

**By-law No 244-U**  
**A By-law to Amend By-law No. 244**  
**Town of Sackville Zoning By-law**

The Council of Tantramar under the authority vested in it by Section 53 and in accordance with Section 59 of the *Community Planning Act*, SNB 2017, c.19 amends By-law No.244, the Town of Sackville Zoning By-law and enacts as follows:

1. By-law No 244, the Town of Sackville Zoning By-law, is amended by changing the zoning as shown on the Zoning Map Figure 1 of the Town of Sackville Zoning By-law, the properties known as PID 70636147 & 70636139 as shown on Schedule "A-1" attached hereto and forming part hereof, from Urban Residential 1 (R1) to Urban Residential 2 (R2) subject to the terms and conditions imposed in Schedule B, attached hereto and forming part hereof, the Resolution registered against the property.

Read a first time this \_\_\_\_ day of \_\_\_\_, 2025.

Read a second time this \_\_ day of \_\_\_\_, 2025.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

Schedule/Annexe A-1  
Town of Sackville  
ZONING MAP / CARTE DE ZONAGE  
Date: 11/21/2024



Legend



Rezoning from Urban Residential 1 (R1) to Urban Residential 2 (R2)

Rezonage de résidentiel urbain 1 (R1) à résidentiel urbain 2 (R2)



0 5 10 m

## Schedule B

### Resolution

Parcel Identifiers # 70636147 & 70636139

**Whereas** Masood Husseini is the owner of the properties known as PID number 70636147 & 70636139, Kirk Street Sackville, NB, and as shown on Schedule A (hereinafter called the “properties”);

**And Whereas** the Municipality of Tantramar has rezoned the “property”, from Urban Residential 1 (R1) to Urban Residential 2 (R2) under By-law No. 244-U, A By-law to Amend By-law No. 244 Town of Sackville Zoning By-law, passed on \_\_\_\_\_, 2025, subject to terms and conditions imposed in this resolution;

**Be It Resolved** that the Council of Tantramar, pursuant to Section 59 of the *Community Planning Act*, SNB 2017, c.19, imposes the following terms and conditions on the rezoning:

1. That the permitted main uses be limited to:
  - a) Detached dwelling unit with accessory dwelling unit.
  - b) Up to 5 vertically attached dwelling units.
2. That the lot shall be consolidated, and a 3.5m wide parcel in front of the properties shall be transferred and become part of the public right-of-way to aid in snow removal and the possibility of creating a future sidewalk.
3. That during the subdivision of the vertically attached dwellings, a private easement shall be granted in favor of inner lots to maintain access to the rear yard of each unit.

**Solemn Declaration**  
**Town of Sackville ZONING By-law No. 244-U**

I, Donna Beal, of Tantramar, in the County of Westmorland and the Province of New Brunswick, Clerk, DO SOLEMNLY DECLARE;

THAT I am the Clerk of the Tantramar, a Municipal Corporation, and have personal knowledge of the facts herein declared;

THAT the requirements of Sections 59, 110, 111 of the *Community Planning Act* has been complied with in respect to By-law No 244-U, A By-law to Amend By-law No 244 The Town of Sackville Zoning By-law, which was passed by the common Council of Tantramar on DATE.

AND, I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the *Evidence Act*.

Declared before me in )  
Tantramar, County of )  
Westmorland and Province of )  
New Brunswick, this \_\_\_\_ day )  
Of \_\_\_\_\_, A.D., 2025. ) Clerk \_\_\_\_\_

\_\_\_\_\_  
Commissioner of Oaths