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**Central York Rural Community**  
**By-Law No. A-7**  
**A By-Law to Amend the Estey's Bridge Planning Area Rural Plan Regulation (20-ETB-067-00)**

Pursuant to section 59 of the *Community Planning Act*, the Council of the Central York Rural Community enacts the following amendments to *The Estey's Bridge Planning Area Rural Plan Regulation (20-ETB-067-00)*.

1. The following amendment to subsection 2.5(1):  
  
2.5(1) For the purposes of this Regulation, the designated area is divided into zones as delineated on the map attached as Schedule "A", entitled "Estey's Bridge Planning Area Zoning Map", and amended by Schedule "B-1".
2. That the land having PID 75141499, as shown on the map herein attached as Schedule B-1 and subject to the agreement herein attached as Schedule B, is hereby rezoned, pursuant to section 59 of the *Community Planning Act*, from Resource – "RE" Zone to Rural – "RU" Zone, within the Rural Community of Central York of the parish of Douglas and the county of York, being within the designated area of the Estey's Bridge Planning Area Rural Plan Regulation.

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 13, 2023          
Second Reading:         June 13, 2023          
Third Reading:         June 27, 2023        

  
David Duplessis, Mayor

  
Duncan Walker, CAO



**Central York Rural Community  
By-Law No. A-7  
Schedule B**

THIS AGREEMENT MADE THIS 14<sup>th</sup> day of Sept. 2023

Between: THE CENTRAL YORK 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: Jeff and Shannon Thibault (hereinafter referred to as the "applicant")

WHEREAS the Municipality has been asked to rezone property currently owned by Jeff and Shannon Thibault, located at 681 Kingsley Road, Central York, NB, PID 75141499, from from Resource – "RE" 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 waste be appropriately disposed of and that there not be any final waste disposal on the property.
2. THAT the applicant contact the Source and Surface Water Management Branch of the Department of Environment and Local Government to verify a potential unmapped

watercourse or wetland on the proposed area of development.

3. THAT any alterations in or within 30 metres of a watercourse or wetland 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 all signs be in accordance with the applicable provisions of the Estey's Bridge Planning Area Rural Plan Regulation (20-ETB-067-00).
5. THAT parking be in accordance with the applicable provisions of the Estey's Bridge Planning Area Rural Plan Regulation (20-ETB-067-00) and in accordance with any applicable Department of Transportation and Infrastructure policies.
6. THAT outdoor lighting be located, arranged, or shielded so as to not interfere with traffic proceeding along the public street or with nearby landowners in the reasonable enjoyment of their properties.
7. THAT no derelict vehicles be stored on the property.
8. THAT the operation of the motorcycle service and customization shop

Central York Rural Community  
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Schedule B


adhere to all applicable government regulations.


9. THAT the rezoning of the lands herein does not, in itself, mean an approval on the issuing of subsequent permits or approval, such as, for subdivision design or building construction.

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 14<sup>th</sup> day of SEP. 2023.

CENTRAL YORK RURAL COMMUNITY

  
MAYOR

  
CLERK

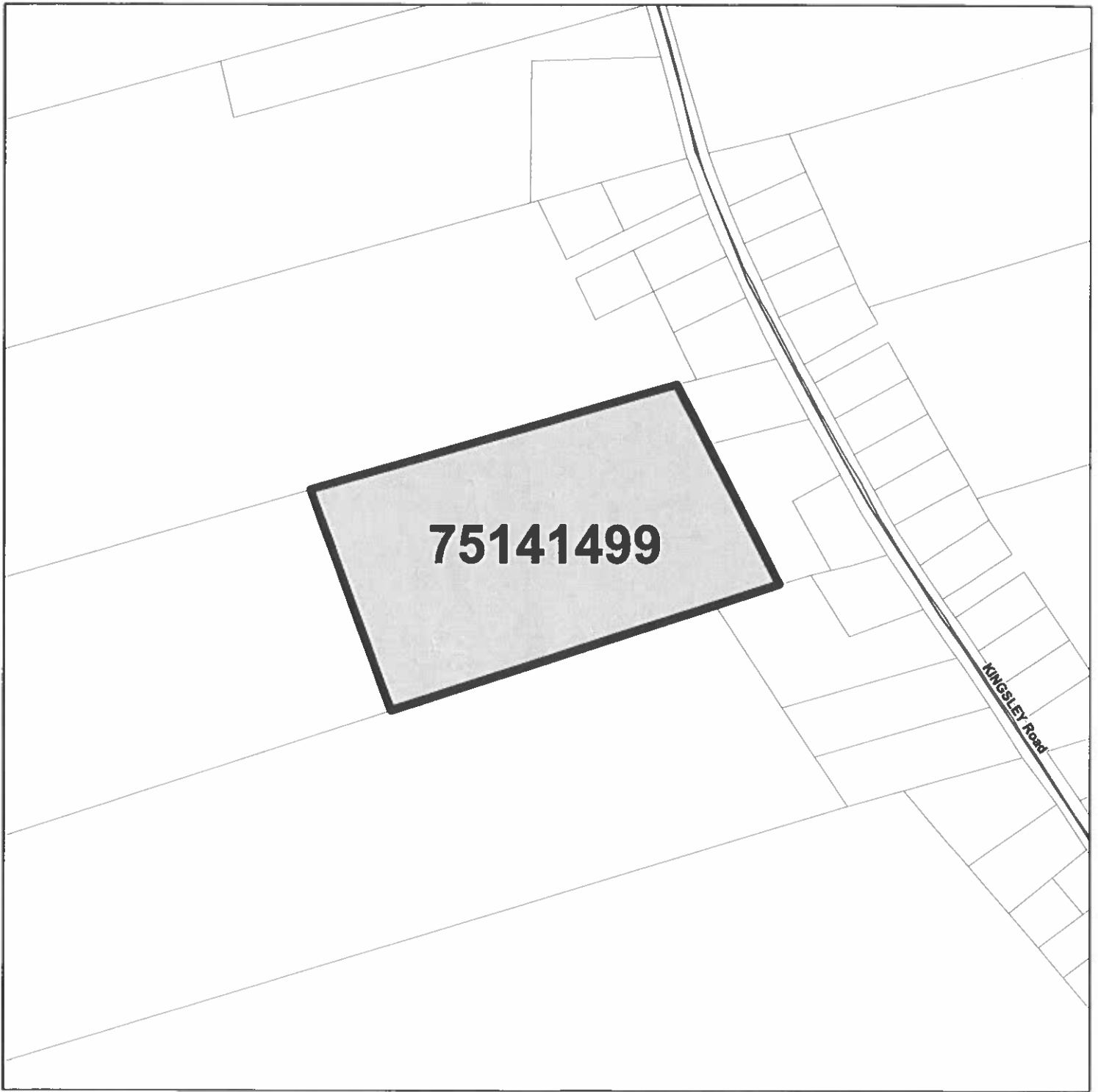
  
WITNESS

  
JEFF THIBAULT

  
SHANNON THIBAULT

  
WITNESS





Central York - Estey's Bridge Planning Area  
By-Law A-7  
Schedule B-1  
May 2023

This By-Law Rezones portions of properties as shown  
from Resource (RE Zone) to Rural (RU Zone)  
under Section 59 of the Community Planning Act

 **Subject Property**

0 60 120 180 240 metres



Scale 1:5,000



PROVINCE OF NEW BRUNSWICK  
CENTRAL YORK RURAL COMMUNITY

I, Duncan Walker, of the Central York Rural Community in the County of York and Province of New Brunswick, do hereby certify:

That I am the clerk of the said Central York Rural Community, and as such have the custody of the minutes, records, and the Common Seal of the Council of Central York Rural Community.

That hereto attached is a true copy of a by-law entitled A-7, A By-law to Amend the Estey's Bridge Planning Area Rural Plan Regulation (20-ETB-067-00), enacted by the Central York Rural Community Council on the 27<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 Central York Rural Community on the 14th of September 2023.

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



Duncan Walker  
CAO/Clerk/Treasurer



**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. A-7 – A By-Law to Amend the Estey's Bridge Planning Area Rural Plan Regulation (20-ETB-067-00)* 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. A-7 – A By-Law to Amend the Estey's Bridge Planning Area Rural Plan Regulation (20-ETB-067-00)* adopted by the local government council of the Central York Rural community on the 27<sup>th</sup> of June, 2023.

Dated at the Capital Region Service Commission on the 6<sup>th</sup> of October, 2023.



Malinda Parks  
Print Name

[Signature]  
Signature