



I certify that this instrument
is registered or filed in the
Restigouche
County Registry Office,
New Brunswick

J'atteste que cet instrument est
enregistré ou déposé au bureau
de l'enregistrement du comté de
Restigouche
Nouveau-Brunswick

2024-11-26 15:09:48 45569697
date date heure numéro
Emma Edemou
Registrar-Conservateur

ARRÊTÉ N° M-1-24

BY-LAW NO. M-1-24

**UN ARRÊTÉ POUR MODIFIER
L'ARRÊTÉ N° M-1, ARRÊTÉ PORTANT
ADOPTION D'UN PLAN MUNICIPAL**

**A BY-LAW TO AMEND BY-LAW
NO. M-1, MUNICIPAL PLAN BYLAW**

Le Conseil de Campbellton, en vertu de l'autorité qui lui est confiée par la *Loi sur l'urbanisme*, prend ce qui suit :

The Council of the of Campbellton, under the authority vested in it by the *Community Planning Act*, makes the following:

1. *Le paragraphe 3 a) de l'Arrêté N° M-1 est amendé en ajoutant l'alinéa xix) qui suit immédiatement après l'alinéa xviii)*

1. *Subsection 3 a) of By-law No. M-1 is amended by adding paragraph (xix) as follows immediately after paragraph (xviii):*

xix) Carte B-19, datée juin 2024

(xix) Map B-19, dated June 2024

2. *L'utilisation du sol des terrains délimités sur la carte B-19 et placée en Annexe B-19 du présent arrêté devient « Commerce Routier Classe 2».*

2. *The land use of the properties delineated on Map B-19 attached as schedule B-19 to this by-law becomes « Highway Commercial Class 2 »*

1^{re} LECTURE PAR TITRE : 21 octobre 2024
2^e LECTURE PAR TITRE : 21 octobre 2024
LECTURE INTÉGRALE: 28 octobre 2024
3^e LECTURE PAR TITRE
ET ADOPTION: 28 octobre 2024

1st READING BY TITLE: October 21, 2024
2nd READING BY TITLE: October 21, 2024
READING IN FULL: October 28, 2024
3rd READING BY TITLE
AND ADOPTION: October 28, 2024

Henri Guay
MAIRE/MAYOR

Julie Caron
GREFFIERE ADJOINTE/
ASSISTANT CITY CLERK

APPROVED
Pursuant to the
Community Planning Act

APPROUVÉ
En application de la
Loi sur l'urbanisme

Paul Yoon
For - Minister / pour le/la Ministre
Local Government and Governance Reform
Gouvernement Local et de la Réforme de la gouvernance locale

November 18, 2024
Date



**Modification à la Carte "B", intitulée
Plan d'utilisation du sol du Plan
Municipal de la City of Campbellton.**

**Amendment to Map "B", entitled
Land Use Plan of the Municipal
Plan of the City of Campbellton**

**Annexe B-19 de l'arrêté M-1-24
Schedule B-19 of by-law M-1-24**

**Carte / Map
B-19**

LÉGENDE / LEGEND



**L'utilisation du sol des terrains qui sont
ombragés et délimités tels qu'illustrés
dans la légende ci-dessus
devient Commerce Routier Classe 2**

**The land use of the lands shaded and
delineated as illustrated by
the legend above becomes
Highway Commercial Class 2**

**Propriétaire / Owner
Luc Enterprises Ltd**

**Juin 2024
June 2024**





Déclaration d'un Urbaniste professionnel certifié (UPC)

Registered Professional Planner (RPP) Certification

Je soussigné, _____
Nom de l'urbaniste professionnel certifié

I, Kim Thompson
Name of Registered Professional Planner

résidant à _____
Nom de la communauté où réside l'urbaniste

residing in the
Town of Heron Bay
Name of the community where the planner resides

dans la province de Nouveau-Brunswick, certifie par les présentes :

In the Province of New Brunswick, do hereby certify:

1. Que je suis un urbaniste professionnel certifié en règle, au sens de la *Loi sur les urbanistes professionnels certifiés* du Nouveau-Brunswick.
2. Que ce document s'intitule

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

_____ Titre du document

By-law No. M-1-24, "A By-law to Amend By-law No. M-1, Municipal Plan By-law"
Name of document

et qu'il s'agit d'un ou d'une :

and is a:

- Plan municipal
- Plan rural d'un gouvernement local
- Plan rural d'un district rural
- Arrêté de zonage
- Arrêté de lotissement
- Arrêté concernant les redevances d'aménagement
- Arrêté concernant les ententes de zonage incitatif
- Plan régional d'aménagement du territoire
- Modification d'un :

- Municipal plan
- Rural plan for a local government
- Rural plan for a rural district
- Zoning by-law
- Subdivision by-law
- Development charge by-law
- Incentive or bonus zoning agreement by-law
- Regional land use plan
- Amendment to a:

_____ Identifier le type de document modifié

Municipal Plan
_____ Identify type of document being amended

au sens de la *Loi sur l'urbanisme* du Nouveau-Brunswick.

as defined in the *Community Planning Act* of New Brunswick.



3. Que ce document a été préparé sous ma direction.

3. That this document was prepared under my direction.

4. Que ce document est conforme aux dispositions de la *Loi sur l'urbanisme* du Nouveau-Brunswick et aux règlements d'application de cette loi, notamment qu'il est cohérent et aligné sur le *Règlement sur les déclarations d'intérêt public*, comme le précise l'analyse ci-jointe.

4. That this document complies with the provisions of the *Community Planning Act* of New Brunswick and the Regulations under that act, including that this document is consistent and aligned with the *Statements of Public Interest Regulation*, as detailed in the attached analysis.

5. Que ce document est

5. This document is

 Nom et le numéro de l'arrêté

By-law No. M-1-24, "A By-law to Amend By-law No. M-1, Municipal Plan By-law"

Insert by-law name and number

adopté par le Conseil de

adopted by the Council of the

 Nom de la municipalité ou communauté rurale

Campbellton Regional Community

Name of the municipality or rural community

le _____
 jour-mois-année

on the **28th day of October, 2024**
 day-month-year

Fait à

Dated at the

 Nom de la communauté ou la signature est apposée

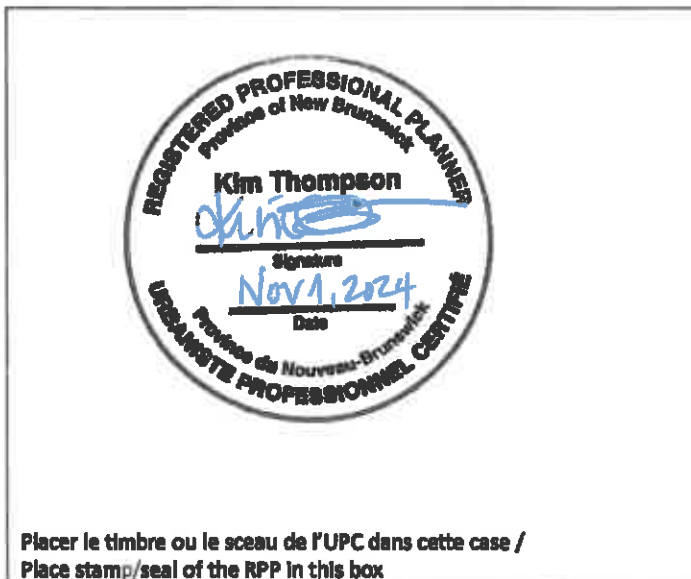
N-B

Campbellton Regional Community
 Name of community where signature is made

NB

le _____
 jour-mois-année

on the **1st day of November 2024**
 day-month-year



Placer le timbre ou le sceau de l'UPC dans cette case /
 Place stamp/seal of the RPP in this box

Kim Thompson

Nom en caractères d'imprimerie / Print Name

 Signature

Analysis Demonstrating Compliance to the *Statement of Public Interest Regulation*

As of October 1st, 2023, SPIs apply to new land use plans, new by-laws, and new amendments. The SPIs are not retroactive; land use plans, by-laws or regulations that were in force prior to SPI enactment remain in effect until they are amended or replaced. This means some land use plans and by-laws will not be consistent with the SPIs until they are amended. As of January 1st, 2023, all local governments and rural districts in New Brunswick are required to have land use plans in place by January 1st, 2028.

A Registered Professional Planner (RPP) may provide their analysis in a different format; however, they must ensure the following are provided:

1. a list of which Statements of Public Interest are supported by the document, and
2. an explanation as to how each Statement of Public Interest is supported by the document.

The *Statement of Public Interest Regulation* includes five statements with supporting policies. The following analysis should clearly identify which Statements are supported by the document and how.

How to use

Check the SPIs that are supported by the proposed amendment and explain how the amendment is consistent with each SPI. For any SPI that does not apply, indicate "n/a".

Proposed amendment and its purpose

By-law No. M-1-24, "A By-law to Amend By-law No. M-1, Municipal Plan By-law"

The proposed amendments will change the land use designation and the zoning of the lands belonging to Luc Enterprises Ltd, located at 107 Thompson Road in Campbellton and being a portion of PIDs 50003367, 50002591 and 50003375.

The main building at 107 Thompson Road was originally built in 1988 after the former Restigouche Planning Commission granted a similar and compatible use variance. The Planning Commission determined that a general contractor's use was similar to the agricultural and forestry uses permitted in the "Green Belt Zone" in effect at that time. The 2009 rezoning re-authorized the general contractor business, allowing the owner to obtain a license for his mechanic to perform NB vehicle inspections on the company trucks, but also allowed only one expansion to the main building. The 2009 rezoning included approximately 4 acres of land fronting on Thompson Road and surrounding the main building, allowing accessory buildings, containers, tanks and parking areas for storage of salt, sand, tools, petroleum products, heavy vehicles and equipment.

By-law No. M-1-24 will change the land use designation from "Peripheral Development" to "Highway Commercial Class 2", in order to permit By-law No. Z-1-62 to change the zoning from "Peripheral - PR" to "Highway Commercial Class 2 - HC2". These amendments will allow a second expansion of the existing main building, rezoned in 2009 to allow one expansion only. In addition, the company's activities expanded outside the 4 acres rezoned in 2009, developing outdoor areas for storage of materials recovered from the company's operations and storage of sand, gravel and aggregates. As a result, the proposed amendments will also increase the land designated and zoned HC2 from 4 acres to 16 acres. The Campbellton Municipal Plan prescribes three Highway Commercial categories, Class 1, 2 and 3. Regarding Class 2, the Plan mentions: "This type of Highway Commercial designation is the one that resembles most to a Light Industrial area ... As a result of this new approach, the Industrial designation in the previous municipal plan becomes Highway Commercial Class 2 with the new revision." A general contractor is an industrial use and should be rezoned as such.



SETTLEMENT PATTERNS



SP.1 Promote efficient development and land use patterns that are in the best interests of the Province, local governments and residents of the Province in the long-term.

The document meets this SPI because:

- In changing the land use designation of 16 acres of land located at 107 Thompson Road to allow the rezoning and expansion of a general contractor's existing main building and existing Industrial activities, By-law No. M-1-24 will amend the Campbellton Municipal Plan in a manner consistent with other policies applicable to the proposed development and use of the land being rezoned. Thompson Road passes through a tunnel under Route 11. The topography of the area consists of mountain ridges containing slopes with a grade of 15% and higher, a physical constraint that limits development. As a result, the portion of Thompson Road south of Route 11 is isolated from the urban core of Campbellton. Existing infrastructure is underdeveloped, with no public water and sewer systems and public roads are underdeveloped. Due to this isolation, the Campbellton Municipal Plan places a low priority on the development of this section of the Thompson Road for residential purposes. At the same time, this isolation makes a good location for Industrial development, according to the Municipal Plan: *"The development of this area as an industrial site is not completely ruled out."*
- The land being rezoned to allow expansion of a general contractor's existing main building and existing Industrial activities is located outside the urban core of Campbellton, at the end of an existing rural dead-end road located in a narrow valley. The valley ridges and trees hide the company's outdoor areas used for storage of materials recycled and recovered from the company's operations and storage of sand, gravel and aggregates. The proposed development and use of the land being rezoned is compatible with the resource-based activities permitted in the surrounding "Peripheral Zone", i.e. agricultural use, forestry use.
- Regarding environmentally sensitive areas, see NR.1, NR.3 and NR.4.
- Regarding triggers for Environmental Impact Assessment (EIA), see SP.4.
- Council is imposing rezoning conditions, in an agreement pursuant to section 59 of the *Community Planning Act*, to mitigate impacts to neighboring properties and to steer the development and use of the lands being rezoned in accordance with provincial requirements. Certain conditions are based on the comments received from the provincial authorities. The agreement also includes a condition that imposes *"a strip of trees sufficiently dense and tall to act as an opaque visual screen"* to hide outdoor areas located outside the 4 acres rezoned in 2009 and used to store construction materials, debris and salvaged items.
- These amendments allow an existing business to make improvements and continue operations at the same location previously rezoned. No written objections were received on the proposed development and amendments.



SP.2 Promote a range of housing options such as size, type, density and design throughout communities.

The document meets this SPI because: n/a



SP.3 Support the provision of a range of affordable housing options throughout communities.

The document meets this SPI because: n/a



SP.4 Avoid development and land use patterns that may cause environmental or health and safety issues.

The document meets this SPI because:

- By-law No M-1-24 will change the land use designation of 16 acres of land located at 107 Thompson Road to allow the rezoning and expansion of a general contractor's existing main building and existing industrial activities, located in the built-up area of Thompson Road. The land being rezoned is not within a mapped flood hazard area nor in a coastal area at risk of erosion. The existing buildings and existing industrial activities are not more or less at risk of forest fires than other properties and buildings in the Thompson Road built-up area.
- That said, the section of Thompson Road south of Route 11 is surrounded by forests. Forest fires probably represent the main climatic hazard that can affect this area of Campbellton. What is more, the tunnel under Route 11 is the only access point for emergency services and the only escape route. The community will need to identify the risks associated with forest fires and other hazards as part of a future climate change adaptation plan, followed by integration of this information into the municipal plan. Protective measures can then be developed for the entire community and integrated into the municipal plan. In due course, the community will need to put in place comprehensive policies that limit risks and increase its resilience to natural hazards.
- The rezoning applicant/owner of the land being rezoned was given a copy of comments and directives from the various provincial environmental authorities. One part of the proposed expansion, a future washing station for company trucks and vehicles, could trigger an EIA (item "s" of the list of "Projects that must be registered under the EIA regulation"). Details of this expansion, especially regarding water demand, must be provided to the EIA Branch prior to construction (i.e. with the building permit application) to confirm whether it will need to be registered for an EIA review.
- Council is imposing rezoning conditions, in an agreement pursuant to section 59 of the *Community Planning Act*, to mitigate impacts to neighboring properties and to steer the development and use of the lands being rezoned in accordance with provincial requirements. Certain conditions are based on the comments received from the provincial authorities.

SP.5 With respect to development that occurs in a community with existing or planned public infrastructure and services, promote development in locations where the public infrastructure and services are or are planned to be available.

The document meets this SPI because:

- By-law No M-1-24 will change the land use designation of 16 acres of land located at 107 Thompson Road to allow the rezoning and expansion of a general contractor's existing main building, which is connected to existing on-site water supply and sewer disposal systems and located on an existing public road. There are no public water and sewer systems at this location. However, a general contractor's operations do not require connections to these systems.

SP.6 With respect to development that occurs in a community with no existing or planned public infrastructure or services, promote development in locations with previously constructed and actively maintained roads.

The document meets this SPI because:

- By-law No M-1-24 will change the land use designation of 16 acres of land located at 107 Thompson Road to allow the rezoning and expansion of a general contractor's existing main building, which is located on an existing



public road that is actively maintained. This amendment is consistent with other policies in the Campbellton Municipal Plan applicable to the proposed development and use of the land being rezoned (see SP.1).

- Outside of the built-up area on Thompson Road, there are natural resource development areas, consisting of large peripheral lots, zoned "Peripheral", where agricultural uses and forestry uses are permitted (see NR.1). The proposed development and use of the land being rezoned, a general contractor, is compatible with the resource-based activities permitted in the surrounding "Peripheral Zone".

SP.7 Promote a range of transportation options, including public, regional and active transportation.

The document meets this SPI because: n/a

SP.8 Promote the use of green infrastructure, including climate resilient lands.

The document meets this SPI because: n/a

SP.9 Promote development in downtown areas and urban cores through increased density, infill and brownfield development.

The document meets this SPI because: n/a

AGRICULTURE

AA.1 Identify prime agricultural areas and prioritize them for agricultural uses and other compatible uses.

The document meets this SPI because:

- The land being rezoned is not identified as a prime agricultural area due to the soil type and topography.
- The soils in this area are a 50:50 split between Class 5 (very severe limitations) and Class 7 (no capability for arable culture or permanent pasture) with subclass T (adverse topography).



CLASS 5

SOILS IN THIS CLASS HAVE VERY SEVERE LIMITATIONS THAT RESTRICT THEIR CAPABILITY TO PRODUCING PERENNIAL FORAGE CROPS, AND IMPROVEMENT PRACTICES ARE FEASIBLE.

The limitations are so severe that the soils are not capable of use for sustained production of annual field crops. The soils are capable of producing native or tame species of perennial forage plants, and may be improved by use of farm machinery. The improvement practices may include clearing of bush, cultivation, seeding, fertilizing, or water control.

CLASS 7

SOILS IN THIS CLASS HAVE NO CAPABILITY FOR ARABLE CULTURE OR PERMANENT PASTURE.

This class also includes rockland, other non-soil areas, and bodies of water too small to show on the maps.



- AA.2 Identify current and future areas for fishery use and aquaculture use and prioritize them for those uses and other compatible uses.**

The document meets this SPI because: n/a

- AA.3 Consider set-backs, including reciprocal setbacks if appropriate, between areas with an agricultural use, fishery use or aquaculture use and areas used for incompatible purposes.**

The document meets this SPI because: n/a

CLIMATE CHANGE

- CC.1 Promote energy conservation and efficiency, improved air quality, climate change mitigation and climate change adaptation through development and land use patterns.**

The document meets this SPI because:

- **By-law No. M-1-24 will change the land use designation of 16 acres of land located at 107 Thompson Road to allow the rezoning and expansion of a general contractor's existing main building and existing industrial activities located in the built-up area of Thompson Road. The existing main building is connected to existing on-site water supply and sewer disposal systems and is located on an existing public road that is actively maintained. The expansion is small and does not substantially increase the existing main building footprint. The existing industrial activities are on previously cleared land. Using existing buildings, infrastructure and cleared land in this manner reduces the overall carbon footprint of clearing forested land to build new buildings.**
- **Regarding climate change mitigation and adaptation, see FH.1, FH.2, FH.3 and FH.4.**

- CC.2 Consider how the siting and design of infrastructure can improve air quality and energy conservation and efficiency, minimize the health and public safety impacts of climate change and increase climate resiliency.**

The document meets this SPI because: n/a

FLOOD AND NATURAL HAZARD AREAS

- FH.1 Identify flood and natural hazard areas using provincial flood hazard mapping, provincial erosion mapping and other resources.**

The document meets this SPI because:

- **By-law No. M-1-24 will change the land use designation of 16 acres of land located at 107 Thompson Road to allow the rezoning and expansion of a general contractor's existing main building and existing industrial activities, located in the built-up area of Thompson Road. The land being rezoned is not within a mapped flood hazard area nor in a coastal area at risk of erosion. The existing buildings and existing industrial activities are not more or less at risk of forest fires than other properties and buildings in the Thompson Road built-up area.**



- That said, the section of Thompson Road south of Route 11 is surrounded by forests. Forest fires probably represent the main climatic hazard that can affect this area of Campbellton. What is more, the tunnel under Route 11 is the only access point for emergency services and the only escape route. The community will need to identify the risks associated with forest fires and other hazards as part of a future climate change adaptation plan, followed by integration of this information into the municipal plan.

FH.2 Promote land use and development in areas other than flood and natural hazard areas.

The document meets this SPI because:

- By-law No. M-1-24 will change the land use designation of 16 acres of land located at 107 Thompson Road to allow the rezoning and expansion of a general contractor's existing main building and existing industrial activities, located in the built-up area of Thompson Road. The land being rezoned is not within a mapped flood hazard area nor in a coastal area at risk of erosion. The existing buildings and existing industrial activities are not more or less at risk of forest fires than other properties and buildings in the Thompson Road built-up area.
- That said, the section of Thompson Road south of Route 11 is surrounded by forests. Forest fires probably represent the main climatic hazard that can affect this area of Campbellton. What is more, the tunnel under Route 11 is the only access point for emergency services and the only escape route. The community will need to identify the risks associated with forest fires and other hazards as part of a future climate change adaptation plan, followed by integration of this information into the municipal plan. Protective measures can then be developed for the entire community and integrated into the municipal plan.

FH.3 Promote land use and development that are not expected to increase the impacts on safety and costs associated with flooding and natural hazards.

The document meets this SPI because:

- By-law No. M-1-24 will change the land use designation of 16 acres of land located at 107 Thompson Road to allow the rezoning and expansion of a general contractor's existing main building and existing industrial activities, located in the built-up area of Thompson Road. The land being rezoned is not within a mapped flood hazard area nor in a coastal area at risk of erosion. The existing buildings and existing industrial activities are not more or less at risk of forest fires than other properties and buildings in the Thompson Road built-up area.
- That said, the section of Thompson Road south of Route 11 is surrounded by forests. Forest fires probably represent the main climatic hazard that can affect this area of Campbellton. What is more, the tunnel under Route 11 is the only access point for emergency services and the only escape route. The community will need to identify the risks associated with forest fires and other hazards as part of a future climate change adaptation plan, followed by integration of this information into the municipal plan. Protective measures can then be developed for the entire community and integrated into the municipal plan. In due course, the community will need to put in place comprehensive policies that limit risks and increase its resilience to natural hazards.

FH.4 Promote land use and development that incorporate mitigation measures with respect to flooding and natural hazards or that are appropriate for areas subject to natural hazards.

The document meets this SPI because:



- By-law No. M-1-24 will change the land use designation of 16 acres of land located at 107 Thompson Road to allow the rezoning and expansion of a general contractor's existing main building and existing industrial activities, located in the built-up area of Thompson Road. The land being rezoned is not within a mapped flood hazard area nor in a coastal area at risk of erosion. The existing buildings and existing industrial activities are not more or less at risk of forest fires than other properties and buildings in the Thompson Road built-up area.
- That said, the section of Thompson Road south of Route 11 is surrounded by forests. Forest fires probably represent the main climatic hazard that can affect this area of Campbellton. What is more, the tunnel under Route 11 is the only access point for emergency services and the only escape route. The community will need to identify the risks associated with forest fires and other hazards as part of a future climate change adaptation plan, followed by integration of this information into the municipal plan. Protective measures can then be developed for the entire community and integrated into the municipal plan. In due course, the community will need to put in place comprehensive policies that limit risks and increase its resilience to natural hazards.

NATURAL RESOURCE DEVELOPMENT



NR.1 Identify natural resource development areas and environmentally sensitive areas.

The document meets this SPI because:

- Regarding environmentally sensitive areas, according to comments received from the provincial environmental authority, their reference maps indicate that 3 watercourses and wetlands, and their 30-metre buffer zones, are present on parcels having PIDs 50003367, 50002591 and 50003375. In addition, a wetland over 2 ha in size is located south of these parcels. What is more, there is potential for an unmapped wetland in the northern section of these parcels.
- Campbellton's water supply, the Pritchard Lake – Smith Lake Watershed, is located south of parcels having PIDs 50003367, 50002591 and 50003375.
- Forested lands used for reforestation, silviculture and harvesting constitute the main natural resource development areas in the vicinity of the land being rezoned.
- Land in the immediate vicinity of the land being rezoned is Class 5, lands having severe limitations to the growth of commercial forests. Subclass U denotes exposure to significant adverse departure from the median climate of the region, while Subclass D indicates physical restriction to rooting by dense or consolidated layers, other than bedrock. Balsam Fir is the tree species indicator for this class. Surrounding this is more Class 5 land (70%) with the same subclasses/tree species, and Class 4 land with low fertility and White Spruce indicated (30%).



LANDS HAVING SEVERE LIMITATIONS TO THE GROWTH OF COMMERCIAL FORESTS.

Soils are frequently shallow to bedrock, stony, excessively or poorly drained of coarse or fine texture, may have poor moisture holding capacity and be low in natural fertility.

The most common limitations (often in combination) are: moisture deficiency or excess, shallowness to bedrock, adverse regional or local climate, low natural fertility, exposure particularly in maritime areas, excessive stoniness and high levels of carbonates.

Productivity will usually be from 31 to 50 cubic feet per acre per year.



NR.2 Prioritize natural resource development areas for natural resource extraction and development.

The document meets this SPI because:

- Forested lands used for reforestation, silviculture and harvesting constitute the main natural resource development areas in the vicinity of the land being rezoned (see NR.1). The proposed development and use of the land being rezoned (a general contractor), as well as its location and size, does not conflict with the use of the surrounding forested lands for natural resource extraction and development.



NR.3 Prioritize environmentally sensitive areas for conservation and protection.

The document meets this SPI because:

- The rezoning applicant/owner of the land being rezoned was given a copy of comments and directives from the various provincial environmental authorities. Summary of comments regarding environmentally sensitive features:
 - Any modification carried out in or within 30m of a watercourse or wetland requires a Watercourse and Wetland Alteration (WAWA) permit.
 - Wetlands must be protected. Where it is not possible to avoid impacts on a wetland, the wetland loss must be compensated at a ratio of 2:1.
 - All lots should have sufficient buildable area outside wetlands and their 30m buffer zones.
 - Modifications affecting wetlands over 2 ha in size may be subject to the registration of an EIA under item "v" of the list of "Projects that must be registered under the EIA regulation".
 - A wetland delineation of unmapped wetlands may be required.
 - These recommendations are valid for a period of 24 months from the date of the correspondence.
- Council is imposing rezoning conditions, in an agreement pursuant to section 59 of the *Community Planning Act*, to mitigate impacts to neighboring properties and to steer the development and use of the lands being rezoned in accordance with provincial requirements. Certain conditions are based on the comments received from the provincial authorities.



NR.4 Consider set-backs, including reciprocal setbacks if appropriate, between natural resource development areas or environmentally sensitive areas and areas used for incompatible purposes.

The document meets this SPI because:

- The rezoning applicant/owner of the land being rezoned was given a copy of comments and directives from the various provincial environmental authorities. Summary of comments regarding environmentally sensitive features:
 - Any modification carried out in or within 30m of a watercourse or wetland requires a Watercourse and Wetland Alteration (WAWA) permit.
 - Wetlands must be protected. Where it is not possible to avoid impacts on a wetland, the wetland loss must be compensated at a ratio of 2:1.
 - All lots should have sufficient buildable area outside wetlands and their 30m buffer zones.
 - Modifications affecting wetlands over 2 ha in size may be subject to the registration of an EIA under item "v" of the list of "Projects that must be registered under the EIA regulation".



- A wetland delineation of unmapped wetlands may be required.
- These recommendations are valid for a period of 24 months from the date of the correspondence.
- Council is imposing rezoning conditions, in an agreement pursuant to section 59 of the *Community Planning Act*, to mitigate impacts to neighboring properties and to steer the development and use of the lands being rezoned in accordance with provincial requirements. Certain conditions are based on the comments received from the provincial authorities.

Declaration confirming by-law preparation requirements have been satisfied



| | | |
|--|---|---|
| Local Government Name: | | |
| Campbellton | | |
| By-law Name and Number: | | |
| By-law No. M-1-24, "A By-law to Amend By-law No. M-1, Municipal Plan By-law" | | |
| By-law Type: | | |
| | municipal plan | <input checked="" type="checkbox"/> municipal plan amendment |
| | rural plan | rural plan amendment |
| | secondary plan | secondary plan amendment |
| <i>Insert checkmark [✓] beside each item that applies</i> | I confirm that this by-law was prepared: | |
| <input checked="" type="checkbox"/> | under the direction of the planning director, or another planner (RPP) engaged by council and responsible to the planning director | |
| <input checked="" type="checkbox"/> | In compliance with all Statements of Public Interest (SPIs) Regulations in effect | |
| <input checked="" type="checkbox"/> | on the basis of written report of studies (studies of the economy, finances, resources, population, land use, transportation facilities, public facilities and services, and any other matter related to the present or future economic, social or physical conditions of the local government) | |
| Encls. | In consultation with the GNB government departments/agencies which I selected as being appropriate to consult on this specific by-law, as identified by checkmarks [✓] below: | |
| | <input checked="" type="checkbox"/> DELG - Environmental Impact Assessment <input checked="" type="checkbox"/> DELG - Source & Surface Water Management <input checked="" type="checkbox"/> DELG - Authorizations <input checked="" type="checkbox"/> DELG - Air & Water Sciences <input checked="" type="checkbox"/> DELG - Climate Change Secretariat <input checked="" type="checkbox"/> DELG - Regional Operations & Compliance - regional office <input checked="" type="checkbox"/> NRED - Planning | <input checked="" type="checkbox"/> DAAF - Agriculture <input checked="" type="checkbox"/> DAAF - Aquaculture & Commercial Fisheries <input checked="" type="checkbox"/> THC - Parks Programming and Planning <input checked="" type="checkbox"/> THC - Archeological Services <input checked="" type="checkbox"/> DTI - Rights of Way Management <input checked="" type="checkbox"/> JPS - Inspection & Enforcement - regional office <i>Others? Please specify:</i> |
| Date | Print Name | Signature |
| Nov 1, 2024 | Kim Thompson | |
| What is your Position/Title with the local government? | | |
| Planning Director/Senior Planner | | |
| This section intended for DELG office use only: | | |

Encls. 122-06EN of the minutes of meeting No. 122 of the Restigouche RSC PRAC