



VILLAGE OF NEW MARYLAND

BY-LAW AMENDMENT NO. 04-01-2021

A BY-LAW TO AMEND THE VILLAGE OF NEW MARYLAND ZONING BY-LAW

Pursuant to the authority vested in it by Sections 53 and 109 of the *New Brunswick Community Planning Act*, SNB 2017, Chapter 19, and amendments thereto, the Council of the Village of New Maryland, duly assembled, hereby amends Village of New Maryland Zoning By-law No. 04-2019 as follows:

Section 6.0 - DEFINITIONS

The respective definitions in Sentence 1) will be repealed and replaced with the following:

“1) In this by-law:

“**Development** means development as defined in Section 1 of the *Community Planning Act*. It includes:”

“**Development Officer** means the municipal planning director or municipal planning officer, where one has been appointed under Section 10 and Section 152 of the *Community Planning Act*.”

“**Lot** means one parcel of land described in a deed, transfer, or subdivision plan, used or intended to be used as the site for a building or structure or an appurtenance thereto. Refer to lot types and characteristics in Schedule "C" attached hereto.”

Subsection 7.18. Off-Street Parking Requirements

Sentence 5), Clause a) will be repealed and replaced with the following:

“5) With respect to **access**:

- (a) Except for row dwellings, which may require additional driveways due to the site development concept, the number of driveways shall be limited to not more than one driveway for 30 metres of frontage or less, and no more than two driveways are permitted for frontages over 30 metres unless deemed by the Planning Advisory Committee to be in the interests of public safety; and”

Subsection 8.4.1. Residential Zone Three (R-3) – Permitted Uses

Sentence 1), Clauses a), b), c), d), and e) will be repealed and replaced with the following:

“1) Any land, building or structure may be used for the purpose of, and for no other purpose than:

- (a) An apartment dwelling of no greater than 20 units, subject to the provisions of Sections 7.28 (notwithstanding that Section 7.28 references non-residential zones) and 8.4.2 (Refer to Figure No. 6.);
- (b) A row dwelling or town house subject to the provisions of Section 7.28 (Refer to Figure No. 7);
- (c) A semi-detached dwelling; subject to Section 8.3.2.;
- (d) A duplex dwelling; subject to Section 8.3.2.;
- (e) A single detached dwelling, subject to Section 8.2.2.”



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Subsection 8.4.2. Residential Zone Three (R-3) – Standards
Sentence 1) will be repealed and replaced with the following:

“1) For the R-3 Zone the following regulations shall apply:

	Apartment	Row Dwelling
Minimum lot area	180 square metres per unit	180 square metres per unit
Minimum lot frontage	36 metres	6 metres per dwelling unit
Minimum lot depth		30 metres
Minimum front yard¹	7.5 metres	7.5 metres
Minimum rear yard¹	11 metres	7.5 metres
Minimum side yard¹	Common Wall side: 0 metres Interior lot: 6 metres Corner lot: 7.5 metres	Interior lot: 1.8 metres Corner lot: 7.5 metres abutting side street
Maximum height	11 metres	9 metres
Maximum lot coverage	35%	35%
Setback off public walkway	2.4 metres	2.4 metres
Minimum landscaped open space	45 square metres per dwelling unit	45 square metres per dwelling unit
Driveways and off-street parking	In accordance with the provisions of Section 7.18 of this By-law.	

¹ On a corner lot where a row dwelling building faces a flanking street, the following building setbacks shall apply:

- (a) from a front property line: 7.5 metres;
- (b) from a side property line that abuts a flanking street on a corner lot: 7.5 metres;
- (c) from the side property line on the side opposite the flanking street on a corner lot: 7.5 metres; and
- (d) from a rear property line: 1.8 metres. “

Section 15.0 - FEES

Sentence 1) will be repealed and replaced with the following:

“1) Council may adopt and, from time to time, amend by resolution the Schedule of Fees as shown in Schedule "B" attached hereto.”



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Schedule B - SCHEDULE OF FEES

The respective fees will be repealed and replaced with the following:

“

Variance Application	\$150
Temporary/Conditional/Similar Use Application	\$150
Special Meeting of PAC	\$200

“

READ FIRST TIME:
(By Title Only)

16 December 2020

READ SECOND TIME:
(By Title Only)

16 December 2020

READ THIRD TIME:
(By Summary Only)

20 January 2021

READ FINAL TIME:
(By Title Only) AND ENACTED

20 January 2021

(Sgd.) Judy Wilson-Shee
Judy Wilson-Shee
MAYOR

(Sgd.) Cynthia Geldart
Cynthia Geldart
CAO/CLERK