

Village of Fredericton Junction

By-Law No. 2026-01

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: _____

Second Reading: _____

Third Reading: _____

Len Falconer, Mayor

Kristie Fowler, Clerk

Village of Fredericton Junction

By-Law No. 2026-01

Schedule B-1

THIS AGREEMENT MADE THIS ____ day of
____ 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

By-Law No. 2026-01

Schedule B-1

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

VILLAGE OF FREDERICTON JUNCTION

MAYOR

CLERK

WITNESS

APPLICANT

WITNESS

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

 **Subject Property**

0 0.02 0.04 0.08 Miles

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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