

Sunbury-York South Rural Community
By-Law No. 20-2024

B.3

A By-Law to Amend the Rusagonis-Waasis Planning Area Rural Plan Regulation (14-RUW-033-00)

Pursuant to section 59 of the *Community Planning Act*, the Council of the Sunbury-York South Rural Community enacts the following amendments to *The Rusagonis-Waasis Planning Area Rural Plan Regulation (14-RUW-033-00)*.

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

2.4(1) For the purposes of the Regulation, the area is divided into zones as delineated on the plan attached as Schedule A, entitles "Rusagonis-Waasis Planning Area Zoning Map" and is amended by Schedules B-1, C-1, D-1, E-1, F-1, and L-1.

- 2. That the land having PID 60033651, as shown on the map herein attached as Schedule L-1 and subject to the agreement herein attached as Schedule L, is hereby rezoned, pursuant to section 59 of the *Community Planning Act*, from Rural Residential – "R" Zone to Commercial and Light Industrial – "CLI" Zone, within the Sunbury-York South Rural Community of the parish of Lincoln and the county of Sunbury, being within the designated area of the Rusagonis-Waasis 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: March 18, 2025
Second Reading: March 18, 2025
Third Reading: March 18, 2025

[Signature]
David Hayward, Mayor

[Signature]
Leslie Morrell, Interim Clerk

I certify that this instrument is registered or filed in the Sunbury County Registry Office, New Brunswick

J'atteste que cet instrument est enregistré ou déposé au bureau de l'enregistrement du comté de Sunbury Nouveau-Brunswick

2025-04-24 11:19:53 45998037
date/date time/heure number/numéro
[Signature]
Registrar-Conservateur



Sunbury-York South Rural Community
By-Law No. 20-2024
Schedule L

THIS AGREEMENT MADE THIS 18 day of March 2025.

Between: THE SUNBURY-YORK SOUTH RURAL COMMUNITY, a Municipal Body Corporate, being situated in the County of Sunbury, in the Province of New Brunswick (hereinafter referred to as the "Municipality")

AND: Jamie Warren (hereinafter referred to as the "applicant")

WHEREAS the Municipality has been asked to rezone property currently owned by Lawrence Warren located in the Sunbury-York South Rural Community, NB, PID 60033651, from Rural Residential – "R" Zone to Commercial and Light Industrial – "CLI" 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 permitted use on the PID 60033651, as outlined in Schedule L1, be limited to the following uses from the Commercial and Light Industrial "CLI" Zone, section 4.13(1) of the plan:
 - a. the following main use: an automobile sales or rental establishment
 - b. accessory buildings, structures, or uses;
2. THAT a maximum of nine (9) vehicles is permitted on the lot at any time, including both personal and business vehicles;
3. THAT all signage must comply with the specifications outlined in Section 3(11) of the Rusagonis-Waasis Planning Area Rural Plan Regulation (14-RUW-033-00);
4. THAT the business is permitted to operate seven (7) days a week, from 9:00 AM to 7:00 PM;
5. THAT the business adhere to any applicable Federal and Provincial government regulations;
6. THAT there be no on-site disposal of hazardous materials and that all hazardous materials be disposed of off-site by a waste management company;
7. THAT no derelict vehicles be stored on the property;
8. THAT exterior lighting be located, arranged, or shielded as not to interfere with local traffic or with nearby landowners in the reasonable enjoyment of their properties;
9. THAT an archaeological impact assessment be completed by an archaeologist with a valid Archaeological Field Research Permit before any ground disturbance activities take place.
10. 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.
11. 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.

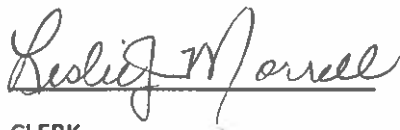
Sunbury-York South Rural Community
By-Law No. 20-2024
Schedule L

In WITNESS WHEREOF the heretofore parties
mentioned have hereunto set their hands and
seals this 18th day of March 2025.

SUNBURY-YORK SOUTH RURAL COMMUNITY



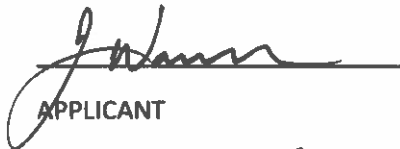
MAYOR



Interim CLERK



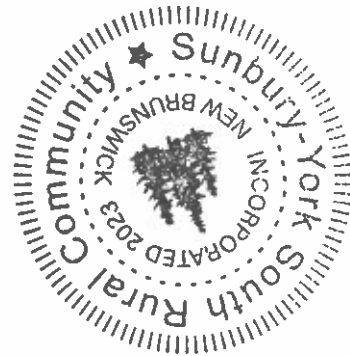
WITNESS



APPLICANT



WITNESS





SUNBURY-YORK SOUTH

Rusagonis-Waasis Planning Area

Le secteur d'aménagement de Rusagonis-Waasis

Schedule L-1 / Annexe L-1

Date: November / Novembre 2024

By-law No. 20-2024

Lot being rezoned from
Rural Residential – "R" Zone
to Commercial and Light Industrial
– "CLI" Zone



Lottissement de rezonage de
Zone résidentielle rurale - Zone RR
à Zone commerciale et d'industrie légère
– Zone CIL



Scale 1:1,500