

Harvey Rural Community
By-Law No. 2025-08
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, Schedule 2 of By-Law 2025-05, and Schedule 3 of By-Law 2025-08.

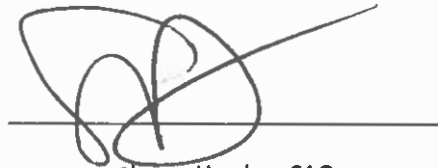
2. That the land having PID 75571968, as shown on the map herein attached as Schedule 3 is hereby rezoned, pursuant to section 59 of the *Community Planning Act*, Agriculture, Rural & Resource – "ARR" Zone and Residential – "R" Zone to Residential – "R" Zone, within the Harvey Rural Community of the 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: February 9 / 2026
Second Reading: February 9 / 2026
Third Reading: March 9 / 2026



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

2026-04-02 10:43:37 47078721
date/date time/heure number/numéro
K. Platt
Registrar-Conservateur



Harvey Rural Community
By-Law No. 2025-08
Schedule 3-A

THIS AGREEMENT MADE THIS 9 day of March 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: Harvey Rural Community (hereinafter referred to as the "applicant")

WHEREAS the Municipality has been asked to rezone property currently owned by Harvey Rural Community located in the Harvey Rural Community, NB, PID 75571968, from Agriculture, Rural & Resource – "ARR" Zone and Residential – "R" Zone to 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 prior to commencing operations, a new access permit be obtained from the Department of Transportation and Infrastructure;
2. THAT potable water wells shall comply with all requirements set forth under the *Water Well Regulation NB 90-79*;
3. THAT should the development change from a public sewer to a private septic system, the applicant must contact Health Protection Services for septic approval;
4. THAT prior to any development, the applicant shall contact the *Watercourse and Wetland Branch (WAWA)* to assess the lot for any potential unmapped wetlands and watercourses;
5. THAT if the development impacts the existing snowmobile trail footprint, the applicant shall contact the NBFSC Trail Manager regarding any potential renegotiation of the landowner agreement;
6. THAT where possible, existing trees and shrubs be maintained around the perimeter of the property;
7. 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;
8. 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;
9. 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.


Harvey Rural Community
By-Law No. 2025-08
Schedule 3-A

In WITNESS WHEREOF the heretofore parties
mentioned have hereunto set their hands and
seals this 9 day of March 2025.

HARVEY RURAL COMMUNITY



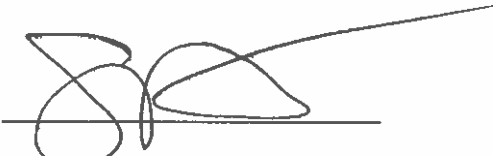
MAYOR



CLERK



WITNESS



APPLICANT



WITNESS

PROVINCE OF NEW BRUNSWICK
HARVEY RURAL COMMUNITY

I, Morgan Kotsovos, of the Harvey Rural Community in the County of York and Province of New Brunswick, do hereby certify:

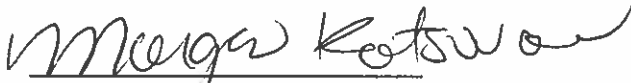
That I am the Clerk of the said Harvey Rural Community, and as such have the custody of the minutes and records of the Council of the said Harvey Rural Community and the Common Seal of the said Municipality.

That hereto attached is a true copy of a by-law entitled By-Law No. 2025-08, enacted by the Harvey Rural Community Council on the 9th of March 2026.

That I have carefully compared the said by-law with the original and the same is a true copy thereof.

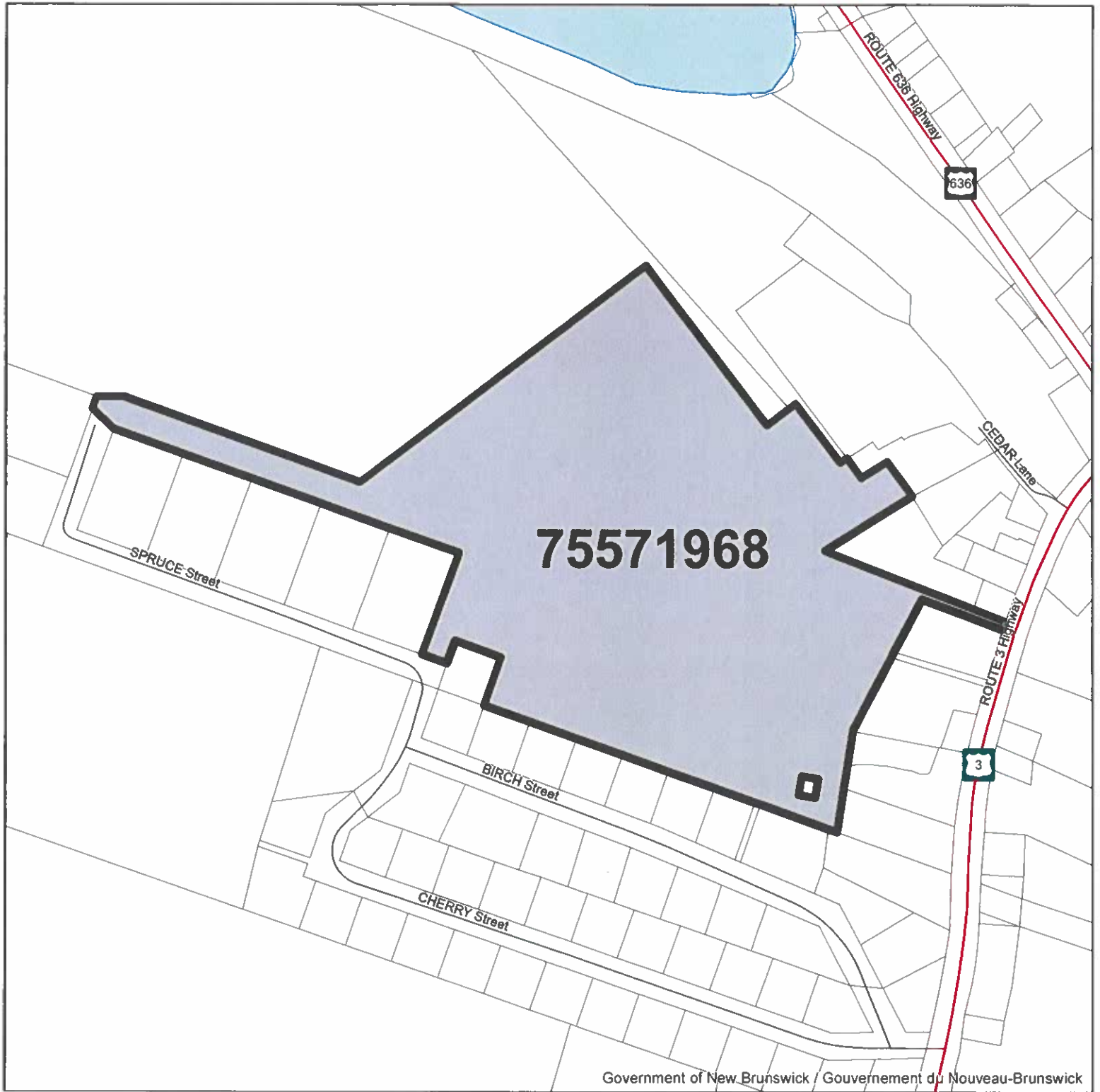
Dated at the Harvey Rural Community Office on the 9th of March 2026.

I certify that the attached document has been compared with the original and is a true copy thereof.



Morgan Kotsovos
Clerk





HARVEY RURAL COMMUNITY

Village of Harvey Rural Plan

Schedule 3

Dated: October 2025

By-Law Number 2025-08

This By-Law Rezones portion of property as shown from Agriculture, Rural & Resource (ARR Zone) and Residential Zone (R Zone) to Residential Zone (R Zone) under Section 59 of the Community Planning Act.



Subject Property



Scale 1:4000



I, Malinda Parks, residing in the City of Fredericton in the Province of New Brunswick, do hereby certify:

1. That I am a Registered Professional Planner in good standing, in accordance with the meaning set out in the *Registered Professional Planners Act* of New Brunswick
2. That this document is entitled *By-Law No. 2025-08 – A By-Law to Amend the Village of Harvey Rural Plan (By-Law 2020-2)* and is an amendment to a rural plan for a Rural Community as defined in the *Community Planning Act* of New Brunswick.
3. That this document was prepared under my direction.
4. That this document complies with the provisions of the *Community Planning Act* of New Brunswick and the Regulations under that Act, including that this document is aligned with the *Statement of Public Interest Regulation*, as detailed within the attached analysis.
5. This document is *By-Law No. 2025-08 – A By-Law to Amend the Village of Harvey Rural Plan (By-Law 2020-2)* adopted by the local government council of the Harvey Rural Community on the 9th of March 2026.

Dated at the Capital Region Service Commission on the 25th of March 2026.



Malinda Parks
Print Name

[Signature]
Signature

Analysis Demonstrating Compliance to the Statement of Public Interest Regulation

SETTLEMENT PATTERNS	
<input checked="" type="checkbox"/>	SP.1 Promote efficient development and land use patterns that are in the best interests of the Province, local governments and residents of the Province in the long-term.
<i>The document meets this SPI because:</i> This will provide gentle density and infill opportunities in existing residential areas.	
<input checked="" type="checkbox"/>	SP.2 Promote a range of housing options such as size, type, density and design throughout communities.
<i>The document meets this SPI because:</i> This will add multi-unit housing options in serviced area.	
<input checked="" type="checkbox"/>	SP.3 Support the provision of a range of affordable housing options throughout communities.
<i>The document meets this SPI because:</i> This will add multi-unit housing options in serviced area leading to affordable development.	
<input checked="" type="checkbox"/>	SP.4 Avoid development and land use patterns that may cause environmental or health and safety issues.
<i>The document meets this SPI because:</i> This would be an infill development in a serviced area. The remnant lot will stay undeveloped to protect the existing woodlot.	
<input checked="" type="checkbox"/>	SP.5 With respect to development that occurs in a community with existing or planned public infrastructure and services, promote development in locations where the public infrastructure and services are or are planned to be available.
<i>The document meets this SPI because:</i> This development focuses on residential development within the village area with municipal sewer infrastructure and public roads.	
<input type="checkbox"/>	SP.6 With respect to development that occurs in a community with no existing or planned public infrastructure or services, promote development in locations with previously constructed and actively maintained roads.
<i>The document meets this SPI because:</i> N/A	
<input type="checkbox"/>	SP.7 Promote a range of transportation options, including public, regional and active transportation.
<i>The document meets this SPI because:</i> N/A	

<input type="checkbox"/>	SP.8 Promote the use of green infrastructure, including climate resilient lands.
<i>The document meets this SPI because: N/A</i>	
<input type="checkbox"/>	SP.9 Promote development in downtown areas and urban cores through increased density, infill and brownfield development.
<i>The document meets this SPI because: N/A</i>	

AGRICULTURE	
<input type="checkbox"/>	AA.1 Identify prime agricultural areas and prioritize them for agricultural uses and other compatible uses.
<i>The document meets this SPI because: This development looks at rezoning agricultural land to residential. However, no agricultural operation were taking place on the parcel and it was an empty woodlot. The lot is not an agricultural land but was zoned for agriculture previously.</i>	
<input type="checkbox"/>	AA.2 Identify current and future areas for fishery use and aquaculture use and prioritize them for those uses and other compatible uses.
<i>The document meets this SPI because: N/A</i>	
<input type="checkbox"/>	AA.3 Consider set-backs, including reciprocal setbacks if appropriate, between areas with an agricultural use, fishery use or aquaculture use and areas used for incompatible purposes.
<i>The document meets this SPI because: N/A</i>	

CLIMATE CHANGE	
<input checked="" type="checkbox"/>	CC.1 Promote energy conservation and efficiency, improved air quality, climate change mitigation and climate change adaptation through development and land use patterns.
<i>The document meets this SPI because: This proposal provides an infill opportunity within the village area, minimizing new climate risks.</i>	

<input checked="" type="checkbox"/>	CC.2 Consider how the siting and design of infrastructure can improve air quality and energy conservation and efficiency, minimize the health and public safety impacts of climate change and increase climate resiliency.
<i>The document meets this SPI because: This proposal provides an infill opportunity within the village area, minimizing new climate risks.</i>	

FLOOD AND NATURAL HAZARD AREAS	
<input type="checkbox"/>	FH.1 Identify flood and natural hazard areas using provincial flood hazard mapping, provincial erosion mapping and other resources.
<i>The document meets this SPI because: N/A</i>	
<input type="checkbox"/>	FH.2 Promote land use and development in areas other than flood and natural hazard areas.
<i>The document meets this SPI because: N/A</i>	
<input type="checkbox"/>	FH.3 Promote land use and development that are not expected to increase the impacts on safety and costs associated with flooding and natural hazards.
<i>The document meets this SPI because: N/A</i>	
<input type="checkbox"/>	FH.4 Promote land use and development that incorporate mitigation measures with respect to flooding and natural hazards or that are appropriate for areas subject to natural hazards.
<i>The document meets this SPI because: N/A</i>	

NATURAL RESOURCE DEVELOPMENT	
<input type="checkbox"/>	NR.1 Identify natural resource development areas and environmentally sensitive areas.
<i>The document meets this SPI because: N/A</i>	

<input type="checkbox"/>	NR.2 Prioritize natural resource development areas for natural resource extraction and development.
<i>The document meets this SPI because: N/A</i>	
<input type="checkbox"/>	NR.3 Prioritize environmentally sensitive areas for conservation and protection.
<i>The document meets this SPI because: N/A</i>	
<input type="checkbox"/>	NR.4 Consider set-backs, including reciprocal setbacks if appropriate, between natural resource development areas or environmentally sensitive areas and areas used for incompatible purposes.
<i>The document meets this SPI because: N/A</i>	