



SUNBURY-YORK SOUTH
Rural Community

Sunbury-York South Rural Community

By-Law No. 12-2024

A By-Law to Amend the New Maryland Parish Planning Area Rural Plan Regulation (05-NMR-034-00)

Pursuant to section 59 of the *Community Planning Act*, the Council of the Sunbury-York South Rural Community enacts the following amendments to *The New Maryland Parish Planning Area Rural Plan Regulation (05-NMR-034-00)*.

1. That the land having PID 75078626, as shown on the map herein attached as Schedule J-1, is hereby rezoned, subject to the terms and conditions contained in Schedule J, pursuant to section 59 of the *Community Planning Act*, from Residential One – “R-1” Zone to Home Based Industry One – “HBI-1” Zone, within the Sunbury-York South Rural Community of the parish of New Maryland and the county of York, being within the designated area of the New Maryland Parish Planning Area Rural Plan Regulation.

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

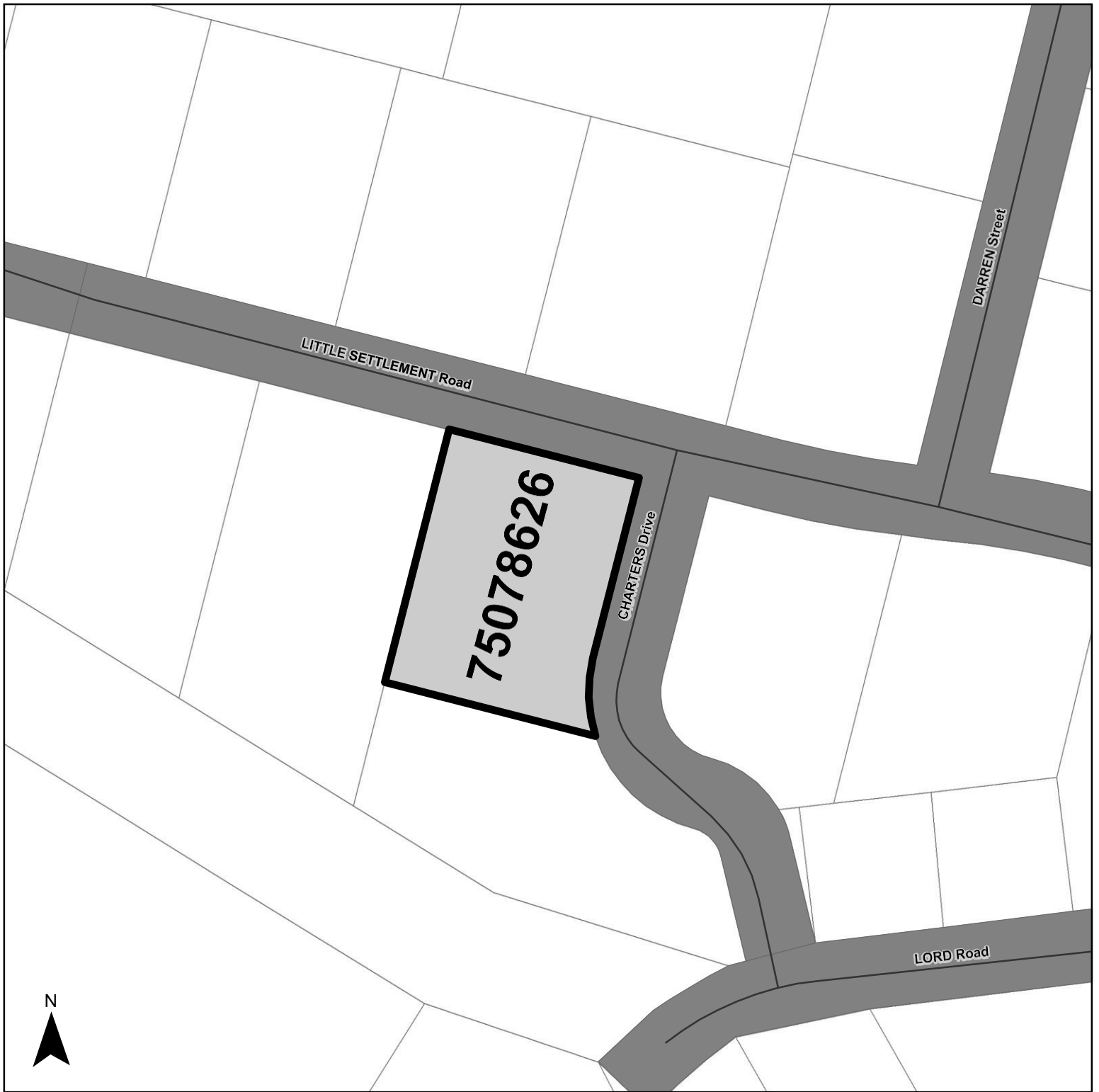
First Reading: _____

Second Reading: _____

Third Reading: _____

David Hayward, Mayor

Marjorie Turner, CAO



SUNBURY-YORK SOUTH

New Maryland Parish Planning Area
 Le secteur d'aménagement de la paroisse de New Maryland

Schedule J-1 / Annexe J-1
 Date: November / Novembre 2023
 By-law No. 12-2023

Lot being rezoned from
 Residential-One Zone - "R-1" Zone
 to Home-Based Industry One Zone
 "HBI-1" Zone



Lottissement de rezonage de
 Zone résidentielle 1 - Zone R-1
 à Zone d'industries à domicile 1
 Zone ID-1



Scale 1:1,500

Sunbury-York South Rural Community

By-Law No. 12-2024

Schedule J

THIS AGREEMENT MADE THIS ____ day of ____ 2024.

Between: THE SUNBURY-YORK SOUTH 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: Daniel Cruickshank (hereinafter referred to as the "applicant")

WHEREAS the Municipality has been asked to rezone property currently owned by Daniel Cruickshank located in the Sunbury-York South Rural Community, NB, PID 75078626, from Residential One – "R-1" Zone to Home Based Industry One – "HBI-1" 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 parking and signage be in accordance with the applicable sections of the New Maryland parish Planning Area Rural Plan Regulation (05-NMR-034-00).
2. THAT at a given time, only two (2) cars (not including personal vehicles) for inspection or repair are allowed on the premises to maintain the residential character of the property.
3. THAT the auto-repair and vehicular inspection station can operate

maximum between 7 am to 10 pm every day.

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.

In WITNESS WHEREOF the heretofore parties mentioned have hereunto set their hands and seals this ____ day of ____ 2024.

SUNBURY-YORK SOUTH RURAL COMMUNITY

Sunbury-York South Rural Community
By-Law No. 12-2024
Schedule J

MAYOR

CLERK

WITNESS

APPLICANT

WITNESS

DRAFT