



**Hanwell Rural Community**

**By-Law No. 33-2024**

**A By-Law to Amend the Kingsclear Planning Area Rural Plan Regulation – Community Planning Act (06-KNG-041-00)**

Pursuant to section 59 of the *Community Planning Act*, the Council of the Hanwell Rural Community enacts the following amendments to *the Kingsclear Planning Area rural Plan Regulation – Community Planning Act (06-KNG-041-00)*.

- 1. The following amendment to subsection 2.4(1):

2.4(1) For the purposes of the regulation, the area is divided into zones as delineated on the plan attached as Schedule “A”, entitled “Kingsclear Planning Area Zoning Map” as dated June 2006 and is amended by Schedules B dated 2008, C dated 2010, D-1 dated 2015, E-1 dated 2017, and F-1 dated 2024.

- 2. That the land having PID 75057406, as shown on the map herein attached as Schedule F-1 and subject to the agreement herein attached as Schedule F is hereby rezoned, pursuant to section 59 of the *Community Planning Act*, from Residential – “R” Zone to Rural – “RU” Zone, within the Hanwell Rural Community of the parish of Kingsclear and the county of York, being within the designated area of the Kingsclear Planning Area Rural Plan Regulation – Community Planning Act (06-KNG-041-00).

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: \_\_\_\_\_

\_\_\_\_\_  
Dave Morrison, Mayor

\_\_\_\_\_  
Sherri Johnston, Clerk

**Hanwell Rural Community**

**By-Law No. 33-2024**

**Schedule F**

THIS AGREEMENT MADE THIS \_\_\_\_ day of \_\_\_\_ 2024.

Between: THE HANWELL 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: Marc Bernard (hereinafter referred to as the "applicant")

WHEREAS the Municipality has been asked to rezone property currently owned by Marc Bernard located in the Hanwell Rural Community, NB, PID 75057406, from Residential – "R" Zone to Rural – "RU" 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 all signs be in accordance with the applicable provisions of the Kingsclear Planning Area Rural Plan Regulation – Community Planning Act (06-KNG-041-00), and in accordance with any applicable Department of Transportation and Infrastructure policies.
2. THAT parking be in accordance with applicable provisions of the Kingsclear Planning Area Rural Plan Regulation-

Community Planning Act (06-KNG-041-00).

3. THAT any alterations in or within 30 metres of a watercourse or wetland, mapped or unmapped, 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*.
4. THAT outdoor lighting be located, arranged or shielded so as to not interfere with neighbours' reasonable enjoyment of their properties.
5. THAT, where possible, existing shrubs and trees are maintained around the perimeter of the property.
6. THAT the operation of the contractor's yard adheres to all applicable government regulations.
7. 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.

Hanwell Rural Community  
By-Law No. 33-2024  
Schedule F

In WITNESS WHEREOF the heretofore parties mentioned have hereunto set their hands and seals this \_\_\_\_ day of \_\_\_\_ 2024.

HANWELL RURAL COMMUNITY

\_\_\_\_\_  
MAYOR

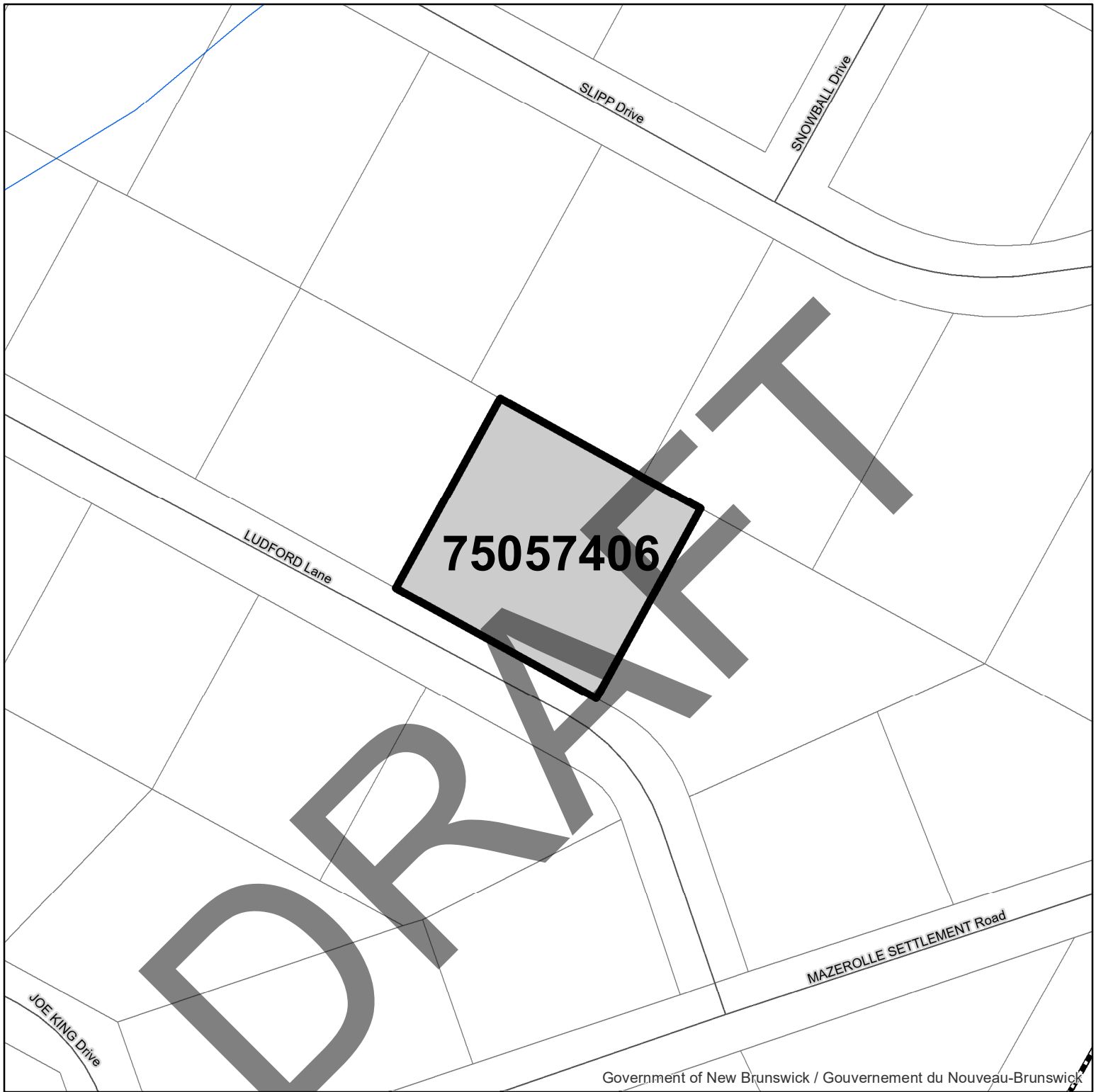
\_\_\_\_\_  
CLERK

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
APPLICANT

\_\_\_\_\_  
WITNESS

DRAFT



**HANWELL RURAL COMMUNITY**

Kingsclear Planning Area Rural Plan Regulation  
Schedule F-1  
Dated: August 2024  
By-Law Number 33-2024

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 1:1,500

