



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

Nashwaak Rural Community



Incorporated 2023

Bethany Ryan, CAO

Nashwaak Rural Community

By-Law No. 2025-03

Schedule F

THIS AGREEMENT MADE THIS 17th day of
September 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 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 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.

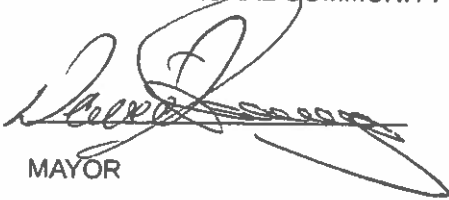
Nashwaak Rural Community

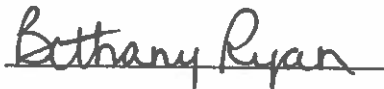
By-Law No. 2025-03

Schedule F

In WITNESS WHEREOF the heretofore parties
mentioned have hereunto set their hands and
seals this 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



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

