

**Municipality of Grand Lake**  
**By-Law No. 07**  
**A By-Law to Amend the Village of Chipman Rural Plan By-Law, By-Law No. 67**

Pursuant to section 59 of the *Community Planning Act*, the Council of Municipality of Grand Lake enacts the following amendments to *The Village of Chipman Rural Plan By-Law, By-Law No. 67*.

1. The following amendment to subsection 13.5.1:

13.5.1 For the purpose of this by-law, the Village is divided into zones as delineated on Schedule B, entitled "Zoning Map", and is further amended by Schedule C-1, Schedule D-1, Schedule E-1, Schedule F-1, and Schedule G-1.

2. That the land having PID 45171782 and a portion of the land having PID 45080041, as shown on the map herein attached as Schedule G-1 and subject to the agreement herein attached as Schedule G, is hereby rezoned, pursuant to section 59 of the *Community Planning Act*, from Residential – "R" Zone to Community Centre – "CC" Zone, within the Municipality of Grand Lake of the parish of Chipman and the county of Queens, being within the designated area of the Village of Chipman Rural Plan By-Law.

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:


June 14, 2023

Second Reading:

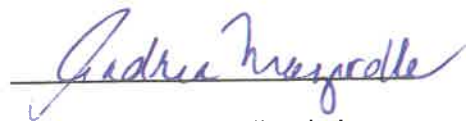
June 14, 2023

Third Reading:

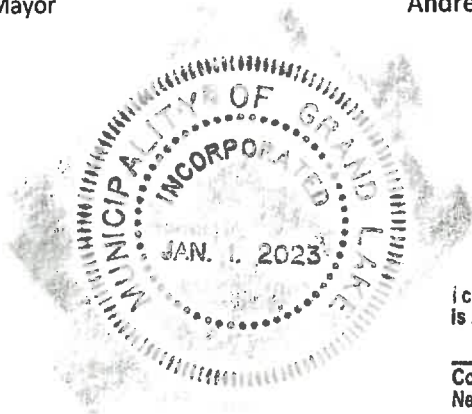
June 28, 2023



Kevin Nicklin, Mayor



Andrea Mazerolle, Clerk



I certify that this instrument  
is registered or filed in the  
Queens  
County Registry Office,  
New Brunswick

J'atteste que cet instrument est  
enregistré ou déposé au bureau  
de l'enregistrement du comté de  
Queens  
Nouveau-Brunswick

2023-07-24 11:45:06 44079730  
date/date time/heure number/numéro

  
Registral-Conservateur

**Municipality of Grand Lake  
By-Law No. 07  
Schedule G**

THIS AGREEMENT MADE THIS 28<sup>th</sup> day of June 2023.

Between: THE MUNICIPALITY OF GRAND LAKE, a Municipal Body Corporate, being situated in the County of Queens, in the Province of New Brunswick (hereinafter referred to as the "Municipality")

AND: JD Irving, Limited. (hereinafter referred to as the "applicant")

WHEREAS the Municipality has been asked to rezone property currently owned JD Irving, Limited, located at 559 and 575 Main Street, Municipality of Grand Lake, NB, PID 45171782 and a portion of PID 45080041, from Residential – "R" Zone to Community Centre – "CC" 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 the water supply wells be installed in substantive conformity to the site plan included as Schedule G-2, or that the applicant contact the EIA Branch for other options and follow the subsequent requirements of the EIA Branch.
2. THAT a granulated activated carbon (GAC) filtration unit be installed and maintained with the drinking water well/system on PID 45171782.

3. THAT parking be in accordance with the applicable provisions of the Village of Chipman Rural Plan, By-Law No. 67.

4. THAT the permitted uses on PID 45171782 and the rezoned portion of PID 45080041 be limited to the following uses from the Community Centre Zone, section 16.0.0 of the Village of Chipman Rural Plan:

(a) one of the following main uses:

- (i) a single-detached dwelling,
- (ii) a duplex dwelling,
- (iii) A semi-detached dwelling,
- (iv) a multiple-unit dwelling,
- (v) a park or playground

(b) the following secondary use:

- (i) a home occupation in a single-detached or semi detached dwelling, in accordance with section 14.11.0,
- (ii) a secondary dwelling unit, in accordance with section 14.20.0,
- (iii) backyard chickens in the case of a single-detached dwelling, a duplex dwelling, or semi-detached dwelling, in accordance with section 14.26.0

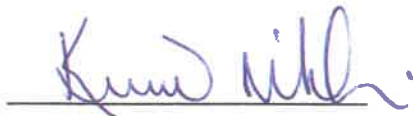
Municipality of Grand Lake  
By-Law No. 07  
Schedule G

- (c) any accessory building,  
structure or use
- 5. 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.

In WITNESS WHEREOF the heretofore parties  
mentioned have hereunto set their hands and  
seals this 28<sup>th</sup> day of June 2023.

MUNICIPALITY OF GRAND LAKE



MAYOR



CLERK



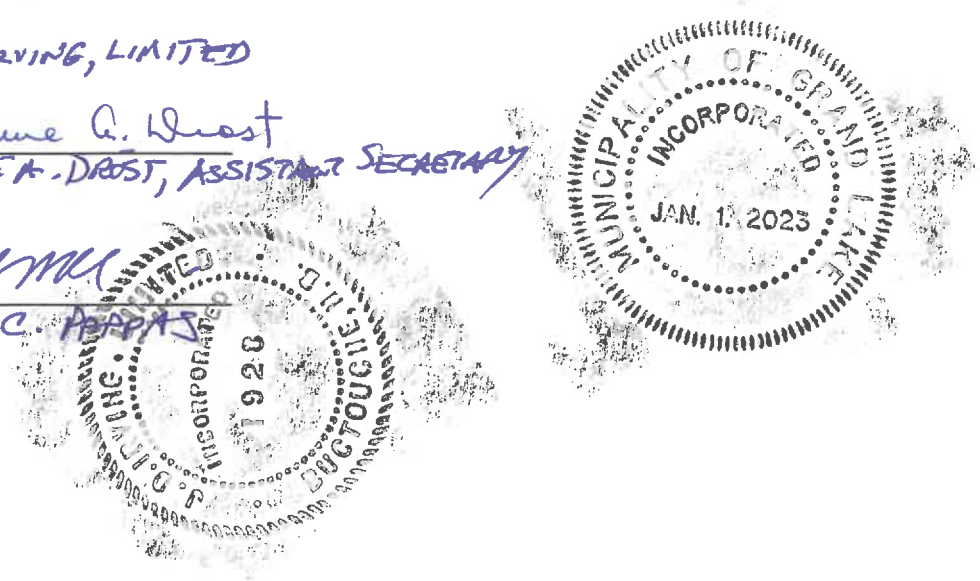
WITNESS

J.D. IRVING, LIMITED

By: Bruce A. Drost  
BRUCE A. DROST, ASSISTANT SECRETARY  
APPLICANT



WITNESS






Grand Lake - Chipman Rural Plan  
By-Law No. 07  
Schedule G-1  
May 2023

This By-Law Rezones property and portion of property as shown  
from Residential (R Zone) to Community Centre (CC Zone)  
under Section 59 of the Community Planning Act

 **Subject Property**

0 10 20 30 40 metres



Scale 1:1,000





**Site Plan Showing**

**Lots 02-01 and 23-01 to be Rezoned for  
Development of Proposed Townhouse Units  
and**

**Lot 23-02 being Subdivided to Establish a Lot  
for an Existing Dwelling (Not being rezoned).**

Grand Lake – Chipman Rural Plan  
By-Law No. 07  
Schedule G-2

PROVINCE OF NEW BRUNSWICK  
MUNICIPALITY OF GRAND LAKE

I, Andrea Mazerolle, of the Municipality of Grand Lake in the County of Queens and Province of New Brunswick, do hereby certify:


That I am the clerk of the said Municipality of Grand Lake, and as such have the custody of the minutes and records of the Council of the said Municipality of Grand Lake and the Common Seal of the said Municipality.

That hereto attached is a true copy of a by-law entitled by-law #07, enacted by the Municipality of Grand Lake Council on the 28<sup>th</sup> of June, 2023.

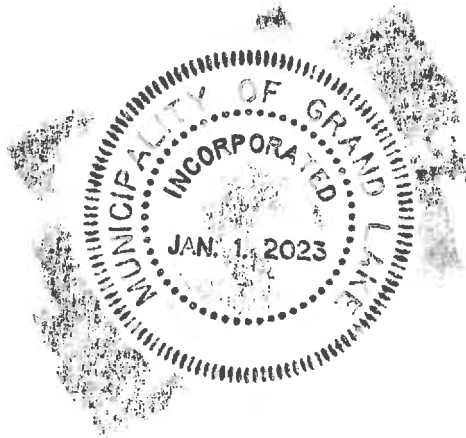
That I have carefully compared the said by-law with the original and the same is a true copy thereof.

Dated at the Municipality of Grand Lake on the 28<sup>th</sup> of June, 2023.

I certify that the attached document has been compared with the original and is a true copy thereof.

  
Andrea Mazerolle  
Acting Clerk

(Stamp seal here)



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 *Municipality of Grand Lake By-Law No. 07 – A By-Law to Amend the Village of Chipman Rural Plan By-Law, By-Law No. 67* 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*.
5. This document is *By-Law No. 07 – A By-Law to Amend the Village of Chipman Rural Plan By-Law, By-Law No. 67* adopted by the local government council of the Municipality of Grand Lake on the 28<sup>th</sup> of June, 2023.

Dated at the Capital Region Service Commission on the 19<sup>th</sup> of July, 2023.



Malinda Parks  
Print Name

[Signature]  
Signature