC" 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 prior to any ground disturbance activities, the applicant completes an Archaeological Impact Assessment by an archeologist with a valid Archeological Field Research Permit;
2. THAT the applicant shall obtain, if required, a Watercourse and Wetland Alteration permit, and address concerns noted by the Department of Environment and Local Government – WAWA Branch;
3. THAT any development shall adhere to the parking provisions contained in Section 13 of the Town of Nackawic Zoning By-Law No. 51-17;
4. THAT any development shall adhere to Section 10 of the Town of Nackawic Zoning By-Law No. 51-17, for development abutting a residential zone.
5. THAT all signage shall adhere to the signage provisions contained in Section 15 of the Town of Nackawic Zoning By-law No. 51-17;
6. THAT prior to any development, a new access permit be obtained from the Department of Transportation and Infrastructure;
7. THAT any additional services beyond those specified in the application require the applicant to contact the CRSC Planning and Development office to assess the necessity of obtaining any further land use approvals;
8. 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 18th day of March 2026.

NACKAWIC-MILLVILLE RURAL COMMUNITY

Nackawic-Millville Rural Community
By-Law No. 95-2026
Schedule K

Jim Fox

MAYOR

Kathryn Clark

CLERK

Dallas Cox

WITNESS

Kathryn Clark

APPLICANT

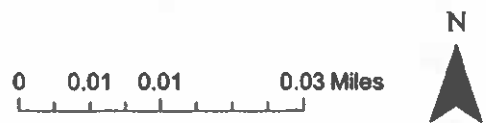
Dallas Cox

WITNESS



Nackawic-Millville Rural Community
Town of Nackawic
Schedule K-1
Dated: January 2026
By-Law Number 95-2026

 **Subject Property**



This By-Law rezones the properties as shown from Well Field Protection Area "WP" Zone to Highway Commercial "HC" Zone under Section 59 of the Community Planning Act

PROVINCE OF NEW BRUNSWICK
NACKAWIC-MILLVILLE RURAL COMMUNITY

I, Kathryn Clark, of the Nackawic-Millville Rural Community in the County of York and Province of New Brunswick, do hereby certify:

That I am the Clerk of the said Nackawic-Millville Rural Community, and as such have the custody of the minutes and records of the Council of the said Nackawic-Millville Rural Community and the Common Seal of the said Municipality.

That hereto attached is a true copy of a by-law entitled By-Law No. 95-2026, enacted by the Nackawic-Millville Rural Community Council on the 17th day of March, 2026.

That I have carefully compared the said by-law with the original and the same is a true copy thereof.

Dated at the Nackawic-Millville Rural Community Office on the 18th day of March, 2026.

I certify that the attached document has been compared with the original and is a true copy thereof.



Kathryn Clark
Clerk



I, Malinda Parks, residing in the City of Fredericton in the Province of New Brunswick, do hereby certify:

1. That I am a Registered Professional Planner in good standing, in accordance with the meaning set out in the *Registered Professional Planners Act* of New Brunswick
2. That this document is entitled *By-Law No. 95-2026 – A By-Law to Amend the Town of Nackawic Zoning By-Law, By-Law No. 51-17* and is an amendment to a rural plan for a Rural Community as defined in the *Community Planning Act* of New Brunswick.
3. That this document was prepared under my direction.
4. That this document complies with the provisions of the *Community Planning Act* of New Brunswick and the Regulations under that Act, including that this document is aligned with the *Statement of Public Interest Regulation*, as detailed within the attached analysis.
5. This document is *By-Law No. 95-2026 – A By-Law to Amend the Town of Nackawic Zoning By-Law, By-Law No. 51-17* adopted by the local government council of the Nackawic-Millville Rural Community on the 17th of March 2026.

Dated at the Capital Region Service Commission on the 25th of March 2026.



Malinda Parks
Print Name

Malinda Parks
Signature

Analysis Demonstrating Compliance to the Statement of Public Interest Regulation

| SETTLEMENT PATTERNS | |
|--|---|
| <input checked="" type="checkbox"/> | SP.1 Promote efficient development and land use patterns that are in the best interests of the Province, local governments and residents of the Province in the long-term. |
| <i>The document meets this SPI because:</i> the property is located nearby to other similar developments and will infill a property in the center of the town. | |
| <input type="checkbox"/> | SP.2 Promote a range of housing options such as size, type, density and design throughout communities. |
| <i>The document meets this SPI because:</i> N/A | |
| <input type="checkbox"/> | SP.3 Support the provision of a range of affordable housing options throughout communities. |
| <i>The document meets this SPI because:</i> N/A | |
| <input checked="" type="checkbox"/> | SP.4 Avoid development and land use patterns that may cause environmental or health and safety issues. |
| <i>The document meets this SPI because:</i> due to the location of the property, terms and conditions requiring necessary permits (WAWA, DTI, AIA) shall be obtained to address any environmental or health and safety issues. | |
| <input checked="" type="checkbox"/> | SP.5 With respect to development that occurs in a community with existing or planned public infrastructure and services, promote development in locations where the public infrastructure and services are or are planned to be available. |
| <i>The document meets this SPI because:</i> the property is located within the town that has infrastructure and services but has stated that the development will not require any services. | |
| <input type="checkbox"/> | SP.6 With respect to development that occurs in a community with no existing or planned public infrastructure or services, promote development in locations with previously constructed and actively maintained roads. |
| <i>The document meets this SPI because:</i> N/A | |
| <input type="checkbox"/> | SP.7 Promote a range of transportation options, including public, regional and active transportation. |
| <i>The document meets this SPI because:</i> N/A | |
| <input type="checkbox"/> | SP.8 Promote the use of green infrastructure, including climate resilient lands. |
| <i>The document meets this SPI because:</i> N/A | |

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|---|---|
| <input checked="" type="checkbox"/> | SP.9 Promote development in downtown areas and urban cores through increased density, infill and brownfield development. |
| <i>The document meets this SPI because:</i> this development is infilling the vacant lots within the town core. | |

| AGRICULTURE | |
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| <input checked="" type="checkbox"/> | AA.1 Identify prime agricultural areas and prioritize them for agricultural uses and other compatible uses. |
| <i>The document meets this SPI because:</i> This property is not in a prime agricultural area. | |
| <input checked="" type="checkbox"/> | AA.2 Identify current and future areas for fishery use and aquaculture use and prioritize them for those uses and other compatible uses. |
| <i>The document meets this SPI because:</i> This property is not in a prime agricultural area. | |
| <input checked="" type="checkbox"/> | AA.3 Consider set-backs, including reciprocal setbacks if appropriate, between areas with an agricultural use, fishery use or aquaculture use and areas used for incompatible purposes. |
| <i>The document meets this SPI because:</i> This property is not in a prime agricultural or aquacultural area. | |

| CLIMATE CHANGE | |
|---|---|
| <input type="checkbox"/> | CC.1 Promote energy conservation and efficiency, improved air quality, climate change mitigation and climate change adaptation through development and land use patterns. |
| <i>The document meets this SPI because:</i> N/A | |
| <input type="checkbox"/> | CC.2 Consider how the siting and design of infrastructure can improve air quality and energy conservation and efficiency, minimize the health and public safety impacts of climate change and increase climate resiliency. |
| <i>The document meets this SPI because:</i> N/A | |

| FLOOD AND NATURAL HAZARD AREAS | |
|---------------------------------------|--|
| <input checked="" type="checkbox"/> | FH.1 Identify flood and natural hazard areas using provincial flood hazard mapping, provincial erosion mapping and other resources. |

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|-------------------------------------|--|
| | <i>The document meets this SPI because: this property is located outside of a flood and natural hazard areas.</i> |
| <input checked="" type="checkbox"/> | FH.2 Promote land use and development in areas other than flood and natural hazard areas. |
| | <i>The document meets this SPI because: this development is located outside of a flood and natural hazard areas.</i> |
| <input checked="" type="checkbox"/> | FH.3 Promote land use and development that are not expected to increase the impacts on safety and costs associated with flooding and natural hazards. |
| | <i>The document meets this SPI because: this property is located outside of a flood and natural hazard areas.</i> |
| <input checked="" type="checkbox"/> | FH.4 Promote land use and development that incorporate mitigation measures with respect to flooding and natural hazards or that are appropriate for areas subject to natural hazards. |
| | <i>The document meets this SPI because: this property is located outside of a flood and natural hazard areas.</i> |

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|-------------------------------------|---|
| NATURAL RESOURCE DEVELOPMENT | |
| <input type="checkbox"/> | NR.1 Identify natural resource development areas and environmentally sensitive areas. |
| | <i>The document meets this SPI because: this proposal does not impact environmentally sensitive areas.</i> |
| <input type="checkbox"/> | NR.2 Prioritize natural resource development areas for natural resource extraction and development. |
| | <i>The document meets this SPI because: N/A</i> |
| <input checked="" type="checkbox"/> | NR.3 Prioritize environmentally sensitive areas for conservation and protection. |
| | <i>The document meets this SPI because: this property is not in an environmentally sensitive area</i> |
| <input checked="" type="checkbox"/> | NR.4 Consider set-backs, including reciprocal setbacks if appropriate, between natural resource development areas or environmentally sensitive areas and areas used for incompatible purposes. |
| | <i>The document meets this SPI because: this development is a compatible use for the area, and setbacks have been considered.</i> |