

**Hanwell Rural Community**

**By-Law No. 34-2024**

**Schedule 34-2024-K**

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: Richa Kathpal (hereinafter referred to as the "applicant")

WHEREAS the Municipality has been asked to rezone property currently owned by Richa Kathpal and Amit Kumar located in the Hanwell Rural Community, NB, PID 75193813, from Residential - "R" Zone to Commercial and Light Industrial – "CLI" 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 a maximum of nine (9) vehicles is permitted on the lot at any time, including both personal and business vehicles;
2. THAT all vehicles intended for business purposes, whether for purchase or sale, must be stored at the rear of the property, behind the garage;
3. THAT all signage must comply with the specifications outlined in the Hanwell Signage By-Law No. 10-2015;
4. THAT the business is permitted to operate seven (7) days a week, from 9:00 AM to 7:00 PM;

5. THAT the business adhere to any applicable Federal and Provincial government regulations;
6. THAT there be no on-site disposal of hazardous materials and that all hazardous materials be disposed of off-site by a waste management company;
7. THAT no derelict vehicles be stored on the property;
8. THAT prior to commencing operations, a new access permit be obtained from the Department of Transportation and Infrastructure.
9. THAT where possible, existing trees and shrubs be maintained around the perimeter of the property;
10. THAT exterior lighting be located, arranged, or shielded as not to interfere with local traffic or with nearby landowners in the reasonable enjoyment of their properties;
11. 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.
12. THAT any additional services beyond those specified in the application require the applicant to contact the CRSC Planning and Development office to assess the necessity of obtaining any further land use approvals.

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. 34-2024  
Schedule 34-2024-K**

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

