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2024-03-06  
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PROVINCE OF NEW BRUNSWICK  
Village of Arcadia

I, Monique Leblanc of the Village of Arcadia in the County of Queens and Province of New Brunswick, do hereby certify:

That I am the clerk of the said Village of Arcadia, and as such have the custody of the minutes and records of the Council of the said Village of Arcadia and the Common Seal of the said Village.

That hereto attached is a true copy of a by-law entitled By-law #6.8, a By-Law to Amend the Village of Cambridge-Narrows Rural Plan, enacted by the Village of Arcadia Council on the 18<sup>th</sup> of December 2023.

That I have carefully compared the said by-law with the original and the same is a true copy thereof.

Dated at the Village of Arcadia on the 5th of February, 2024.

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



Monique LeBlanc  
Acting Clerk



Village of Arcadia

By-law No. 6.8

A By-law to Amend the Village of Cambridge-Narrows Rural Plan

Pursuant to section 59 of the *Community Planning Act*, the Council of Arcadia Village enacts the following amendment to the *Village of Cambridge Narrows Rural Plan By-law No. 6.1*.

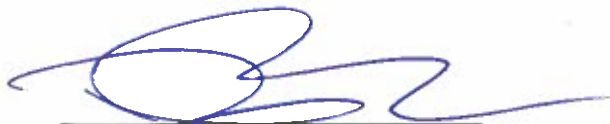
1. That the land having PID 45209541, as shown on the map herein attached as Schedule D-1, is hereby rezoned, subject to terms and conditions contained in Schedule D, pursuant to section 59 of the *Community Planning Act*, from Village Centre – “VC” Zone to Rural – “RU” Zone, within Arcadia Village of the Parish of Johnston and the County of Queens, being within the area designation of the *Village of Cambridge-Narrows Rural Plan – Community Planning Act*.
2. The following definition is added to subsection 14.2 of Part C:  
“Hobby farm” means a small agricultural activity that is an accessory use to the principle residential use and is not carried out for financial gain or reward.
3. The following secondary use is added to subsection 19.1(1)(c):  
vii. hobby farm, subject to section 19.8.

This By-law shall come into effect and be binding on all persons as of and from the date filed at the Registry Office.

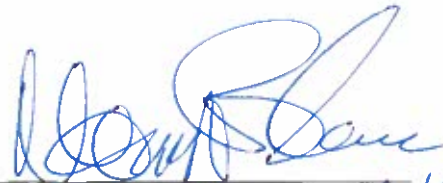
First Reading: 2023-11-20

Second Reading: 2023-11-20

Third Reading: 2023-12-18



Derek Pleadwell, Mayor



Alexis Trebble, Clerk

A/Clerk



**Village of Arcadia**  
**By-Law No. 6.8**  
**Schedule D**

THIS AGREEMENT MADE THIS 18 day of December 2023

Between: THE VILLAGE OF ARCADIA, a Municipal Body Corporate, being situated in the Parish of Johnston and County of Queens, in the Province of New Brunswick (hereinafter referred to as the "Municipality")

AND: Arthur and Ashley McCarthy (hereinafter referred to as the "applicant")

WHEREAS the Municipality has been asked to rezone property currently owned by Arthur and Ashley McCarthy, located at 1710 Waterside Drive, Cambridge-Narrows, NB, PID 45209541, from Village Centre – "VC" 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 alterations in/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*;

That any new development proposed within the 2018 Lower Saint John River flood extent

- a. incorporate adequate mitigation measures with respect to flooding through a plan demonstrating the flood proofing of all electrical, mechanical, and plumbing by design or by elevation within the habitable part of the structure, from a professional engineer licensed to practice in New Brunswick; or
  - b. placement of a trailer and accompanying accessory structures such as sunrooms, porches, roofs or decks and accessory buildings, be restricted before May 30 and be removed on or prior to November 30 in any given year;
3. That animal units be restricted to 5 horses;
  4. That manure be stored within 5 metres of the barn;
  5. That uses and livestock facility setbacks meet the requirements as stated in the Village of Cambridge-Narrows Rural Plan or be varied through the Planning Review and Adjustment Committee;
  6. That the rezoning of the lands herein does not, in itself mean an approval on the issuing of subsequent permits or approvals, such as, for building construction or subdivision design.

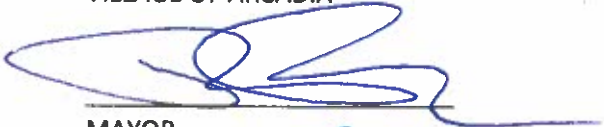
Any violations of terms and conditions as set out by Council resolutions and contained within these agreements may result in the termination and cancellation of this rezoning within 30 days written notices.



Village of Arcadia  
By-Law No. 6.8  
Schedule D

In WITNESS WHEREOF the heretofore parties mentioned have hereunto set their hands and seals this  
18 day of 12 2023.

VILLAGE OF ARCADIA

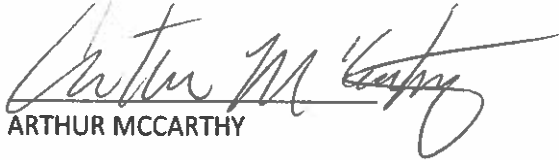


MAYOR



CLERK

Jamara Gordon  
WITNESS

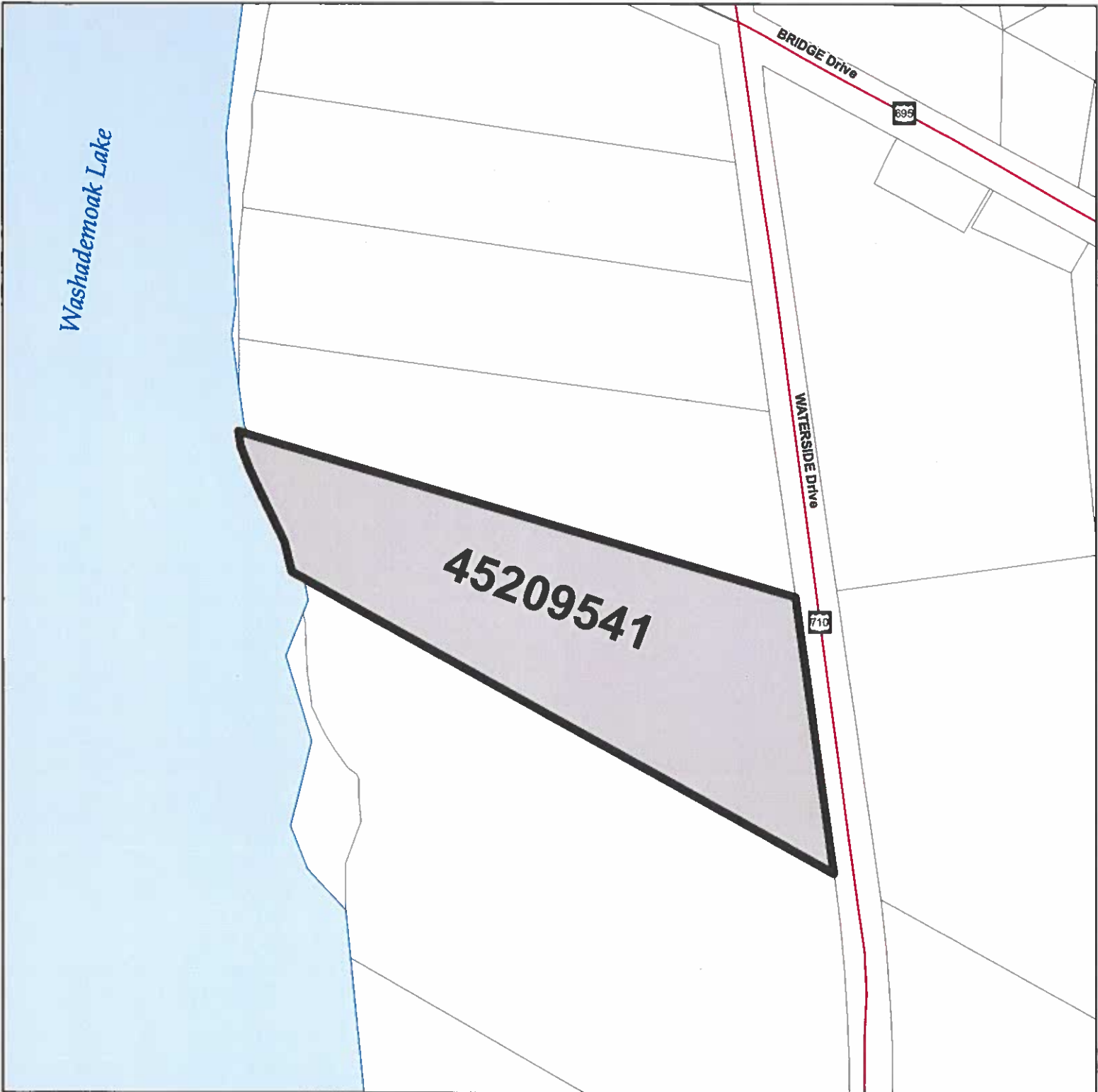


ARTHUR MCCARTHY

Ashley McCarthy  
ASHLEY MCCARTHY

Alicia Jussoe  
WITNESS





By-Law Number 6.8  
Dated: July 2022

This By-Law Rezones property as shown from  
Village Center (VC Zone) to Rural (RU Zone)  
under Section 59 of the Community Planning Act.



**Subject Property**

0 30 60 90 120 metres



Scale 1:2,500

