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. Hatt

Registrar-Conservateur

Harvey RURAL COMMUNITY

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 WITHNESSETH 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.

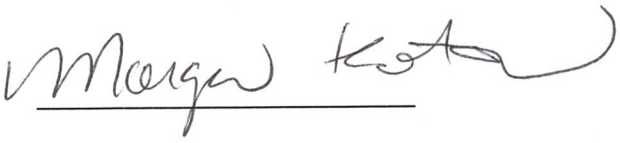
Harvey Rural Community
By-Law No. 2025-08
Schedule 3-A

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

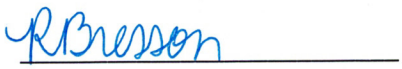
HARVEY RURAL COMMUNITY



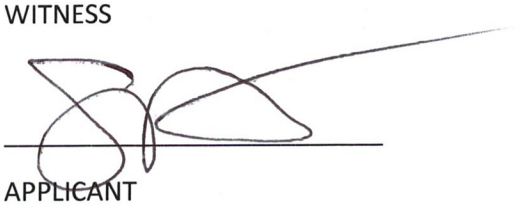
MAYOR



CLERK



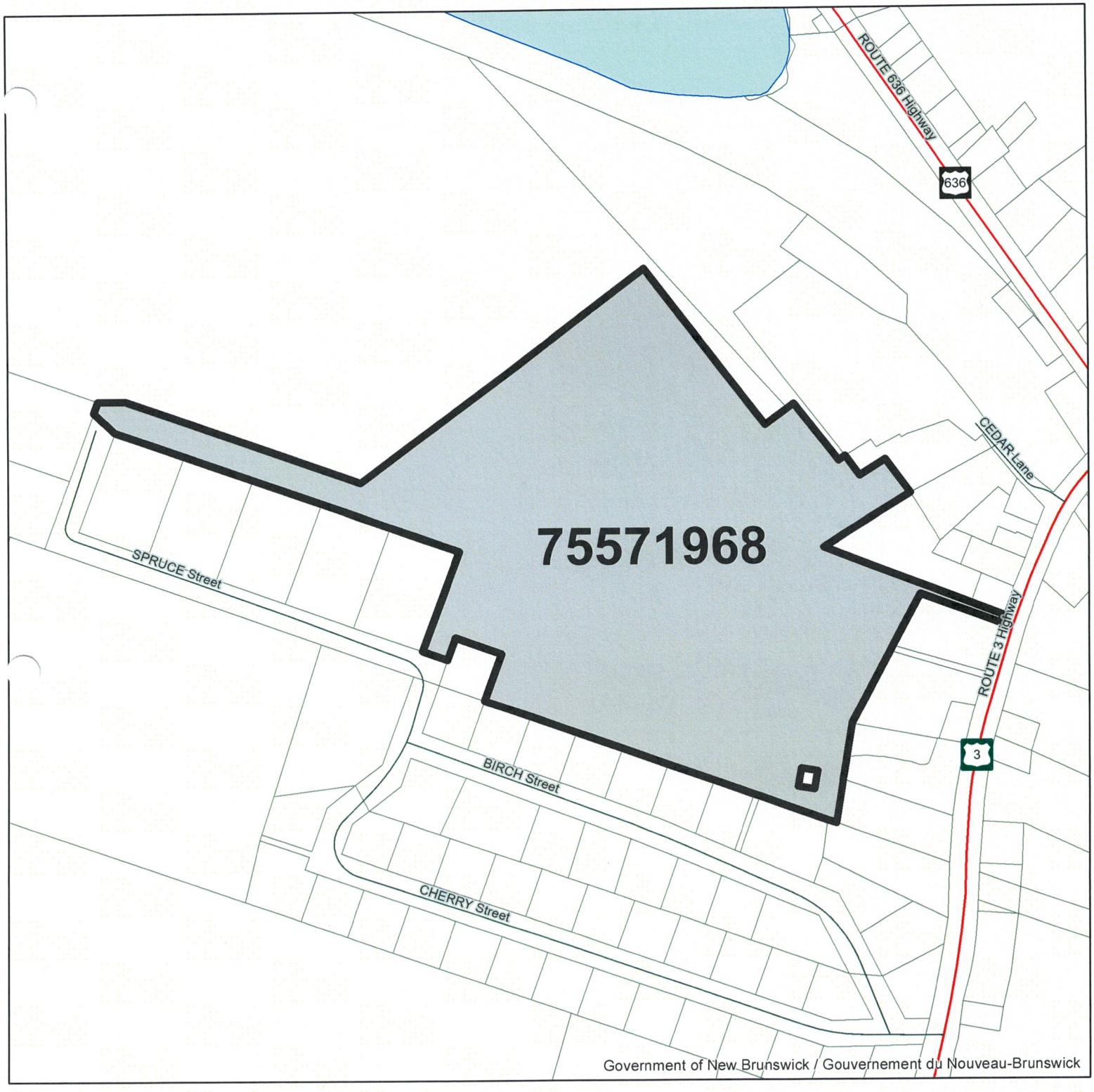
WITNESS



APPLICANT



WITNESS



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

0 60 120 180 240 metres

Scale 1:4000

N

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.



Place Stamp/Seal of Registered Professional Planner in this box

Malinda Parks
Print Name

Signature