

**Sunbury-York South Rural Community
By-Law No. 2026-01**

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 Supervisor 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. 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, entitled “New Maryland Parish Planning Area Zoning Map” as dated February 2005, is amended by Schedule B of Regulation 05-NMR-034-01, Schedule C of Regulation 10-NMR-034-02, Schedule D of Regulation 12-NMR-034-03, Schedule E of Regulation 14-NMR-034-04, Schedule F of Regulation 14-NMR-034-06, Schedule G of Regulation 16-NMR-034-07 and Schedule H of By-law 2026-01.

2. That the land having PID 75541722, as shown on the map herein attached as Schedule H is hereby rezoned, pursuant to section 59 of the Community Planning Act and pursuant to Terms and Conditions contained in Schedule H-1, from Resource and Conservation – “R&C” Zone to Residential-Two “R-2” Zone, within the Sunbury-York South Rural Community of the Local Service District of New Maryland and the County of York, being within the designated area of the New Maryland Parish Planning Area Rural Plan Regulation (05-NMR-034-00).

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: _____

Don Ferguson, Supervisor

Cindy Ogden, Assistant Clerk

Sunbury-York South Rural Community

By-Law No. 2026-01

Schedule H-1

THIS AGREEMENT MADE THIS ____ day of ____ 2026.

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: Chantry Cheam (hereinafter referred to as the "applicant")

WHEREAS the Municipality has been asked to rezone property currently owned by Chantry Cheam located in the Sunbury-York South Rural Community, NB, PID 75541722, from Resource and Conservation "R&C" Zone to Residential-Two "R-2" 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 development shall adhere to the parking provisions contained in Section 3.8(1) of the New Maryland Parish Planning Area Rural Plan Regulation.
2. THAT the development shall adhere to the home-based businesses contained in Section 3.1 of the New Maryland Parish Planning Area Rural Plan Regulation.
3. THAT all signage shall adhere to the signage provisions contained in Section

3.11 of the New Maryland Parish Planning Area Rural Plan Regulation.

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 the proposed use shall comply with all other applicable Acts and Regulations.

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 ____ 2026.

SUNBURY-YORK SOUTH RURAL COMMUNITY

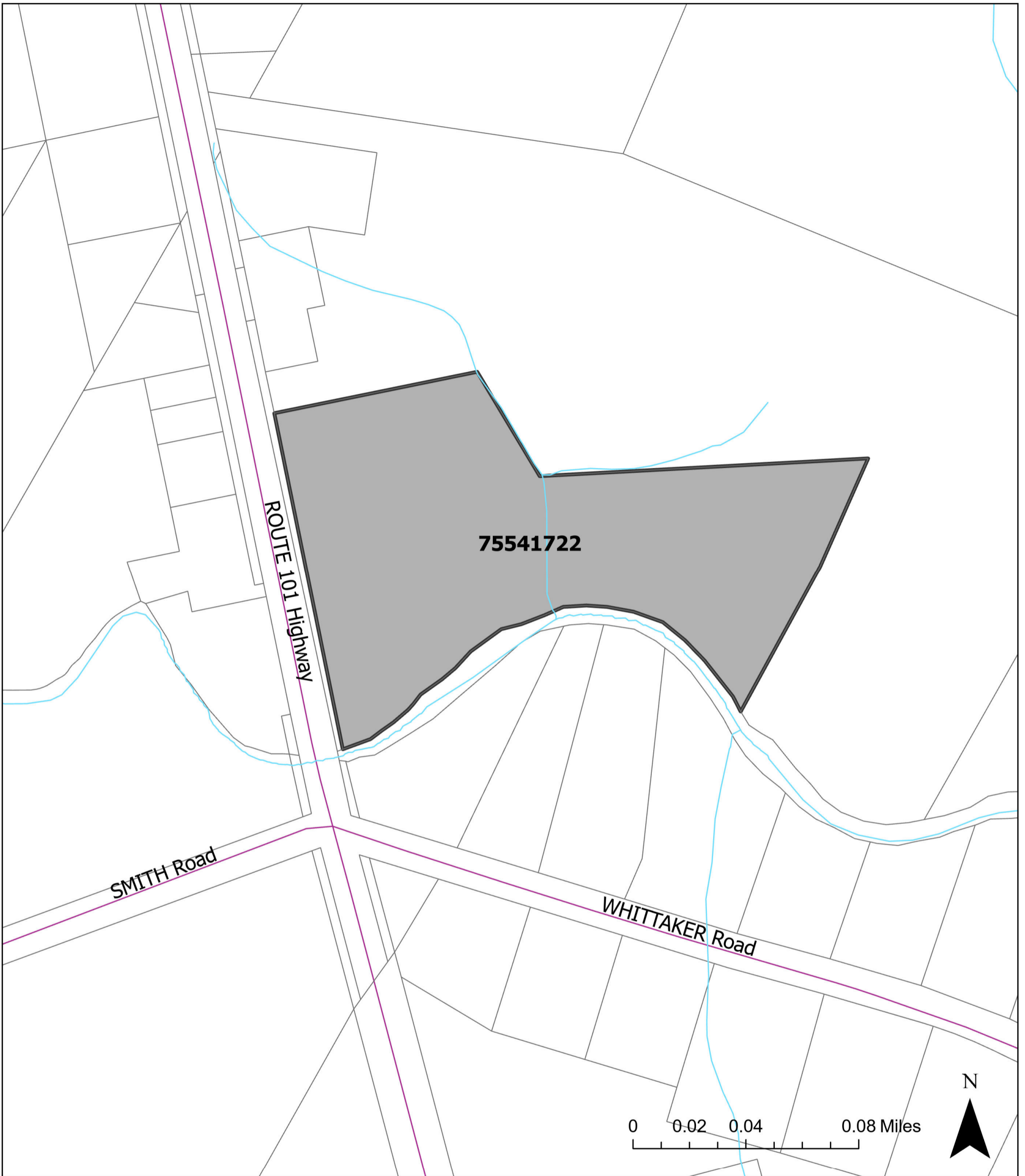
MAYOR

CLERK

WITNESS

APPLICANT

WITNESS



SUNBURY-YORK SOUTH RURAL COMMUNITY

 **Subject Property**

New Maryland Parish Planning Area
Schedule H
Dated: January 2026
By-Law Number 2026-01

This By-Law Rezones property as shown
from Resource and Conservation "R&C" Zone to Residential-Two "R2" Zone
under section 59 of the Community Planning Act