



I, TERRI L. PARKER, Clerk of Hanwell, a municipality incorporated as a rural community under Regulation 2014-30 of the *Municipalities Act* of the Province of New Brunswick, do hereby certify that the following is a true and correct copy of Resolution #07-05-2019 duly adopted at a meeting of the rural community Council duly held and convened on 15 May, 2019, at which meeting a duly constituted quorum of the Council was present and acting throughout, and that such resolution has not been modified, rescinded, or revoked, and is at present in full force and effect:

Moved by Councillor Darren MacKenzie and **seconded by** Councillor Susan Jonah to give third reading in its entirety and enact "By-Law #15-2019 to Amend the Rural Community of Hanwell Rural Plan #11-2016"

Yes votes: Deputy Mayor Morrison, Councillor Hyslop, Councillor Jonah, Councillor MacKenzie, Councillor Fortier

No Votes: Councillor Smith

Motion Carried #07-05-2019

By-Law #15-2019 to Amend the Rural Community of Hanwell Rural Plan By-Law #11-2016 hereby enacted.

IN WITNESS WHEREOF, the undersigned has affixed her signature this 4th day of June 2019.



Terri L. Parker
Terri L. Parker
Clerk/Treasurer
Hanwell Rural Community

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

2019-06-12 11:56:53 39105094
date/date time/heure number/numéro
Aurora Hays
Registrar-Conservateur



Rural Community of Hanwell
By-Law No. 15-2019
A By-Law to Amend the Rural Community of Hanwell Rural Plan

Pursuant to section 44 of the *Community Planning Act*, the Council of the Rural Community of Hanwell enacts the following amendment to the *rural community of Hanwell Rural Plan By-Law 11-2016*.

1. That the land having the PID 75387167, as shown on the map herein attached as Schedule D-1, is hereby rezoned, subject to terms and conditions contained in Schedule C, pursuant to section 59 of the *Community Planning Act*, from Residential – “R” Zone to Rural – “RU” Zone, within the rural community of Hanwell of the parish of Kingsclear and the county of York, being within the designated area of the *rural community of Hanwell Rural Plan – Community Planning Act*.

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 (by title):	<u>April 17, 2019</u>
SECOND READING (by title):	<u>April 17, 2019</u>
THIRD READING AND ENACTMENT (in its entirety):	<u>May 15, 2019</u>

Susan Cassidy, Mayor

Terri L. Parker, Clerk



Rural Community of Hanwell

By-law No. 15-2019

Schedule C

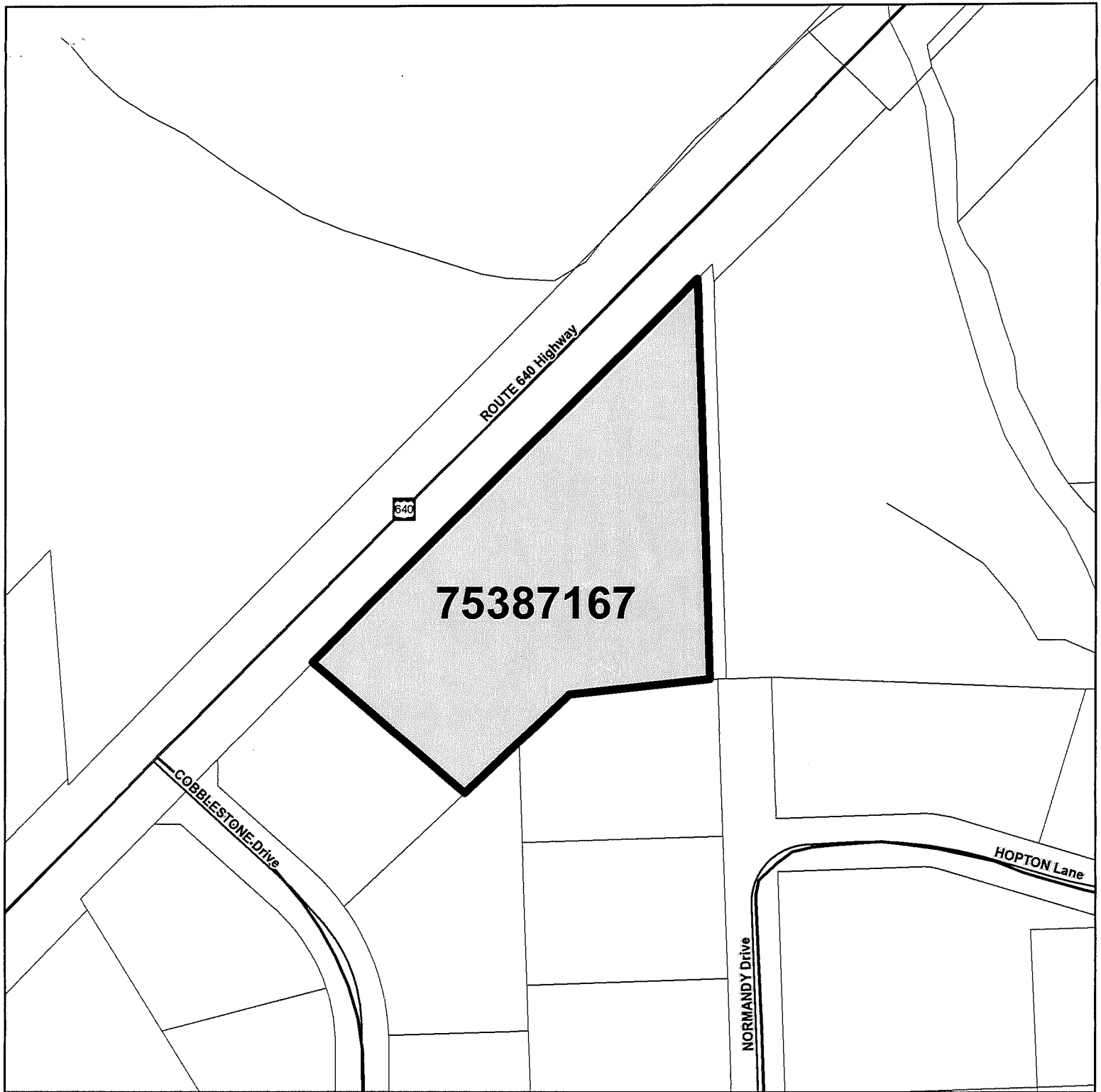
Terms and Conditions regarding the Rezoning of the land being within the designated area of the *rural community of Hanwell Rural Plan*

Whereas the Municipality has been asked to rezone the property having the PID 75387167, currently owned by Cobblestone Development LTD., located along Hanwell Road (Route 640) near the Cobblestone Estates entrance, rural community of Hanwell, NB, being within the parish of Kingsclear and the County of York, from Residential to Rural, under section 59 of the *Community Planning Act*, for the purpose of permitting a range of commercial uses, such as dentistry and clinical offices, and other main and secondary uses allowed on the lot as part of the Rural Zone. The said rezoning is being carried out by the rural community of Hanwell By-law No. 15-2019, subject to the following terms and conditions:

1. THAT all signs are in accordance with applicable provisions in the signage By-law No. 10-2015, and in accordance with any applicable Department of Transportation and Infrastructure policies;
2. THAT parking is in accordance with the applicable provisions of subsection 3.3 of the *rural community of Hanwell Rural Plan*;
3. THAT outdoor lighting is located, arranged, or shielded as not to interfere with traffic proceeding along Hanwell Road (Route 640) or with nearby landowners in the reasonable enjoyment of their properties;

4. THAT no stable be located on the property;
5. THAT no backyard chickens or livestock be kept on the property;
6. THAT no agricultural operation be located on the property;
7. THAT no contractor's yard be located on the property;
8. THAT new uses within the units are reported to the Regional Service Commission 11 to ensure conformity with the permitted uses under the *rural community of Hanwell Rural Plan*;
9. THAT all uses on the lot adhere to all applicable government regulations; and
10. THAT Watercourse and Wetland Alteration permits be acquired prior to any work being done within 30 metres of any wetlands.

Any violation of the terms and conditions as set out by Council resolutions and contained within Schedule C may result in the termination and cancellation of this rezoning within 30 days of written notice.

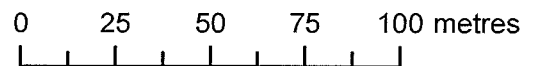


Schedule 15-2019-D1
Dated: January 2019
By-Law Number 15-2019

This By-Law Rezones property as shown from
Residential - "R" Zone to Rural - "RU" Zone,
under Section 59 of the Community Planning Act.



Subject Property



Scale 1:2,000



