



By-Law No. 2025-05

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, F-1 and G-1.

2. That the land having PID 75172270, as shown on the map herein attached as Schedule G-1 is hereby rezoned, pursuant to section 59 of the *Community Planning Act*, from Commercial Recreational “CR” 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. 2025-05.

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 17, 2025

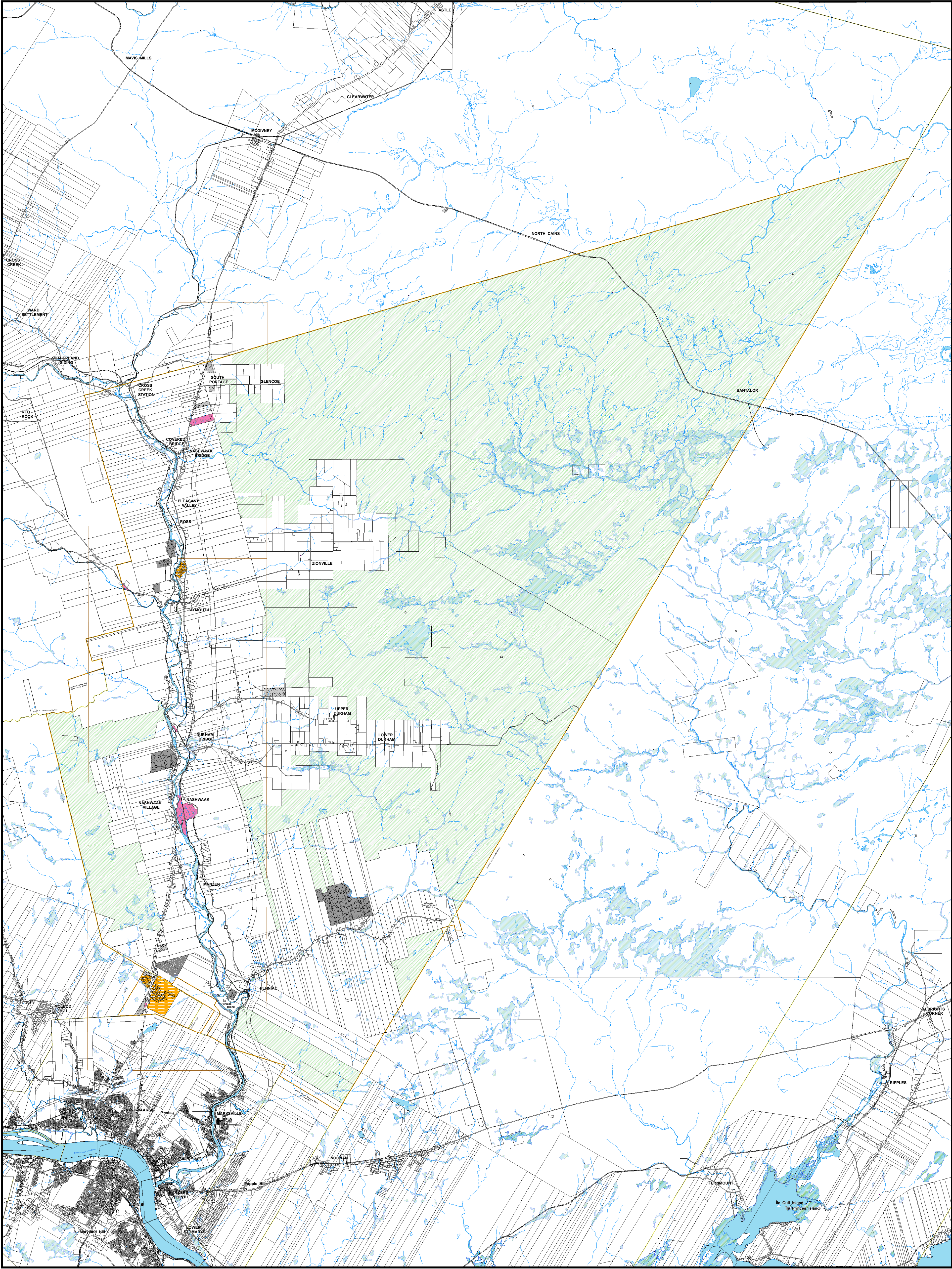
Second Reading: December 17, 2025

Third Reading: _____

David Sweeney, Mayor

Bethany Ryan, CAO

Schedule "A" / Annexe <<A>>
Nashwaak Valley Planning Area Zoning Map/
Carte de zonage de l'aire plantification de Nashwaak Valley



Schedule "A" / Annexe <<A>>
Nashwaak Valley Planning Area Zoning Map/
Carte de zonage de l'aire plantification de Nashwaak Valley

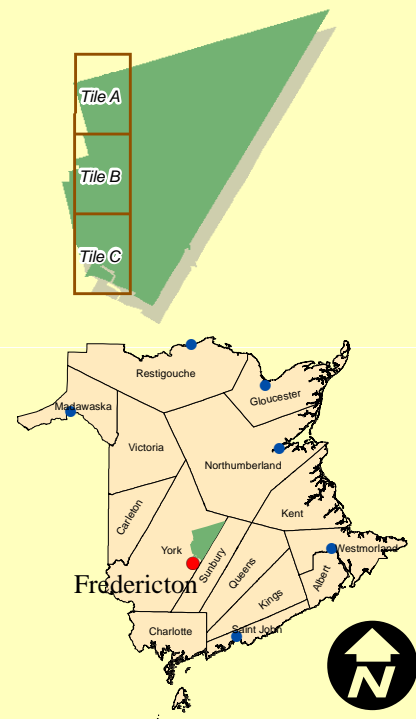
0 875 1,750 3,500 5,250 7,000
Metres

- | | | |
|--|--|---|
| "RU" - Rural / Rurale - <<RU>> | "RC" - Resource and Conservation / Ressources et Conservation - <<RC>> | "I" - Industrial / Industrielle - <<I>> |
| "R" - Residential / Résidentiel - <<RU>> | "LI" - Light Industrial / Industrielle Légère - <<IL>> | Limit of Planning Area
Limite du secteur d'aménagement |
| "CR" - Commercial Recreational / Commerciale Récréative - <<CR>> | "EI" - Extractive Industrial / Industrielle d'extraction - <<IC>> | |

Map Prepared by: Reid McLean
Rural Planning District Commission
July 2008
Original in colour

Data Source:
Service New Brunswick, Property assessment
data based on April 2008 SNB data.
Service New Brunswick, Hydrographic and
Road network based on National Road Network data

Projected Coordinate System Name:
NAD 1983 CSRS83 New Brunswick Double Stereographic
Geographic Coordinate System Name:
GCS NAD 1983 CSRS83



Nashwaak Rural Community
By-Law No. 2025-05
Schedule G

THIS AGREEMENT MADE THIS ____ day of
____ 2026.

Between: THE NASHWAAK 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: Robert Davis and Karen Davis (hereinafter
referred to as the “applicant”)

WHEREAS the Municipality has been asked to
rezone property currently owned by Robert
Davis and Karen Davis located in the Nashwaak
Rural Community, NB, PID 75172270, from
Commercial Recreational “CR” Zone to Rural -
“RU 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 any alterations in or within 30
metres of a watercourse or wetland
require a Watercourse and Wetland
Alteration Permit under the
Watercourse and Wetland Alteration
Regulation (Reg 90-80) as per
subsection 12(2) of the New Brunswick
Clean Water Act.

2. THAT prior to any ground disturbance
activities, the applicant completes an
Archaeological Impact Assessment by
an archeologist with a valid
Archeological Field Research Permit.
3. That any future development be at
minimum 0.3 meters above the Water
Surface Elevation of the “2100 Flood
with Climate Change, 1 in 20 year (5%
Annual Exceedance Probability)” flood
map.
4. THAT each residential lot have its own
well and on-site sewage disposal
system, installed in accordance with all
regulatory requirements.
5. THAT any stormwater infrastructure is
properly sized and remains maintained
and functional, preventing any leakage
into the immediate environment.
6. 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.
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.

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.

Nashwaak Rural Community
By-Law No. 2025-05
Schedule G

In WITNESS WHEREOF the heretofore parties
mentioned have hereunto set their hands and
seals this ____ day of ____ 2026.

NASHWAAK RURAL COMMUNITY

MAYOR

CLERK

WITNESS

APPLICANT

WITNESS