



# 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: \_\_\_\_\_

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David Sweeney, Mayor

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Bethany Ryan, CAO

Nashwaak Rural Community

By-Law No. 2025-03

Schedule F

THIS AGREEMENT MADE THIS \_\_\_\_ day of  
\_\_\_\_ 2025.

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: Drew Gilbert (hereinafter referred to as  
the “applicant”)

WHEREAS the Municipality has been asked  
to rezone property currently owned by Drew  
Gilbert located in the Nashwaak Rural  
Community, NB, PID 75168534, from  
Extractive Industrial – “EI Zone” & Rural - “RU  
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 WITHNESSETH 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 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;

2. That prior to obtaining building  
permits for the development, the  
applicant shall submit the proposal for  
review to a Civil Engineer and  
Hydrogeologist at the Department of  
Environment and Local Government –  
Environmental Science and Protection  
Division to ensure if a water supply  
source assessment is required;

3. That prior to obtaining building  
permits for the development, the  
applicant contact the Department of  
Archeology, Heritage and Culture to  
complete an Archaeological Impact  
Assessment by an archeologist with a  
valid Archeological Field Research  
Permit;

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;

5. 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. 2025-03

Schedule F

In WITNESS WHEREOF the heretofore parties  
mentioned have hereunto set their hands and  
seals this \_\_\_\_ day of \_\_\_\_ 2025.

NASHWAAK RURAL COMMUNITY

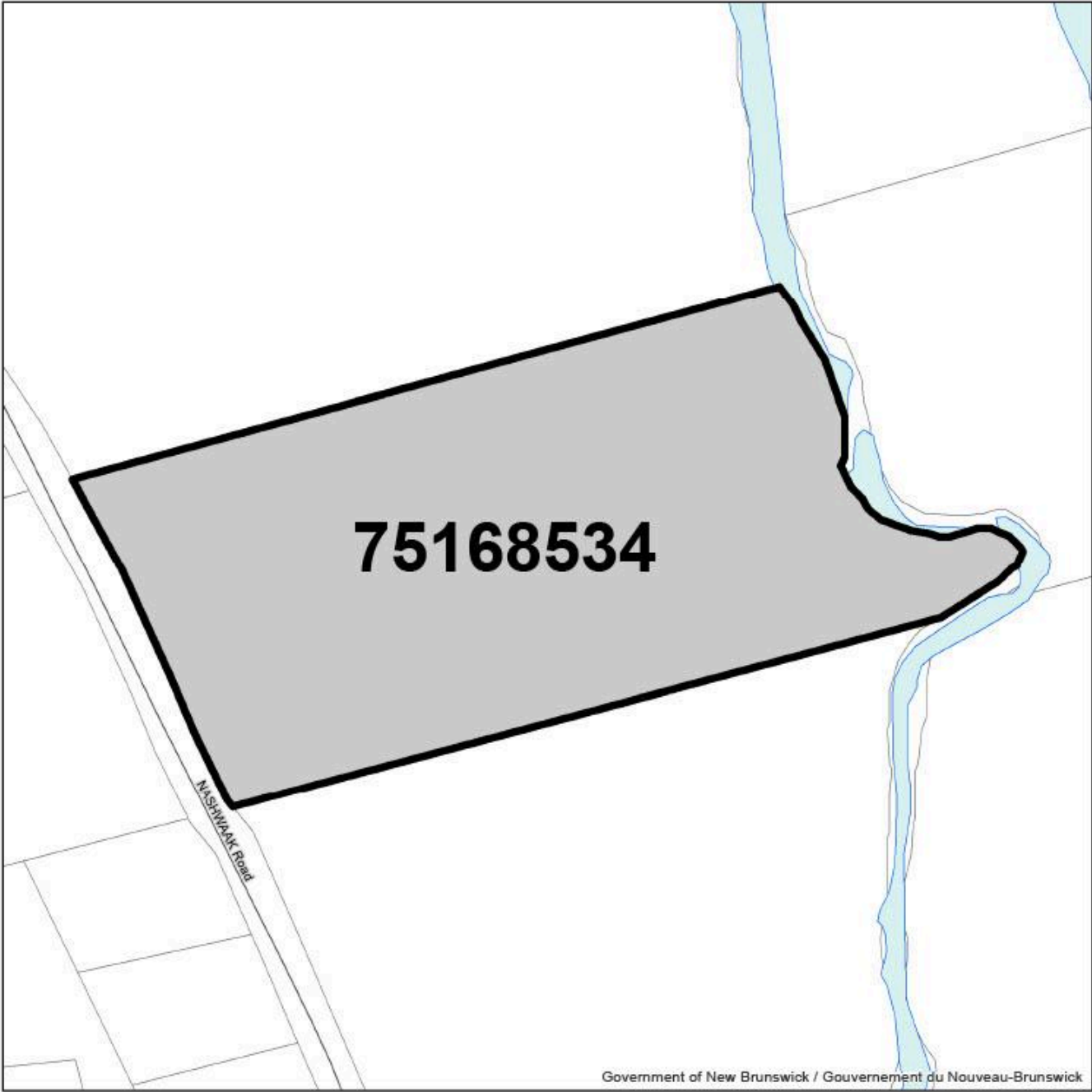
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
APPLICANT

\_\_\_\_\_  
WITNESS



**NASHWAAK RURAL COMMUNITY**

Nashwaak Valley Planning Area

Schedule F-1

Dated: July 2025

By-Law Number 2025-03

This By-Law Rezones property as shown  
from Extractive Industrial Zone (EI Zone)  
to Rural Zone (R Zone),  
under Section 59 of the Community Planning Act.

 **Subject Property**

0 30 60 90 120 metres

Scale 1:2,500

