



Notice of Public Hearing

To whom it may concern,

An application has been received to rezone a portion of PID 60016888, in the Village of Tracy, from Central Residential "R1" Zone to Rural Residential "R2" Zone, subject to terms and conditions.

A public hearing has been scheduled to be held at the Village of Tracy Municipal Office 4435 Heritage Dr, Tracy, NB E5L 1C1, on **Monday, August 10, at 7:30 p.m.**

For more details, please see the Public Hearing Notice as shown on the reverse of this letter.

If you have any questions or require further information, please contact Capital Region Service Commission at (506) 453-2956 or email Sarah Hilborn, Planner, at planning@capitalrsc.ca.

Sincerely,

The Village of Tracy

Notice of Public Hearing
to consider a proposed amendment to
The Village of Tracy Rural Plan By-law No. 29



Pursuant to Section 111 of the *Community Planning Act*, public notice is hereby given that the Council of the Village of Tracy is considering the following proposed amendment to the Village of Tracy Rural Plan By-law No.29:

To rezone a portion of PID 60016888 from Central Residential “R1” Zone to Rural Residential “R2” Zone, subject to terms and conditions.

A **Public Hearing** concerning the adoption of the proposed amendment has been set for **Monday, August 10, 2026, at 7:30 p.m.** at the Village of Tracy Municipal Office 4435 Heritage Dr, Tracy, NB E5L 1C1.

Any person may obtain a copy of the proposed amendments at the Village Office, from 9:30 to 4:00 Monday to Friday; at the Capital Region Service Commission office, 1133 Regent Street, in Fredericton between the hours of 8:00 am and 4:00 pm, Monday to Friday; or at the Village of Tracy’s website <https://www.villageoftracy.com/>

Persons wishing to comment on the proposed amendments may do so at the public hearing, or in writing to Capital Region Service Commission, 1133 Regent Street, Fredericton, NB, E3B 3Z2 or by email to planning@capitalrsc.ca. Written comments may be submitted to the above address by 4:00 pm on Monday, August 10, 2026.

Village of Tracy

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THIS AGREEMENT MADE THIS ____ day of ____ 2026.

Between: THE VILLAGE OF TRACY, a Municipal Body Corporate, being situated in the County of Sunbury, in the Province of New Brunswick (hereinafter referred to as the "Municipality")

AND: Ron Pitts and Adrienne Pitts (hereinafter referred to as the "applicant")

WHEREAS the Municipality has been asked to rezone property currently owned by Ron Pitts and Adrienne Pitts located in the Village of Tracy, NB, PID 60016888, from Central Residential "R1" Zone to Rural Residential "R2" 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, prior to widening the existing access to the property, the applicant shall obtain an Access Permit from the Department of Transportation and Infrastructure;
2. THAT prior to any ground disturbance activities, the applicant shall contact an archeologist with a valid Archeological Field Research Permit to determine if the development will impact the marine paleoshoreline and complete an Archeological Impact Assessment if deemed necessary;
3. THAT if any archeological objects are discovered during any phase of the project, all work shall cease and the applicant shall notify the Archaeology and Heritage Branch in accordance with Section 9 of the Heritage Conservation Act;
4. THAT any alterations in or 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;
5. THAT prior to any development involving ground disturbance, the applicant shall contact the Watercourse and Wetland Alteration Branch to assess the lot for any potential unmapped wetlands and watercourses;
6. THAT no more than three (3) horses shall be kept on the property at any given time;
7. THAT the livestock facility is located at least 20 metres from the property lines and is located behind the existing dwelling;
8. THAT the livestock facility be set back a minimum of 75 metres from any well or inhabited dwelling, other than those on the subject property;
9. THAT where possible, existing trees and shrubs shall be maintained around the perimeter of the property;
10. THAT exterior lighting be located, arranged, or shielded as not to interfere with local traffic or with nearby landowners in the reasonable enjoyment of their properties;

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11. THAT any manure or waste material shall be removed from the site, or composted, on a regular basis;
12. THAT the rezoning of lands herein does not mean an approval on the issuing of subsequent permits or approvals, such as for building or subdivision.
13. THAT any expansion or modification of the approved use beyond what is identified in the application shall require the applicant to contact the CRSC Planning and Development Office to determine whether additional land use approvals are required.

APPLICANT

WITNESS

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 of written notice.

In WITNESS WHEREOF the heretofore parties mentioned have hereunto set their hands and seals this ____ day of ____ 2026.

VILLAGE OF TRACY

MAYOR

CLERK

WITNESS

Village of Tracy
By-Law No. 24
A By-Law to Amend the Village of Tracy Rural Plan By-law No. 29

Pursuant to section 59 of the *Community Planning Act*, the Council of the Village of Tracy enacts the following amendments to *the Village of Tracy Rural Plan By-law No. 29*.

1. The following amendment to subsection 13.7.0:

13.7.1 For the purposes of this By-law, the Village is divided into zones as delineated on the map attached as Schedule "A", entitled "Village of Tracy Zoning Map".

2. That a portion of the land having PID 60016888, as shown on the map herein attached as Schedule B-1 is hereby rezoned, pursuant to section 59 of the Community Planning Act, from Central Residential "R1" Zone to Rural Residential- "R2" Zone, within the Village of Tracy of the parish of Gladstone and the county of Sunbury, being within the designated area of the Village of Tracy Rural Plan, By-Law No. 29. 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: _____

Second Reading: _____

Third Reading: _____

Dale Mowry, Mayor

Danielle Morrison, Clerk