

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. Matt  
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 March 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 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 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.

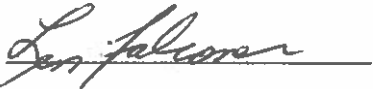
3. That any future development be at minimum 0.3 meters above the Water Surface Elevation of the "2100 Flood with Climate Change, 1 in 20 year (5% Annual Exceedance Probability)" flood map.
4. THAT the rezoning of lands herein does not mean an approval on the issuing of subsequent permits or approvals, 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 23 day of March 2026.

VILLAGE OF FREDERICTON JUNCTION



MAYOR



CLERK



WITNESS



APPLICANT

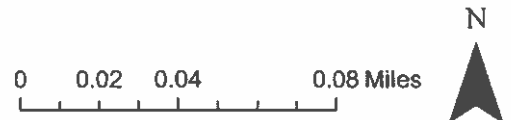


WITNESS



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

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

## Analysis Demonstrating Compliance to the Statement of Public Interest Regulation

<b>SETTLEMENT PATTERNS</b>	
<input checked="" type="checkbox"/>	<b>SP.1</b> 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 be low density residential development keeping with existing settlement patterns in the area.	
<input type="checkbox"/>	<b>SP.2</b> Promote a range of housing options such as size, type, density and design throughout communities.
<i>The document meets this SPI because:</i> N/A	
<input type="checkbox"/>	<b>SP.3</b> Support the provision of a range of affordable housing options throughout communities.
<i>The document meets this SPI because:</i> N/A	
<input checked="" type="checkbox"/>	<b>SP.4</b> Avoid development and land use patterns that may cause environmental or health and safety issues.
<i>The document meets this SPI because:</i> Terms and conditions are included to mitigate concerns relating to possible flooding	
<input type="checkbox"/>	<b>SP.5</b> 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> N/A	
<input checked="" type="checkbox"/>	<b>SP.6</b> 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> The proposed development is located on an actively maintained public road.	
<input type="checkbox"/>	<b>SP.7</b> 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"/>	<b>SP.8</b> Promote the use of green infrastructure, including climate resilient lands.

## FLOOD AND NATURAL HAZARD AREAS



**FH.1** Identify flood and natural hazard areas using provincial flood hazard mapping, provincial erosion mapping and other resources.

*The document meets this SPI because:* The property is located at the edge of a flood hazard area, but terms and conditions have been included to mitigate flood concerns and build up to protect infrastructure.



**FH.2** Promote land use and development in areas other than flood and natural hazard areas.

*The document meets this SPI because:* The property does not have space outside the Flood hazard area, but terms and conditions have been included to build up as per the DJPS Home floodproofing guide.



**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.

*The document meets this SPI because:* Terms and conditions have been included to mitigate flood concerns and build up to protect infrastructure.



**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.

*The document meets this SPI because:* Terms and conditions have been included to mitigate flood concerns and build up to protect infrastructure.

## NATURAL RESOURCE DEVELOPMENT



**NR.1** Identify natural resource development areas and environmentally sensitive areas.

*The document meets this SPI because:* N/A



**NR.2** Prioritize natural resource development areas for natural resource extraction and development.

*The document meets this SPI because:* N/A



**NR.3** Prioritize environmentally sensitive areas for conservation and protection.

*The document meets this SPI because:* N/A.



**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.

*The document meets this SPI because:* N/A