

**BY-LAW NO. 20-PEN-010-02**

**A BY-LAW TO AMEND BY-LAW NO. 20-PEN-010-01, BEING THE  
RURAL PLAN FOR THE PENNFIELD AND BEAVER HARBOUR  
PLANNING AREA**

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

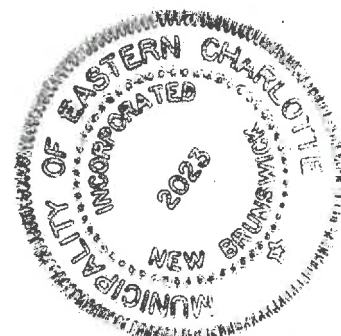
By-law No. 20-PEN-010-01, the Rural Plan for the Village of Blacks Harbour, is amended by:


- 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 Rural Residential "RR" Zone to Mixed Use "MU" Zone.


Read the first time this 3rd day of December, 2024

Read the second time this 3rd day of December, 2024

Read the third time this 15th day of January, 2025



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

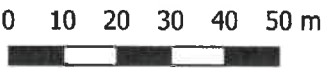
  
\_\_\_\_\_  
Jason Gaudet, Clerk

<p>This instrument purports to be a copy of the original registered or filed in the</p> <p><u>Charlotte</u> County Registry Office New Brunswick</p> <p><u>2025-03-24</u> date</p>	<p>Exemplaire présenté comme copie conforme à l'instrument enregistré ou déposé au bureau de l'enregistrement du comté de</p> <p><u>Charlotte</u> Nouveau-Brunswick</p> <p><u>45905818</u> number / numéro</p>
--	--

**BY-LAW NO. 20-PEN-010-02**  
**Schedule “A”**



- Zoning**
- Agriculture and Forestry "AF" Zone
  - Mixed Use "MU" Zone
  - Rural Residential "RR" Zone



**BY-LAW NO. 20-PEN-010-02**  
**SCHEDULE “C-1”**  
**RESOLUTION**  
**PARCEL IDENTIFIER # 15208804**

WHEREAS Romeo Laurden Jeminos and Charina Rafallo Maravillas are the owner of certain Lands, located at Route 176. and identified by PID# 15208804, in Saint Andrews, 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 from the Rural Residential “RR” Zone to the Mixed Use “MU” Zone, under By-law 20-PEN-010-02, a By-law to Amend By-law 20-PEN-010-01, passed on January 10, 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. The food truck shall be located at least 15m from the front property line,
2. A parking area for four guest vehicles shall be maintained on the property and shall not be located closer than 7.5m from the front property line; and
3. Signage stating ‘onsite parking only’ shall be installed.

I, **Jason Gaudet**, of the local government of Eastern Charlotte, in the County of Charlotte and Province of New Brunswick, Clerk, DO SOLEMNLY DECLARE:

1. THAT I am the Clerk of the local government of Eastern Charlotte, a municipal corporation, and have personal knowledge of the facts herein declared.
2. THAT the requirements of Sections 59, 110 and 111 of the *Community Planning Act* have been complied with in respect to Bylaw No. 20-PEN-010-02, A By-law to amend Bylaw No. 20-PEN-010-01, Being the Rural Plan for the Pennfield and Beaver Harbour Planning Area.
3. AND I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Evidence Act*.

DECLARED before me at Eastern Charlotte,  
in the County of Charlotte  
and Province of New Brunswick,

this 17<sup>th</sup> day of January, 20 25

**AMY CARTER**

Commissioner for taking affidavits  
to be read in The Court of King's Bench  
of New Brunswick  
My Commission expires June 23 2028

Amy Carter

COMMISSIONER OF OATHS



Jason N. Gaudet, Clerk