



By-Law No. 10

**Municipality of Grand Lake**

**By-Law No. 10**

**A By-Law to Amend the Village of Minto Rural Plan, No 149**

Pursuant to section 59 of the *Community Planning Act*, the Council of Municipality of Grand Lake enacts the following amendments to the *Village of Minto Rural Plan, No 149*:

1. Subsection 12.5.1 is repealed and replaced by the following:

12.5.1 For the purpose of this by-law, the Village is divided into zones as delineated on the map attached as Schedule A and titled "Zoning Map-Village of Minto", and is further amended by Schedule A-1, Schedule 151E, Schedule 152E, and Schedule 10-E.

2. Subsection 12.5.2 is repealed and replaced by the following:

12.5.2 The zones mentioned in section 12.5.1 are classified and referred to as follows:

- Residential (R) Zone
- Community Centre (CC) Zone
- Highway Commercial (HC) Zone
- Industrial (I) Zone
- Resource Use (RU) Zone
- Environmental Constraint (EC) Zone
- Institutional (INST) Zone
- Comprehensive Development District (CDD) Zone

3. By adding the following zone designation and provisions:

**SECTION 23.0.0      COMPREHENSIVE DEVELOPMENT DISTRICT ZONE (CDD ZONE)**

23.1.0 Purpose

23.1.1 The CDD Zone:

- accommodates development that due to its unique characteristics, innovation or unusual site characteristics require specific regulation not available in other zones;
- requires an amending By-law and associated terms and conditions established by Council; and,
- allows more than 1 main building on a lot.

23.2.0 Permitted Uses

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

2024-07-04 11:59:37 45105922  
date/date time/heure number/numéro

X. Platt  
Registrar-Conservateur



By-Law No. 10

23.2.1 In a CDD zone, the following uses may be permitted subject to a Development Agreement approved by Council pursuant to Section 59 of the Community Planning Act:

- (i) single detached dwelling,
- (ii) multiple-unit dwelling,
- (iii) row dwelling,
- (iv) convenience store,
- (v) medical clinic,
- (vi) personal service shop,
- (vii) park or playground, and
- (viii) open space.

23.3.1 Use Rules

All uses shall comply with standards established in terms and conditions set out in accordance with the amending By-law and Section 59 Development Agreement approved by Council.

4. That the land having PID 60024288 of the parish of Northfield and county of Sunbury, and 45102241 of the parish Canning and county of Queens, as shown on the map herein attached as Schedule 10-E and subject to the agreement herein attached, is hereby rezoned, pursuant to section 59 of the *Community Planning Act*, from Resource Use (RU) Zone and Residential (R) Zone, respectively, to Comprehensive Development District (CDD) Zone, within the Municipality of Grand Lake, being within the designated area of the Village of Minto Rural Plan.

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:

May 6, 2024

Second Reading:

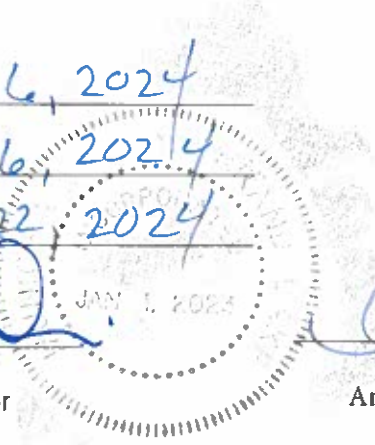
May 6, 2024

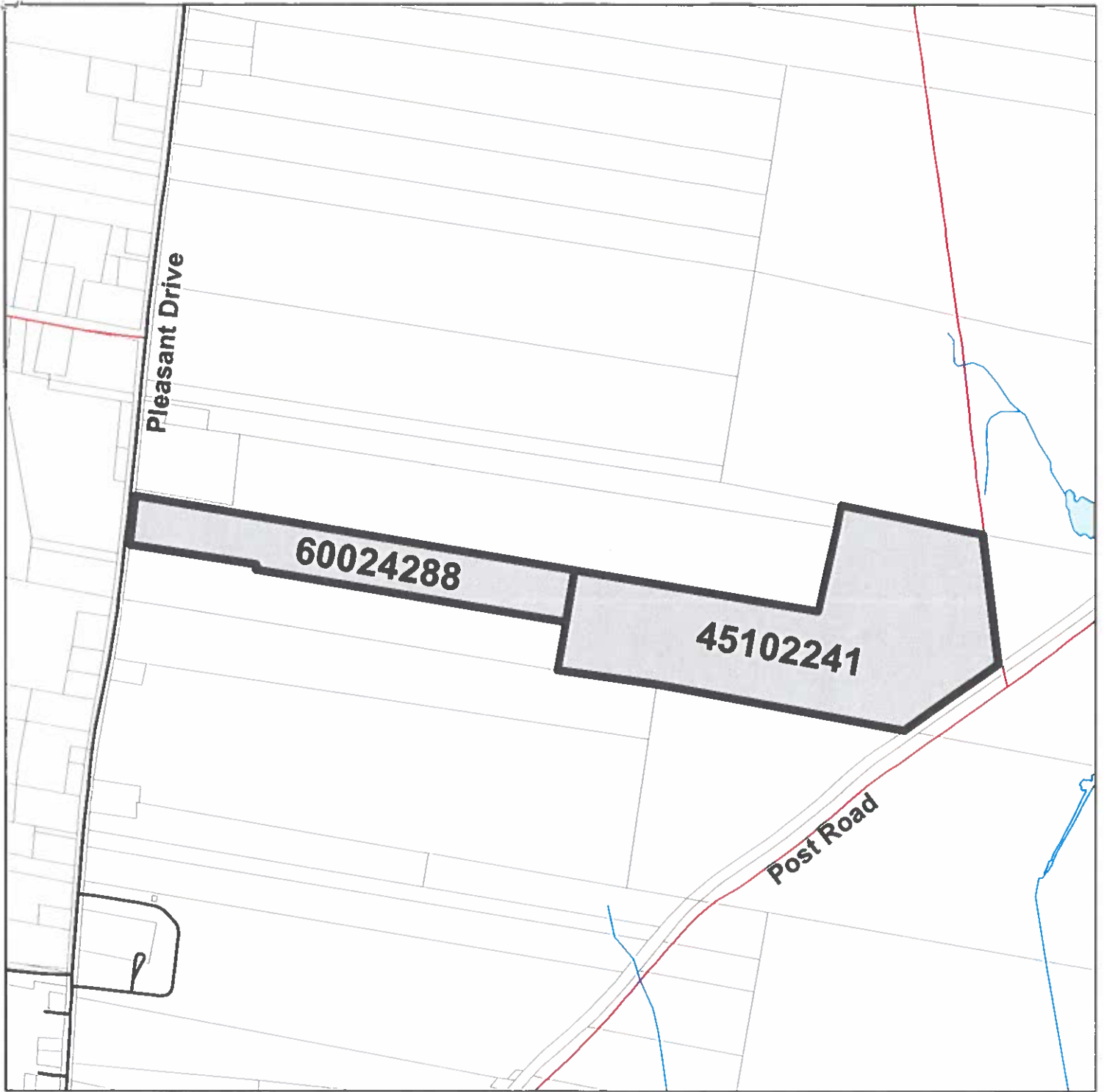
Third Reading:

May 22, 2024

Kevin Nicklin, Mayor

Andrea Mazerolle, Clerk





**MUNICIPALITY OF GRAND LAKE**

Schedule 10-E  
By-Law Number 10  
Village of Minto Rural Plan  
Dated: June 2024

This By-Law Rezones portions of properties as shown from Residential (R Zone) and Resource Use (RU Zone) to Comprehensive Development District (CDD Zone) under Section 59 of the Community Planning Act

 **Subject Property**

0 125 250 375 500 metres



Scale 1:10,000



**Municipality of Grand Lake**  
**By-Law No. 10**  
**Agreement**

THIS AGREEMENT MADE THIS 22 day of May 2024.

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

AND: Lindon Chambers (hereinafter referred to as the "applicant")

WHEREAS the Municipality has been asked to rezone property currently owned by Lindon Chambers located in the Municipality of Grand Lake, NB, PIDs 60024288 and 45102241, from Resource Use (RU) Zone and Residential (R) Zone, respectively, to Comprehensive Development District (CDD) 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 prior to the issuance of any building permits or subdivision approvals, the Applicant enter into a Developers Agreement with the Municipality.
2. THAT a certified wetland delineator conduct an assessment to determine the presence of a wetland and/or watercourse. If a wetland and/or watercourse are present, a formal

delineation is required, as per the DELG Wetland Delineation Protocol.

3. THAT any alterations within 30 meters of a watercourse or wetland necessitate 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 should the development require a lift station for the wastewater system, approval be obtained from the Approvals Branch of the Department of Environment and Local Government.
5. THAT prior to any multi-unit residential development, the Applicant contact the Department of Environment and Local Government to confirm whether the development requires an EIA registration. If an EIA is required, that all Environmental Impact Assessment requirements and certificate of determination conditions are met.
6. THAT prior to any development, including any ground disturbance activities, an archaeologist with a valid Archaeological Field Research Permit, complete an Archaeological Impact Assessment.
7. THAT prior to any land clearing, the Applicant obtain a work permit from the Department of Natural Resources and Energy Development, as per the Forest Fires Act.

**Municipality of Grand Lake  
By-Law No. 10  
Agreement**

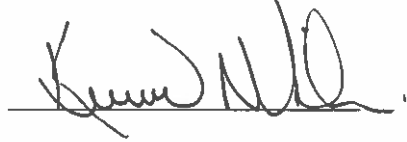
8. THAT the Applicant contact the Department of Transportation and Infrastructure to obtain an access approval.
9. THAT access to the property and future streets be a public road designed and built to meet the standards outlined in the publication prepared by the Department of Transportation and Infrastructure entitled "A Guide to the Minimum Standards for the Construction of Subdivision Roads and Streets 2017."
10. 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.

Municipality of Grand Lake  
By-Law No. 10  
Agreement

In WITNESS WHEREOF the heretofore parties  
mentioned have hereunto set their hands and  
seals this 22 day of May 2024.

SUNBURY-YORK SOUTH RURAL COMMUNITY



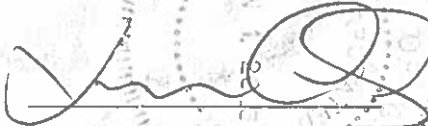
MAYOR



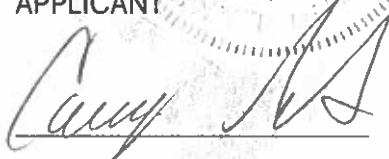
CLERK



WITNESS



APPLICANT



WITNESS

**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. 10 – A By-Law to Amend the Village of Minto Rural Plan* 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. 10 – A By-Law to Amend the Village of Minto Rural Plan* adopted by the local government council of the Municipality of Grand Lake on the 22<sup>nd</sup> of May 2024.

Dated at the Capital Region Service Commission on the 27<sup>th</sup> of June 2024.



Malinda Parks  
Print Name

[Signature]  
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> The proposal is to build a large subdivision of compact homes connected to the public sewage system to serve the community.	
<input checked="" 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> The full plan includes compact house, town houses, and apartments.	
<input checked="" 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> the proposal is for a range of compact houses that will be affordable for the community.	
<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> The development will be connected to the existing municipal sewage system and does not require an EIA review.	
<input checked="" 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> Public sewer is available to this property.	
<input 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> N/A	
<input type="checkbox"/>	<b>SP.7</b> Promote a range of transportation options, including public, regional and active transportation.



*The document meets this SPI because: As a compact development, outside hazard areas, this proposal does not contribute to additional climate change vulnerabilities.*



**CC.2** Consider how the siting and design of infrastructure can improve air quality and energy conservation and efficiency, minimize the health and public safety impacts of climate change and increase climate resiliency.

*The document meets this SPI because: As compact development, outside hazard areas, this proposal does not contribute to additional climate change vulnerabilities.*

## **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: Verified through the GeoNB open data catalogue, this property is not in a flood or natural hazard area.*



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

*The document meets this SPI because: This property is not in a flood or natural hazard area.*



**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: N/A - this property is not in a flood or natural hazard area.*



**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: N/A – this property is not in a flood or natural hazard area.*

## **NATURAL RESOURCE DEVELOPMENT**



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

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:

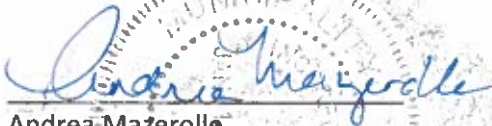
That I am the clerk of the said Municipality of Grand Lake, and as such have the custody of the minutes and records of the Council of the said Municipality of Grand Lake and the Common Seal of the said Municipality.

That hereto attached is a true copy of a by-law entitled By-Law No. 10, enacted by the Municipality of Grand Lake Council on the (day) of (month), (year).

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 Municipal Office on the (day) of (month),(year).

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



Andrea Mazerolle  
Clerk

(Stamp seal here)