

Sunbury-York South Rural Community

*B.I. entirely*

By-Law No. 16-2024

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):

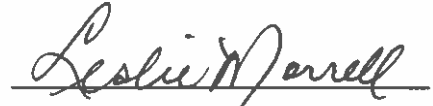
2.4(1) For the purposes of the Regulation, the area is divided into zones as delineated on the plan attached as Schedule A, entitles "Rusagonis-Waasis Planning Area Zoning Map" and is amended by Schedules B-1, C-1, D-1, E-1, and F-1.

- 2. That the land having PID 60199999, as shown on the map herein attached as Schedule F-1 and subject to the agreement herein attached as Schedule F, is hereby rezoned, pursuant to section 59 of the *Community Planning Act*, from Industrial – "I" Zone to Rural Residential – "R" 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: November 19, 2024  
 Second Reading: November 19, 2024  
 Third Reading: March 18, 2025

  
 \_\_\_\_\_  
 David Hayward, Mayor

  
 \_\_\_\_\_  
 Leslie Morbell, 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 11:24:08 45998102  
 date/date time/heure number/numéro  
 \_\_\_\_\_  
 K. Platt  
 Registrar-Conservateur





**SUNBURY-YORK SOUTH**  
Rusagonis-Waasis Planning Area  
Le secteur d'aménagement de Rusagonis-Waasis

By-Law No. 16-2024  
Schedule F-1 / Annexe F-1  
Date: September / Septembre 2024  
By-law No.

Lot being rezoned from  
Industrial Zone - "I" Zone  
to Rural Residential Zone  
"RR" Zone



Lottissement de rezonage de  
Zone industrielle - Zone I  
à Zone résidentielles rurales  
Zone RR



Scale 1:1,500

**Sunbury-York South Rural Community  
By-Law No. 16-2024  
Schedule F**

THIS AGREEMENT MADE THIS 18 day of March 2024. 2025

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: Marwood Ltd. (hereinafter referred to as the "applicant")

WHEREAS the Municipality has been asked to rezone property currently owned by Marwood Ltd. located in the Sunbury-York South Rural Community, NB, PID 60199999, from Industrial – "I" Zone to Rural Residential – "R" 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 parking be in accordance with the applicable sections of the *Rusagonis-*

Waasis Planning Area Rural Plan Regulation (14-RUW-033-00).

3. THAT an Archeological Impact Assessment be completed by an archeologist with a valid Archeological Field Research Permit before any ground disturbance activities take place.
4. THAT outdoor lighting be located, arranged or shielded so as to not interfere with neighbours' reasonable enjoyment of their properties or with traffic proceeding along Route 101.
5. 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.

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. 16-2024  
Schedule F



MAYOR



CLERK



WITNESS



APPLICANT



WITNESS

