

Harvey Rural Community
By-Law No. 2025-05
A By-Law to Amend the Village of Harvey Rural Plan (By-Law 2020-2)

Pursuant to section 59 of the *Community Planning Act*, the Council of the Harvey Rural Community enacts the following amendments to the *Village of Harvey Rural Plan (By-Law 2020-2)*.

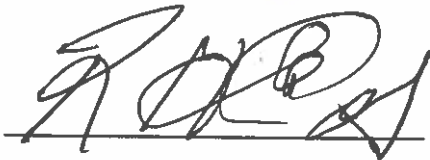
1. The following amendment to subsection 3.4.1 (1):

3.4.1 (1) For the purposes of this By-Law, the municipality is divided into zones as delineated on the plan attached hereto as Schedule "A", entitled "Harvey Zoning Map" and dated November, 1986, is amended by Schedule 1 of By-Law 2021-2, Schedule 1 of By-Law 2021-3, Schedule 1 of By-law 2024-3, and Schedule 2 of By-Law 2025-05.

2. That the land having PID 75490904, as shown on the map herein attached as Schedule 2 is hereby rezoned, pursuant to section 59 of the *Community Planning Act*, from Residential – "R" Zone to Industrial – "I" Zone, within the Harvey Rural Community of the parish of Manners Sutton and the county of York, being within the designated area of the Village of Harvey Rural Plan, By-Law No. 2020-2.

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 11 / 2025
Second Reading: August 11 / 2025
Third Reading: August 11 / 2025



Richard Corey, Mayor



Shawn Hawley, CAO

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

2025-08-19 10:37:43 46374618
date/date time/heure number/numéro
K. Hott
Registrar-Conservateur



Harvey Rural Community
By-Law No. 2025-05
Schedule 2-A

THIS AGREEMENT MADE THIS 11 day of
08 2025.

Between: THE HARVEY 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: John Wood (hereinafter referred to as the
"applicant")

WHEREAS the Municipality has been asked to
rezone property currently owned by John Wood
located in the Harvey Rural Community, NB, PID
75490904, from Residential Zone – "R Zone" –
to Industrial Zone - "I 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
75490904, as outlined in Schedule 2 of
By-Law 2025-05, be limited to the
following uses from the Industrial "I"
Zone, section 4.13(1) of the Village of
Harvey rural plan: the following main
use:
 - a. Subject to subsection (2), a
manufacturing or processing
establishment, and
 - b. Any accessory building,
structure, or incidental to the
main use of the land, building,
or structure is such main use
permitted by this subsection;
2. THAT the provisions within subsections
3.8.2 and 3.8.3 of the *Village of Harvey
Rural Plan (By-Law 2020-2)*, for
manufacturing operations in a Industrial
– I Zone, apply;
3. THAT the hours of operation are
restricted to 7:00am to 7:00pm Monday
to Saturday, with no operation on
Sunday or prescribed days of rest in
accordance with the *Days of Rest Act*;
4. THAT if there is an accidental discovery
of archaeological resources during any
groundbreaking activities, the
proponent shall follow Section 9 of the
Heritage Conservation Act;
5. THAT the manufacturing operation
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 prior to commencing operations, a
new access permit be obtained from the
Department of Transportation and
Infrastructure.
8. THAT where possible, existing trees and
shrubs be maintained around the
perimeter of the property;
9. THAT where a treed buffer is not
feasible, a full-height privacy fencing
shall be installed.
10. 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;
11. THAT any additional services beyond
those specified in the application require
the applicant to contact the CRSC
Planning and Development office to

Harvey Rural Community
By-Law No. 2025-05
Schedule 2-A

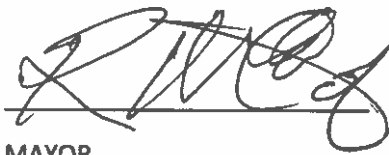
assess the necessity of obtaining any further land use approvals.

12. 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 11 day of 08 2025.

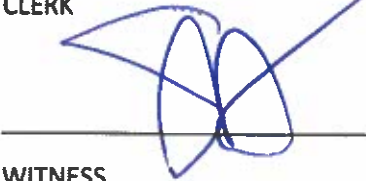
HARVEY RURAL COMMUNITY



MAYOR



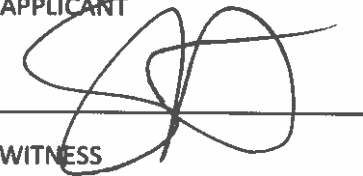
CLERK



WITNESS

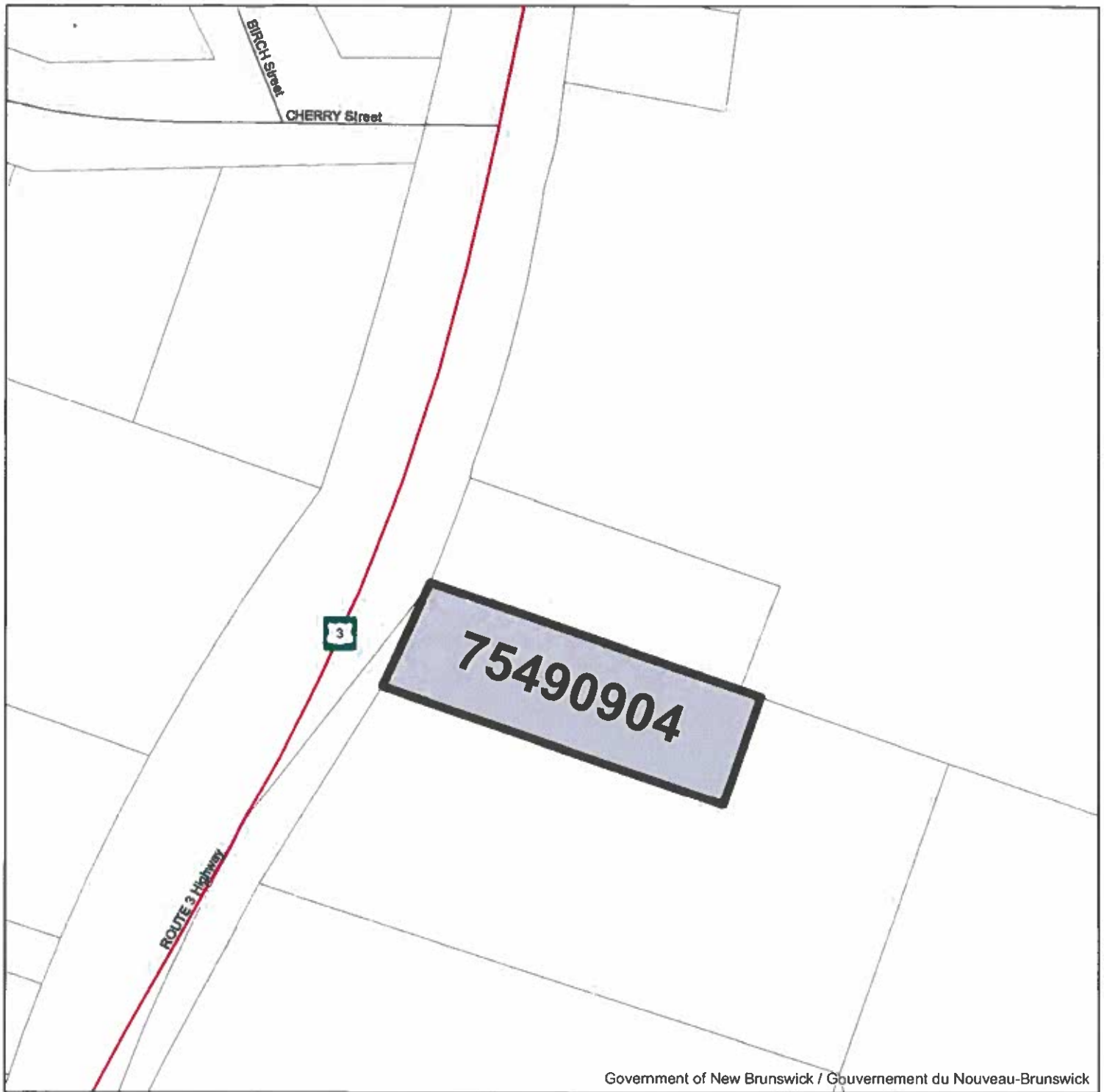


APPLICANT



WITNESS





HARVEY RURAL COMMUNITY

Village of Harvey Rural Plan
Schedule 2

Dated: May 2025

By-Law Number 2025-5

This By-Law Rezones property as shown
from Residential - "R" Zone
to Industrial - "I" Zone,
under Section 59 of the Community Planning Act.



Subject Property

0 10 20 30 40 metres

A horizontal scale bar with tick marks at 0, 10, 20, 30, and 40 metres.

Scale 1:1000

