

**BY-LAW NO. 22-FNB-056-01**

**A BY-LAW TO AMEND BY-LAW NO. 22-FNB-056-00, BEING THE  
RURAL PLAN FOR THE FUNDY BAY PLANNING AREA**

**BE IT ENACTED** by the Council of the Municipality of Eastern Charlotte as follows:

By-law No. 22-FNB-056-00, the Rural Plan for the Fundy Bay Planning Area, is amended by:

- 1. Changing the zone as shown on the Zoning Map attached to the said By-law as Schedule “A” thereof for the lands shown on Schedule “1” attached hereto and forming part hereof from the Agriculture and Forestry “AF” Zone to Mixed Use "MU" Zone.

Read the first time this 18 day of June, 2025.

Read the second time this 18 day of June, 2025.

Read the third time this xx day of xxx, 20xx.



\_\_\_\_\_  
John Craig, Mayor

\_\_\_\_\_  
Jason Gaudet, Clerk

**BY-LAW NO. 22-FNB-056-01**  
**Schedule “A”**



By-law 22-FNB-056-01  
Schedule “1”  
Portion of PID 0134459  
Rezoning from Agriculture and Forestry “AF” Zone to  
Mixed Use “MU” Zone

- Zoning
-  Agriculture and Forestry "AF" Zone
  -  Mixed Use "MU" Zone

0 10 20 30 40 50 m



**BY-LAW NO. 22-FNB-056-01**  
**SCHEDULE “C-1”**  
**RESOLUTION**  
**PARCEL IDENTIFIER # 01344589**

WHEREAS 738777 N.B. INC. is the owner of certain Lands, located at Route 176. and identified by PID# 01344589, in Fundy Bay, New Brunswick, as shown in Schedule “A” (hereinafter referred to as the "Development Site")

AND WHEREAS the Municipality of Eastern Charlotte has rezoned the “Development Site”, from the Agriculture and Forestry “AF” Zone to the Mixed Use “MU” Zone, under By-law 22-FNB-056-01, a By-law to Amend By-law 22-FNB-056-00, passed on XXXX, 2025, and subject to the terms and conditions imposed in this resolution;

BE IT RESOLVED that the Council of the Municipality of Eastern Charlotte, pursuant to Section 59 of the *Community Planning Act*, imposes the following terms and conditions on the rezoning:

1. A five (5) meter wide landscaped buffer, including a fence, or hedge, or shelter belt of trees shall be installed and/or maintained along the northern lot line.
2. A thirty (30) meter wide buffer, with a minimum two (2) meter high visual screen consisting of either fences or hedges or a belt of trees shall be installed and/or maintained along a lot line adjacent to a residential use.
3. Any lighting is shielded, downward facing, and directed so that no light shines onto another property.