Village of New Maryland
584 New Maryland Hwy., New Maryland, NB E3C 1K1
T. 506.451.8508 F. 506.450.1605 www.vonm.ca

**Proposed Municipal Plan By-Law Amendment 03-02-2019 and**
**Zoning By-law Amendment 04-02-2019**
**Background Information**

From: Rob Pero, Building Inspector/Development Officer
Date: 03 September 2019
Subject: **Proposed Municipal Plan By-Law and Zoning By-Law Amendments to Re-zone 492 New Maryland Highway from a Commercial Zone to a Business Park Zone**

**BACKGROUND INFORMATION:** The Village Municipal Plan By-law states that it shall be a policy of Council to periodically assess the need and opportunities for additional municipal buildings to house uses such as public works, protective services, and recreation facilities. In that regard, the Village public works and recreation departments have identified to Council the need for a building that would provide a central location to store equipment, parts and tools, and provide a heated space for staff to perform equipment maintenance.

In consultation with staff and the Village Engineering and Planning Consultants, the property at 492 New Maryland Highway has been determined to be the preferred location for such a facility.

Municipal Plan By-Law Amendment 03-02-2019 proposes the re-designation from a Commercial to a Business Park Land Use the approximate 5-acre parcel of land at 492 New Maryland Highway (PID 75534834). The land use amendment would enable the future construction of a municipal public works and recreation operations building. The corresponding Zoning By-law Amendment 04-02-2019 proposes a change to the Zoning Map to complete conversion of the subject site from the existing Community Commercial Zone (CC) to a Business Park Zone (BP).

It is both a legislated requirement and a policy of Council to take advantage of every opportunity to involve the public in the planning or decision-making process with respect to the future development of the community. The participation of citizens in the implementation and amendment of the Municipal Plan By-law and Zoning By-law is invaluable.

Council therefore intends to complete the public consultation process for the proposed re-zoning of the site by hosting a **PUBLIC HEARING** to be held at **6:30 p.m. on Wednesday, September 25th, 2019** at the Village Municipal Office located at **584 New Maryland Highway**. At the hearing, Council will formally receive written or verbal comments in objection to, or in support of, the proposed by-law amendments.

A copy of the proposed Municipal Plan Amendment, Zoning By-law Amendment and background information on the preliminary site development concept are attached for consideration by the public. Please don't hesitate to contact me directly if there are questions on the attached information.

Respectfully,

Rob Pero, NBCBO, CET
Building Inspector/Development Officer

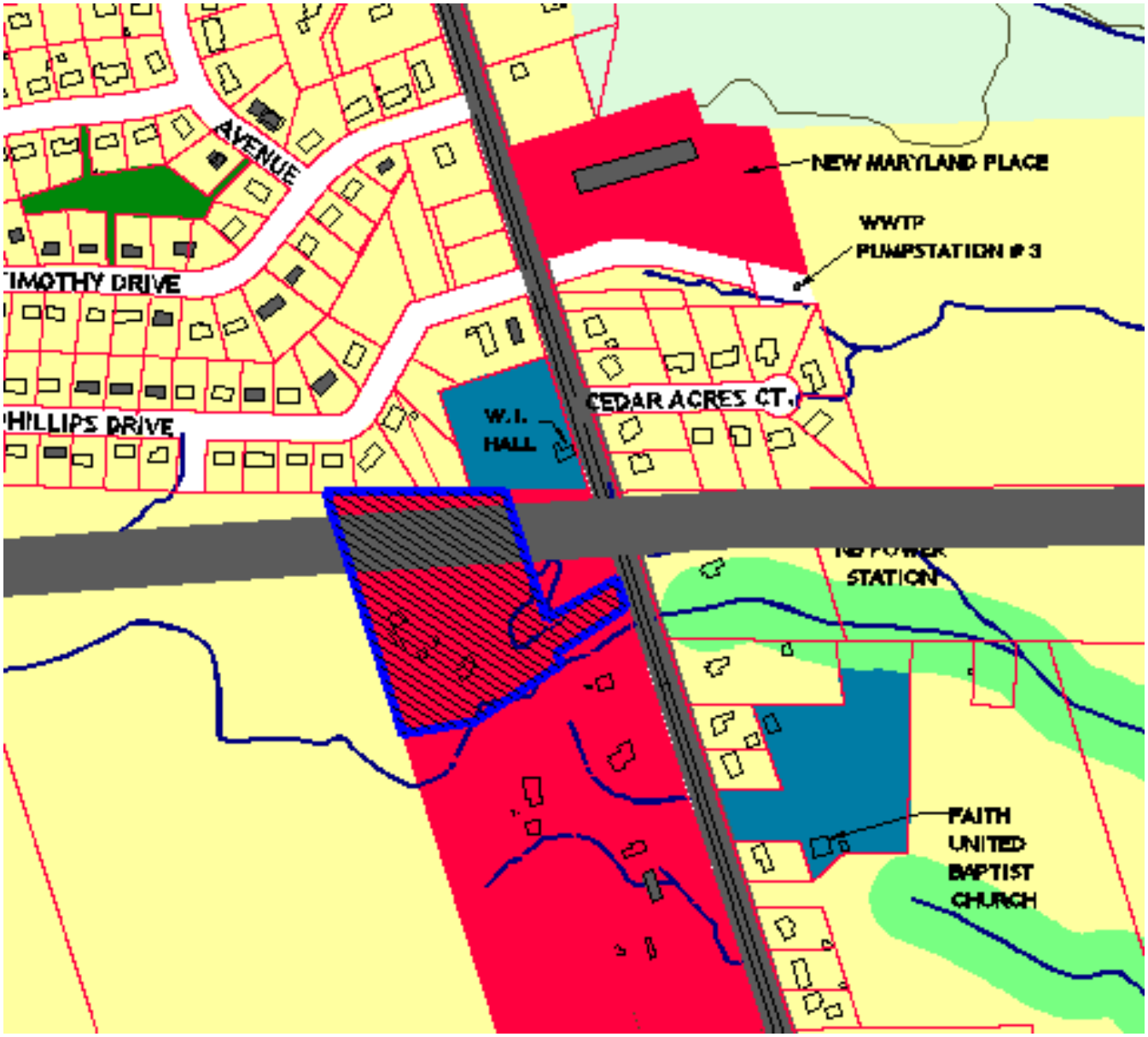


**Figure 1 - Municipal Plan Future Land Use Map - Proposed Re-designation from a Commercial to a Business Park Land Use - 492 New Maryland Highway (PID 75534834)**

**Legend of Exisitng and Proposed Land Uses:**

- **Commercial**
- **Residential**
- **Institutional**
- **Future Collector Street**
- **Business Park (Proposed)**

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**VILLAGE OF NEW MARYLAND**
**BY-LAW AMENDMENT NO. 03-02-2019**
**A BY-LAW TO AMEND THE MUNICIPAL PLAN BY-LAW**

***The Council for Village of New Maryland, under the authority vested in it by Section 21 and 109 of the New Brunswick Community Planning Act, hereby amends Municipal Plan By-Law No. 03-2019 as follows:***

Village of New Maryland Municipal By-Law No. 03-2019 is amended by changing the Future Land Use Designation, as shown on the Municipal Plan Future Land Use Map, for the portion of the lands located at civic address 492 New Maryland Highway, also identified as PID 75534834, as shown on Schedule "A" attached to and forming part of this By-Law amendment, from Commercial to Business Park for the purpose of permitting the development of a municipal public works and recreation operations building.

READ FIRST TIME: _____
(by title only)

READ SECOND TIME: _____
(by title only)

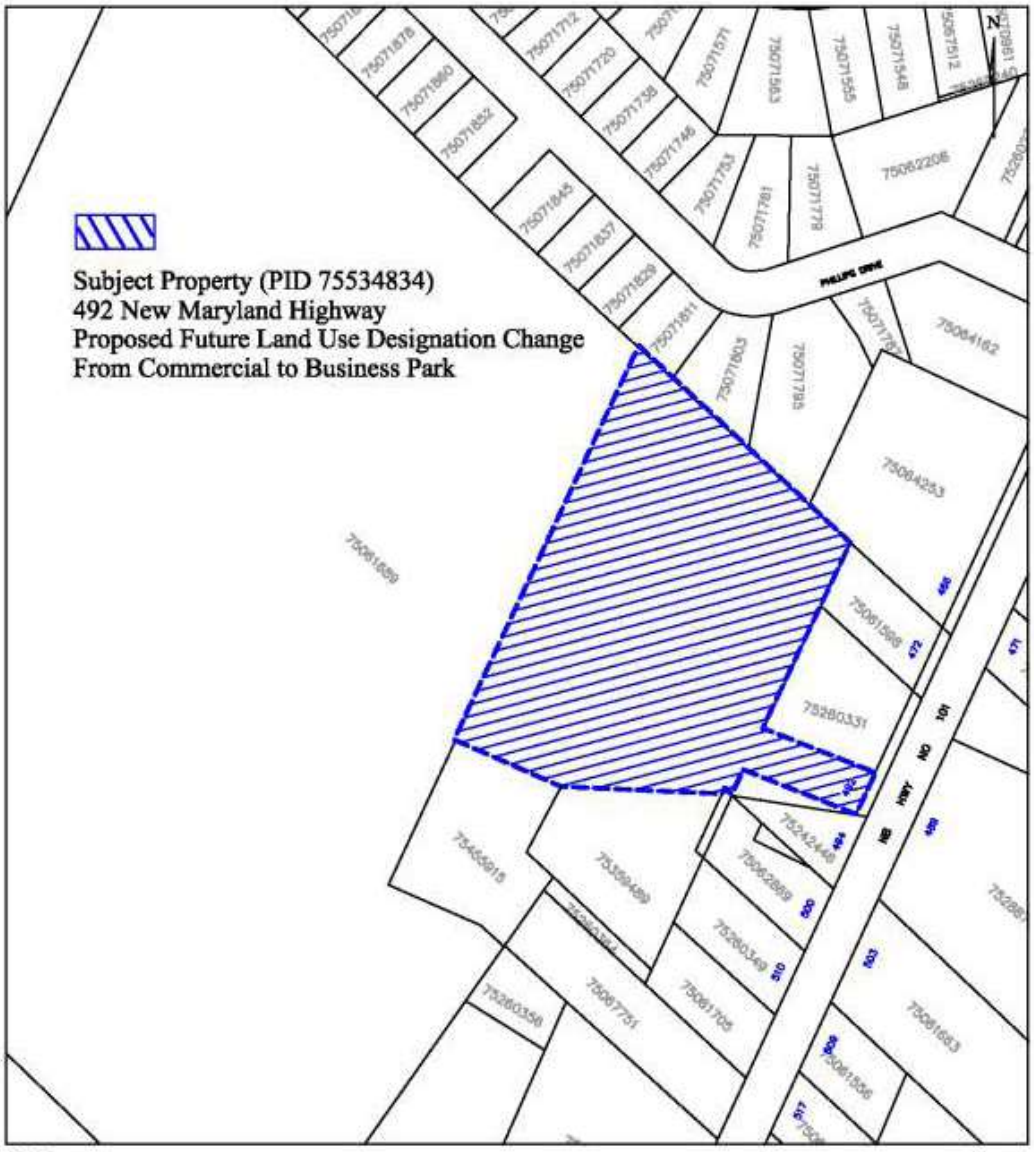
READ THIRD TIME: _____
(in its entirety)

READ FINAL TIME
(by title only) AND ENACTED: _____

_____ _____
Cynthia Geldart Judy Wilson-Shee
Clerk Mayor

DRAFT

# Village of New Maryland
# Municipal Plan By-Law Amendment No. 03-02-2019
# Schedule "A" - DRAFT




Judy Wilson-Shee
Mayor

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CAO/Clerk

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**VILLAGE OF NEW MARYLAND**
**BY-LAW AMENDMENT NO. 04-02-2019**
**A BY-LAW TO AMEND THE ZONING BY-LAW**

***The Council for Village of New Maryland, under the authority vested in it by Section 53 and 109 of the New Brunswick Community Planning Act, hereby amends Zoning By-Law No. 04-2019 as follows:***

Village of New Maryland Zoning By-Law No. 04-2019 is amended by changing the Zoning Designation, as shown on the Zoning Map, for the portion of the lands located at civic address 492 New Maryland Highway, also identified as PID 75534834, as shown on Schedule "A" attached to and forming part of this By-Law amendment, from Community Commercial (CC) to Business Park Zone (BP) for the purpose of permitting the development of a municipal public works and recreation operations building.

READ FIRST TIME: _____
(by title only)

READ SECOND TIME: _____
(by title only)

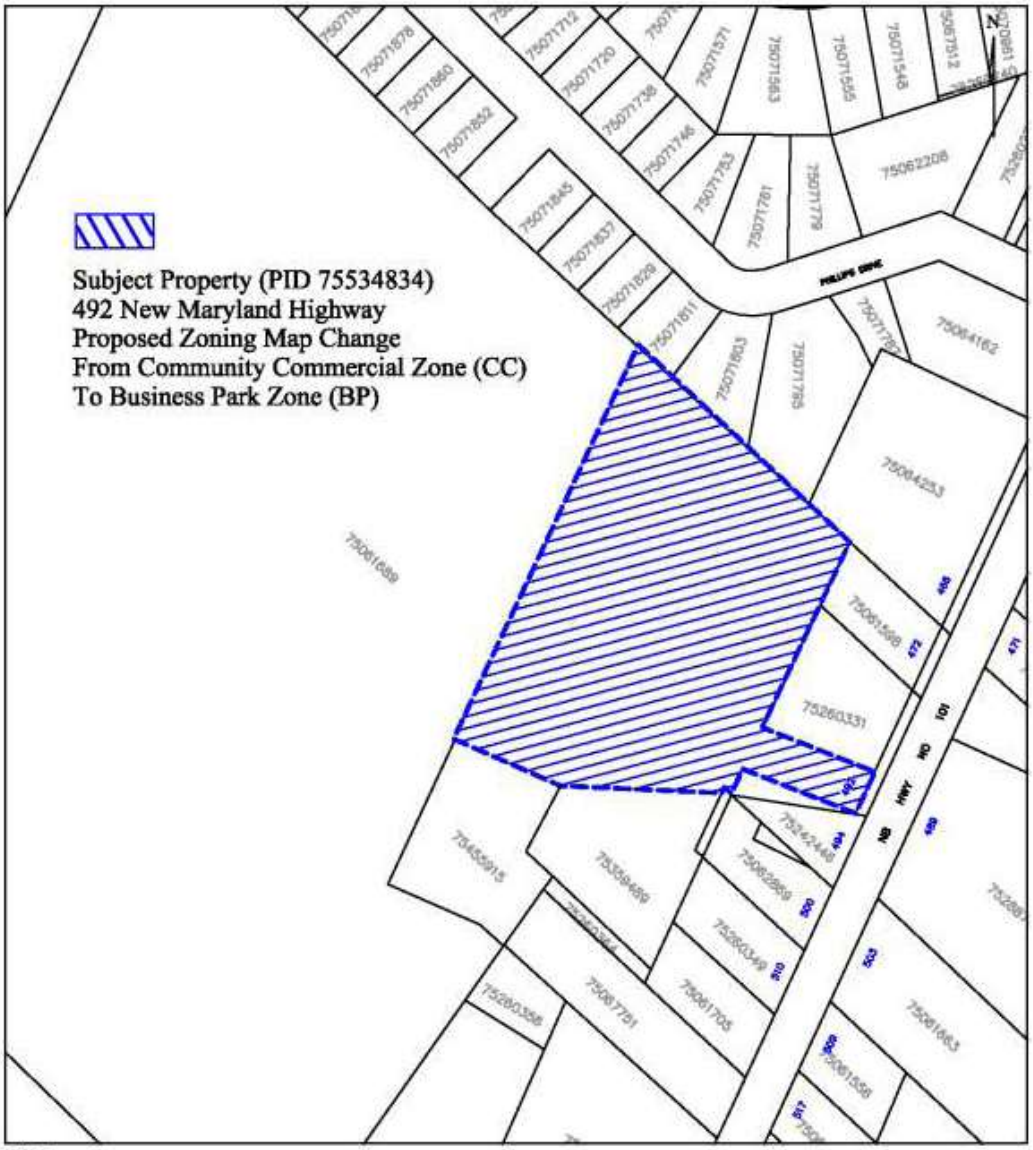
READ THIRD TIME: _____
(in its entirety)

READ FINAL TIME
(by title only) AND ENACTED: _____

_____ _____
Cynthia Geldart Judy Wilson-Shee
Clerk Mayor

DRAFT

# Village of New Maryland
# Zoning By-Law Amendment No. 04-02-2019
# Schedule "A" - DRAFT




N.T.S.

Judy Wilson-Shee
Mayor

Cynthia Geldart
CAO/Clerk

**Figure 2 - Site Plan (Preliminary) - Proposed Public Works and Recreation Operations Building – 492 New Maryland Highway (PID 75534834)**

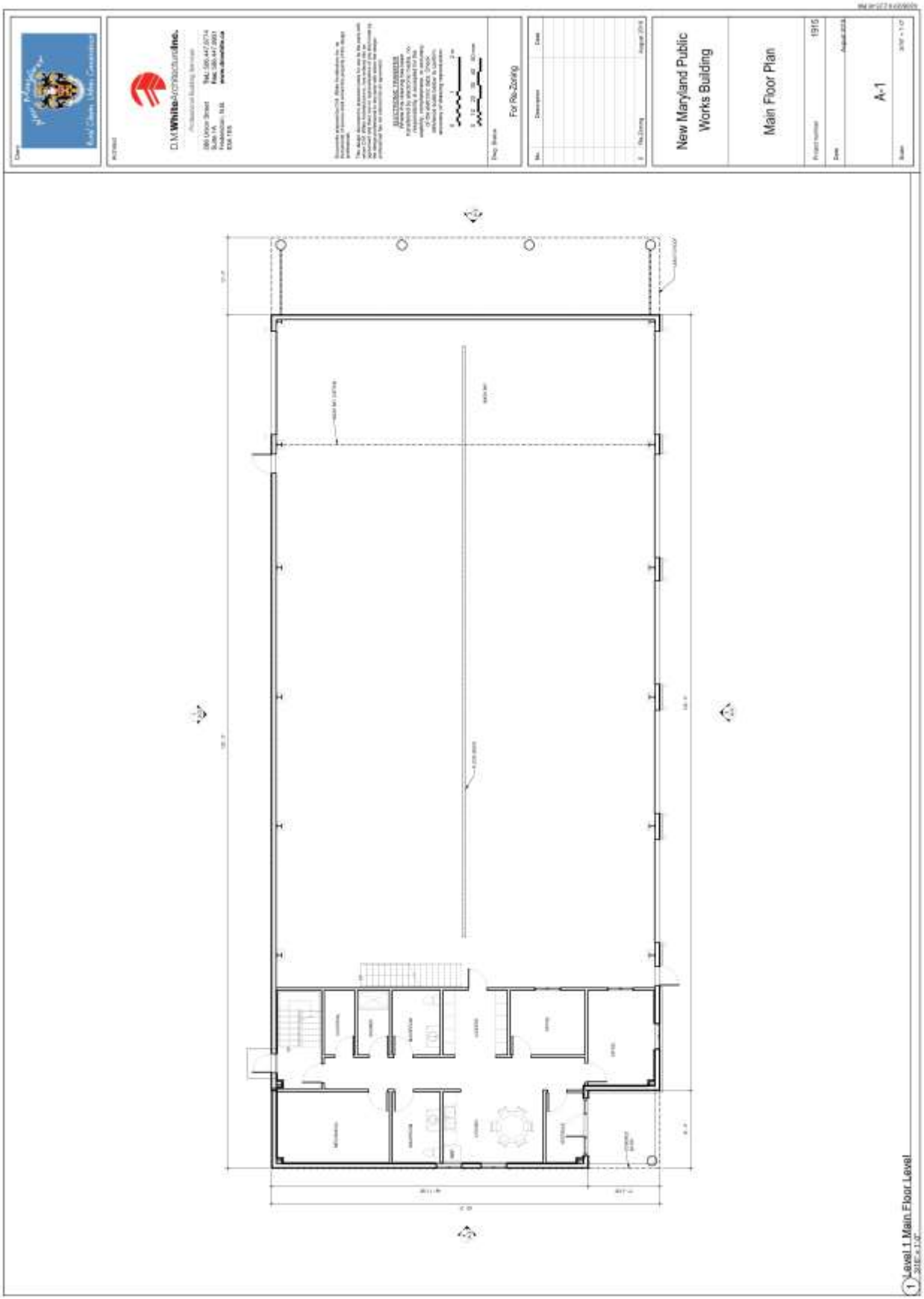



**Figure 3 - Floor Plan (Preliminary) - Proposed Public Works and Recreation Operations Building – 492 New Maryland Highway (PID 75534834)**

**Figure 4 - Building Elevations (Preliminary) – Proposed Public Works and Recreation Operations Building – 492 New Maryland Highway (PID 75534834)**

**Figure 5 - 3D Perspective (Preliminary) - Proposed Public Works and Recreation Operations Building – 492 New Maryland Highway (PID 75534834)**