

BY-LAW NO. Z.2.7

A BY-LAW TO AMEND BY-LAW Z.2, BEING THE RURAL PLAN FOR THE VILLAGE OF BLACKS HARBOUR

The Council of Eastern Charlotte, under the authority vested in Section 58 and 59 of the *Community Planning Act*, hereby amends By-Law Z.2, the *Village of Blacks Harbour Rural Plan*, and makes following By-law:

1. That the By-law Z.2 is hereby amended by adding the Integrated Development “ID” Zone, in alphabetical order, to the list of zones under section 16.7(2).
2. That the By-Law Z.2 is hereby amended by rezoning land with the Property Identifier (PID) 15219975 from the Single & Two Family Residential “R-1” Zone to the Integrated Development “ID” Zone, as mapped on Schedule C-2 (and further demarcated by Schedule “1”) subject to terms and conditions as contained within attached Schedule C-1, attached hereto and forming part hereof, the resolution registered against the property.
3. Schedule A of By-Law Z.2 is hereby amended by the attached Schedule C-2.

Read the first time this 18th day of March, 2026

Read the second time this 18th day of March, 2026

Read the third time this day of

John Craig, Mayor

Jason N. Gaudet, Clerk

**SCHEDULE “C-1”
RESOLUTION
PARCEL IDENTIFIERS 01324284 AND 15164718**

WHEREAS RCM Lefaive Holdings Inc. is the owner of certain Lands, located at Greenlaw Valley Road and identified by PID 15219975, in Eastern Charlotte, New Brunswick, as shown in Schedule “C-2” (hereinafter referred to as the "Development Site" and demarcated separately by Schedule “1” on the zoning map);

AND WHEREAS the Council of Eastern Charlotte has rezoned the “Development Sites”, from the Single & Two Family Residential “R-1” Zone to Integrated Development (ID) Zone under By-Law Z.2.7, a By-Law to Amend By-Law Z.2, passed on June 1, 2026, and subject to the terms and conditions imposed in this resolution;

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

1. That for the purposes of this development, the following words are thus defined:

“**COTTAGE ESTABLISHMENT**” Refers to a group of single-unit dwellings that may be used for either short-term or long-term rental accommodations.

2. That the Development Site depicted as Schedule “1” on the rezoning map in Schedule C-2, is subject to the following dimensional standards for the development of a cottage establishment:
 - a. Minimum lot area: **1 hectare**;
 - b. Minimum lot frontage: **10 metres**;
 - c. Minimum lot depth: **70 metres**;
 - d. Required street line setback: **7.5 metres**;
 - e. Required lot line setback: **3 metres**; and,
 - f. Maximum building height: **8.5 metres**.
3. Notwithstanding any required setback, a minimum 30-metre shoreline buffer shall be maintained from the ordinary high-water mark of the Sturgeon Cove. Selective tree removal within the buffer may be permitted to a maximum of 25% of the buffer area for the purpose of creating water views and accommodating water-dependent accessory structures, such as stairs, decks, or piers, provided shoreline stability and erosion control are maintained.
4. Prior to the issuance of any building or development permit on the Development Site, an abbreviated groundwater supply assessment shall be prepared by a qualified professional engineer or hydrogeologist, and that the results shall be reviewed by the Development Officer for compliance with Policy 12.2.2(4) of the *Village of Blacks Harbour Rural Plan*.

5. That a privacy fence or landscaped hedge with a minimum height of 2 metres shall be installed along the portion of the driveway that abuts 226 Greenlaw Valley Road (PID 01222991), and be maintained.
6. That the development of the cottage establishment may include up to a maximum of five (5) cottage dwellings that are designed in general conformity with the concept drawing in Schedule “C-3,” and may include any accessory buildings or uses, such as, but not limited to, garages, sheds, well pump houses, decks, stairs, or piers.

In the event of any breach of these terms and conditions, or any amendments made to them, or other applicable provisions of the Village of Blacks Harbour Rural Plan, or of any amendments made to them, by RCM Lefaive Holdings Inc., their heirs, assigns or successors, or any other owner or operator of the lands herein identified, the said RCM Lefaive Holdings Inc., their heirs, assigns or successors, or any other owner or operator of the lands herein identified may lose the right to use the particular lands where the breach occurred as herein specified by By-Law Z.2.7 (on the lands having Property Identifier 15219975) and the use of that particular portion of land may revert to the previous zone, namely, the Single & Two Family Residential “R-1” Zone of the Village of Blacks Harbour Rural Plan – Community Planning Act.

Moved by Councillor: _____ ; and,

Seconded by Councillor: _____

Carried
This _____ day of _____, 2026.

BY-LAW NO. Z.2.7 Schedule "C-2"



Village of Blacks Harbour Rural Plan By-law Z.2

- RURAL ZONE (RR)
- SINGLE & TWO FAMILY RESIDENTIAL ZONE (R -1)
- ▨ INTEGRATED DEVELOPMENT ZONE (ID)

0 50 100 m



BY-LAW NO. Z.2.7
Schedule "C-3"

Cottages – general concept drawing:

