

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

2025-10-15 14:19:14 46567310
date/date time/heure number/numéro

K. Platt
Registrar-Conservateur

NASHWAAK

By-Law No. 2025-03

A By-Law to Amend the Nashwaak Valley

Planning Area Rural Plan (08-NAV-009-00)

Pursuant to section 59 of the Community Planning Act, the Council of the Nashwaak Rural Community enacts the following amendments to the Nashwaak Valley Planning Area Rural Plan (08-NAV-009-00).

1. The following amendment to subsection 2.4(1):

2.4(1) For the purposes of this Regulation, the designated area is divided into zones as delineated on the map attached as Schedule "A", entitled "Nashwaak Valley Planning Area Zoning Map," is amended by Schedule C-1, D-1, E-1, and F-1.

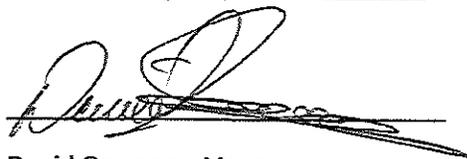
2. That the land having PID 75168534, as shown on the map herein attached as Schedule F-1 is hereby rezoned, pursuant to section 59 of the Community Planning Act, from Extractive Industrial – "EI" Zone & Rural – "RU" Zone to Rural – "RU" Zone, within the Nashwaak Rural Community of the parish of Saint Mary's and the county of York, being within the designated area of the Nashwaak Valley Planning Area Rural Plan, By-Law No. 2025-03.

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

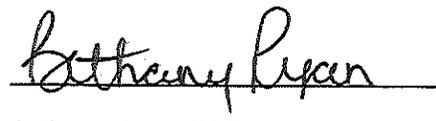
First Reading: August 20, 2025

Second Reading: August 20, 2025

Third Reading: September 17, 2025



David Sweeney, Mayor



Bethany Ryan, CAO



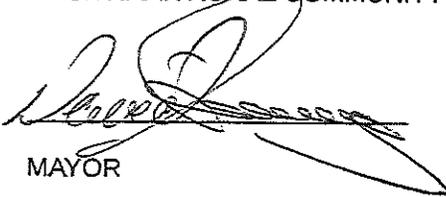
Nashwaak Rural Community

By-Law No. 2025-03

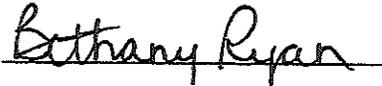
Schedule F

In WITNESS WHEREOF the heretofore parties
mentioned have hereunto set their hands and
seals this 17th day of September 2025.

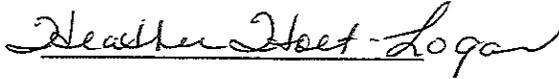
NASHWAAK RURAL COMMUNITY



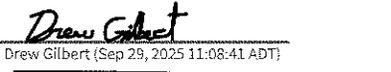
MAYOR



CLERK

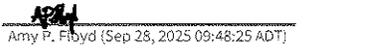


WITNESS



Drew Gilbert (Sep 29, 2025 11:08:41 ADT)

APPLICANT



Amy P. Floyd (Sep 28, 2025 09:48:25 ADT)

WITNESS

PROVINCE OF NEW BRUNSWICK
NASHWAAK RURAL COMMUNITY

I, Bethany Ryan, of the Nashwaak Rural Community in the County of York and Province of New Brunswick, do hereby certify:

That I am the Clerk of the said Nashwaak Rural Community, and as such have the custody of the minutes and records of the Council of the said Nashwaak 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. 2025-03, enacted by the Nashwaak Rural Community Council on the 17th day of September, 2025.

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

Dated at the Nashwaak Rural Community Office on the 6th day of October, 2025.

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

Bethany Ryan

Bethany Ryan
Clerk



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 development and fits into the character of the area with the rezoning.	
<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 proximity of the property to the river, the rezoning promotes sustainability by reverting the land use from extractive industry to rural housing.	
<input 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> N/A	
<input checked="" 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> The dwelling is being developed on a non-functioning extraction site with connection to a serviced road.	
<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	

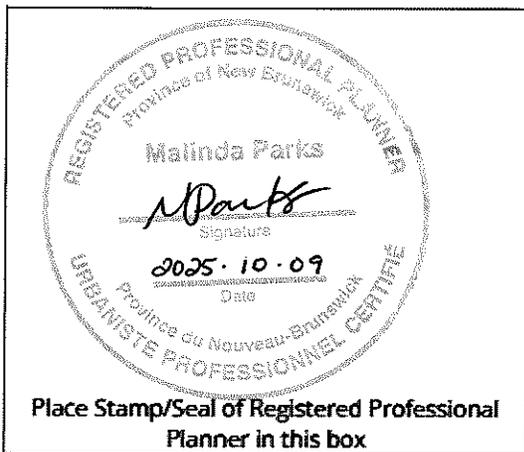
FLOOD AND NATURAL HAZARD AREAS	
<input checked="" type="checkbox"/>	FH.1 Identify flood and natural hazard areas using provincial flood hazard mapping, provincial erosion mapping and other resources.
<i>The document meets this SPI because:</i> Verified through the GeoNB open data catalogue, this property is in a flood hazard area and restrictions mitigating flood damage are placed.	
<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:</i> This property is in a flood hazard area and restrictions mitigating flood damage are placed.	
<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:</i> This property is in a flood hazard area and restrictions mitigating flood damage are placed.	
<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:</i> This property is in a flood hazard area and restrictions mitigating flood damage are placed.	

NATURAL RESOURCE DEVELOPMENT	
<input checked="" type="checkbox"/>	NR.1 Identify natural resource development areas and environmentally sensitive areas.
<i>The document meets this SPI because:</i> The subject property has non-functioning extraction sites in the proximity. However, appropriate setbacks have been imposed through the rural plan.	
<input checked="" type="checkbox"/>	NR.2 Prioritize natural resource development areas for natural resource extraction and development.
<i>The document meets this SPI because:</i> The subject property has non-functioning extraction sites in the proximity. However, appropriate setbacks have been imposed through the rural plan.	
<input checked="" type="checkbox"/>	NR.3 Prioritize environmentally sensitive areas for conservation and protection.
<i>The document meets this SPI because:</i> The subject property has non-functioning extraction sites in the proximity. However, appropriate setbacks have been imposed through the rural plan.	

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. 2025-03 – A By-Law to Amend the Nashwaak Valley Planning Area Rural Plan Regulation – Community Planning Act (08-NAV-009-00)* and is an amendment to a rural plan for a local government 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. 2025-03 – A By-Law to Amend the Nashwaak Valley Planning Area Rural Plan Regulation – Community Planning Act (08-NAV-009-00)* adopted by the local government council of the Nashwaak Rural Community on the 17th of September 2025.

Dated at the Capital Region Service Commission on the 9th of October 2025.



Malinda Parks
Print Name

Malinda Parks
Signature