

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

2026-04-13 10:46:06 47102174  
date/date time/heure number/numéro

Village of Fredericton Junction  
By-Law No. 2026-01

K. Platt  
Registrar-Conservateur

**A By-Law to Amend the Village of Fredericton Junction Rural Plan, By-Law 2020-01**

Pursuant to section 59 of the *Community Planning Act*, the Council of the Village of Fredericton Junction enacts the following amendments to *The Village of Fredericton Junction Rural Plan, By-Law 2020-01*.

1. The following amendment to subsection 4.2(1):

2.4(1) For the purposes of this by-law, the Village is divided into the following zones as delineated on the plan attached as Schedule A, entitled "Village of Fredericton Junction Zoning Map" and is dated May 2020, which is amended by Schedule B. The zones are classified and referred to as follows:

- Residential (R) Zone
- Village Centre (VC) Zone
- Park, Recreational, and Institutional (PRI) Zone
- Rural Area (RA) Zone
- Open Space (OS) Zone
- General Commercial (C) Zone
- Industrial (I) Zone

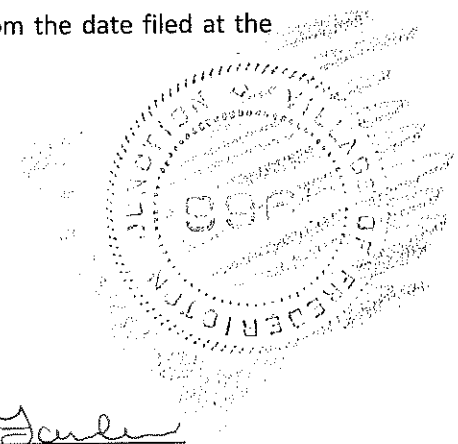
2. That the land having PID 60179900, as shown on the map herein attached as Schedule B and subject to the agreement herein attached as Schedule B-1, is hereby rezoned, pursuant to section 59 of the *Community Planning Act*, from Open Space – "OS" Zone to Rural Area – "RA" Zone, within the Village of Fredericton Junction of the parish of Gladstone and the county of Sunbury, being within the designated area of the Village of Fredericton Junction Rural Plan, By-Law 2020-01.

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: March 9, 2026

Second Reading: March 9, 2026

Third Reading: March 23, 2026



Len Falconer

Len Falconer, Mayor

Kristie Fowler

Kristie Fowler, Clerk

**Village of Fredericton Junction**  
**By-Law No. 2026-01**  
**Schedule B-1**

THIS AGREEMENT MADE THIS 23 day of  
May 2026.

Between: THE VILLAGE OF FREDERICTON  
JUNCTION, a Municipal Body Corporate, being  
situated in the County of Sunbury, in the  
Province of New Brunswick (hereinafter  
referred to as the "Municipality")

AND: Christopher Bay (hereinafter referred to  
as the "applicant")

WHEREAS the Municipality has been asked to  
rezone property currently owned by  
Christopher Bay located in the Village of  
Fredericton Junction, NB, PID 60179900, from  
Open Space "OS" Zone to Rural Area - "RA"  
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,

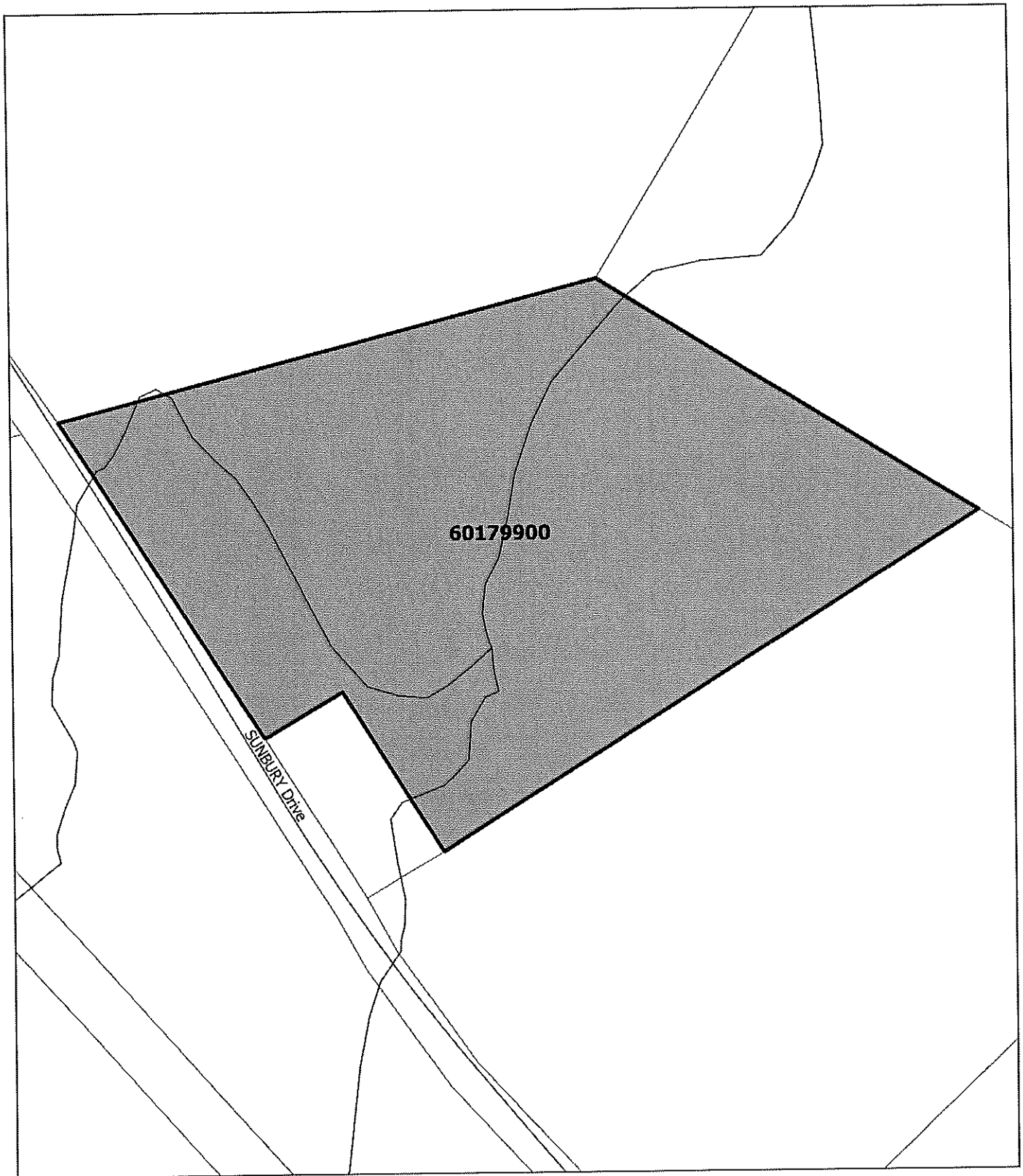
NOW THEREFORE WITHNESSETH that for and in  
consideration of mutual covenants and  
agreements contained herein, the Municipality  
and the applicant covenant and agree to as  
follows:

1. THAT 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 prior to any ground disturbance  
activities, the applicant completes an  
Archaeological Impact Assessment by

an archeologist with a valid  
Archeological Field Research Permit.

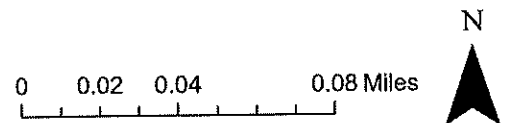
3. That any future development be at  
minimum 0.3 meters above the Water  
Surface Elevation of the "2100 Flood  
with Climate Change, 1 in 20 year (5%  
Annual Exceedance Probability)" flood  
map.
4. THAT the rezoning of lands herein does  
not mean an approval on the issuing of  
subsequent permits or approvals, such  
as for building or subdivision.

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.



Village of Fredericton Junction  
Schedule B  
Dated: February 2026  
By-Law Number 2026-01

 **Subject Property**



This By-Law rezones the properties as shown from Open Space (OS) Zone to Rural Area (RA) Zone under Section 59 of the Community Planning Act

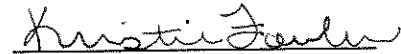
Village of Fredericton Junction  
By-Law No. 2026-01  
Schedule B-1

In WITNESS WHEREOF the heretofore parties  
mentioned have hereunto set their hands and  
seals this 23 day of March 2026.

VILLAGE OF FREDERICTON JUNCTION



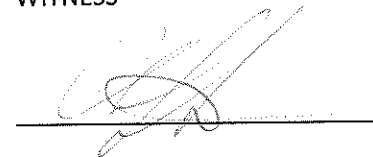
MAYOR



CLERK



WITNESS



APPLICANT



WITNESS

PROVINCE OF NEW BRUNSWICK  
THE VILLAGE OF FREDERICTON JUNCTION

I, Kristie Fowler, of the Village of Fredericton Junction in the County of Sunbury and Province of New Brunswick, do hereby certify:

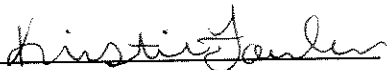
That I am the Clerk of the said Village of Fredericton Junction, and as such have the custody of the minutes and records of the Council of the said Village of Fredericton Junction and the Common Seal of the said Municipality.

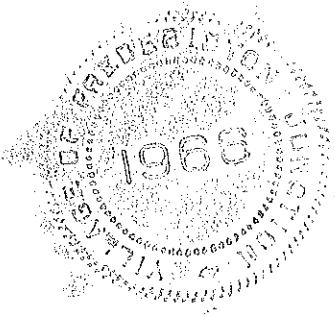
That hereto attached is a true copy of a by-law entitled By-Law No. 2026-01, enacted by the Village of Fredericton Junction Council on the 23<sup>rd</sup> of March, 2026.

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

Dated at the Village of Fredericton Junction Community Office on the 23<sup>rd</sup> of March, 2026.

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

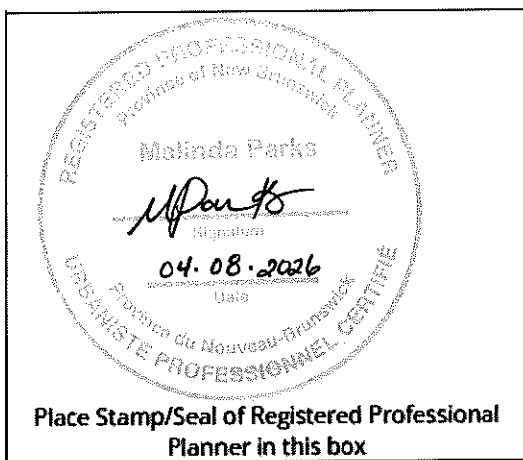
  
Kristie Fowler  
Clerk



**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. 2026-01 – A By-Law to Amend the Village of Fredericton Junction Rural Plan, By-Law 2020-01* and is an amendment to a rural plan for a local government 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. 2026-01 – A By-Law to Amend the Village of Fredericton Junction Rural Plan, By-Law 2020-01* adopted by the local government council of the Village of Fredericton Junction on the 23<sup>rd</sup> of March 202.

Dated at the Capital Region Service Commission on the 8<sup>th</sup> of April 2026.



Malinda Parks  
Print Name

  
Signature