

Resolution

To vary the conditions imposed in a resolution of By-law No. 244-S

Whereas Freshwinds Eco-village Housing Co-operative Inc. is the owner of the property known as civic address 64 Fairfield Rd, Sackville being PID number 00892786;


And whereas the property is zoned Urban Residential 3 (R3), with terms and conditions imposed under a resolution adopted under By-law No 244-S, passed on December 16th, 2024, and registered as registry no 45673465;


Be it resolved that the Council of Tantramar, pursuant to Section 59 of the *Community Planning Act*, hereby **varies** the resolution registered as registry #45673465 in the Westmorland Registry Office by replacing the site plan in Schedule B with an amended site plan attached hereto.

Moved by Councillor Bruce Phinney: and

Seconded by Councillor Michael Tower

This 10th day of March, A.D., 2026


Becky Goodwin
Assistant Clerk



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

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

2026-03-19 11:39:20 47037586
date/date time/heure number/numéro
Emma Ehemore
Registrar-Conservateur



Tara Specialists
 13, Elmwood Road
 Droop, New Brunswick, E1A 2E5

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Freshwinds Eco-Village
 Project Name

Project Number
 106 Fairfield Road,
 Sackville, NB, E1L 2X9
 Project Address

Freshwinds Eco-Village
 Housing Co-operative Inc.
 (Owner Name)

Consultants

V11
 2021/02/03
 Date

Boundary Line Fence and Entrance Gate
 Revision

Site Plan
 Drawing Title

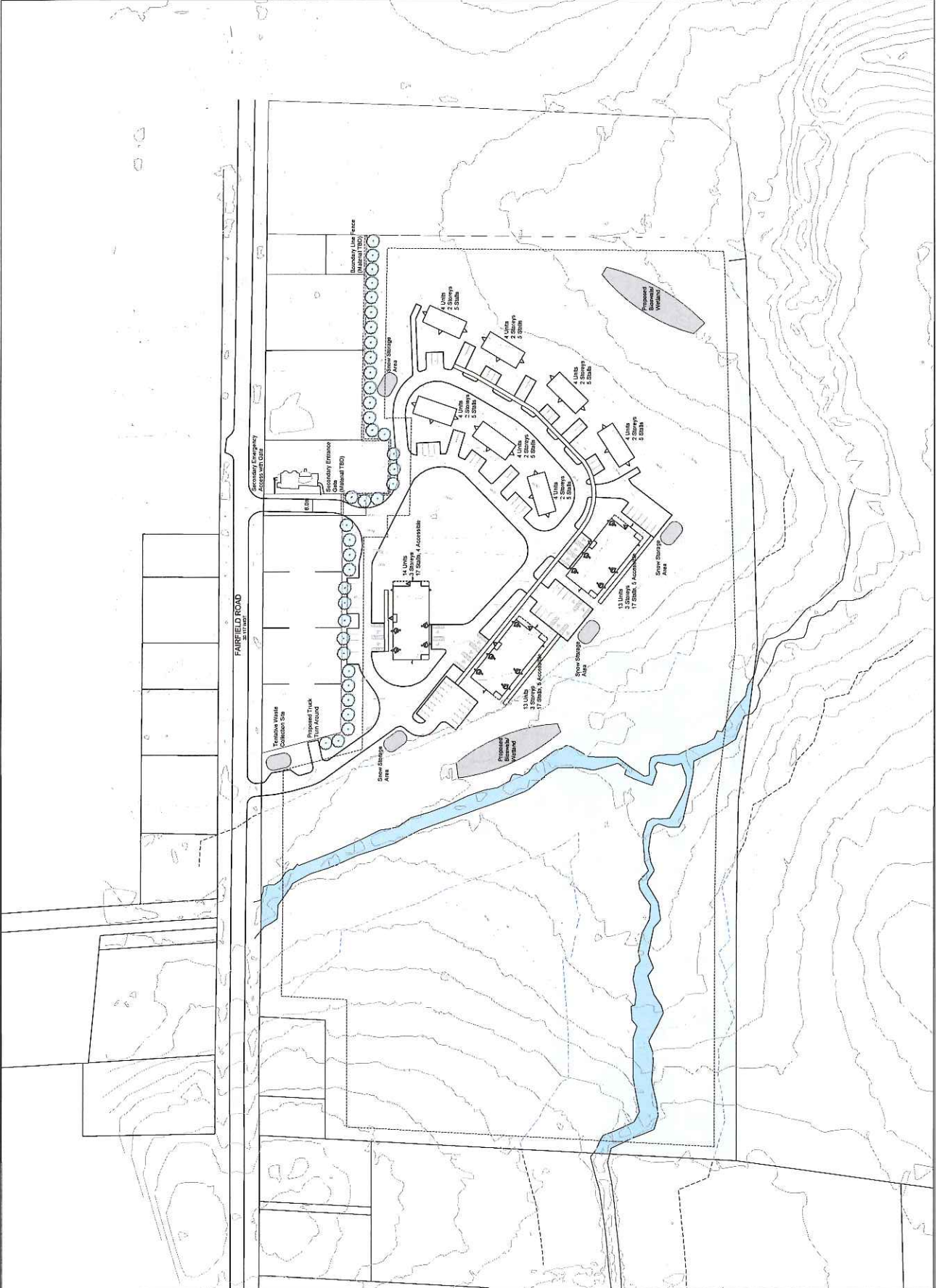
Prepared By
 Phase

A1.10

Drawing Number
 LUCAS
 2021/02/03
 Date

Drawn By
 PW Design Committee
 2021/02/03
 Date

Reviewed By



Solemn Declaration

Tantramar variation of conditions imposed in a resolution of By-law No. 244-S

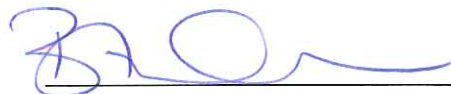
I, Becky Goodwin, of Tantramar, in the County of Westmorland and the Province of New Brunswick, Assistant Clerk, DO SOLEMNLY DECLARE;

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

2. THAT the requirements of Sections 59 and 111 of the *Community Planning Act* has been complied with in respect to a variation of conditions imposed in a resolution of By-law 244-S, which was passed by the Council of Tantramar on March 10th, 2026.

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 Sackville)
Tantramar, County of)
Westmorland and Province of)
New Brunswick, this 12th day)
Of March, A.D., 2026.)


Assistant Clerk


Commissioner of Oaths

Angela Dawn Clare
Commissioner of Oaths
Commissaire aux Serments
My appointment expires Dec. 31. 1/28
My commission expires Dec. 31.

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

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

2024-12-27 15:28:54 45673465
date/date time/heure number/numéro

PID 00892786

K. Platt
Registrar-Conservateur

BY-LAW NO. 244-S
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 for the property identified as PID 00892786 as shown on Schedule "A-1" attached hereto and forming part hereof, from Urban Residential 1 (R1) to Urban Residential 3 (R3) subject to the terms and conditions imposed in Schedule B, attached hereto and forming part hereof, the Resolution registered against the property.

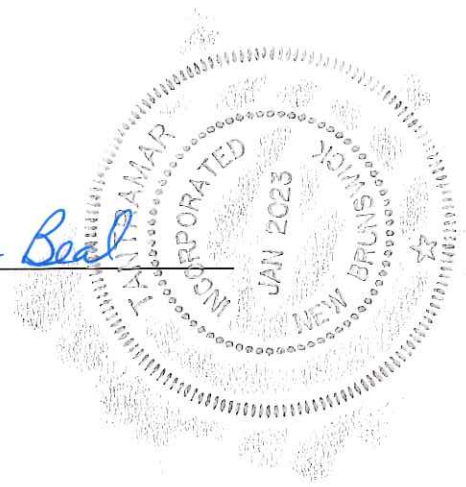
Read a first time this 10th day of December, 2024.

Read a second time this 10th day of December, 2024.

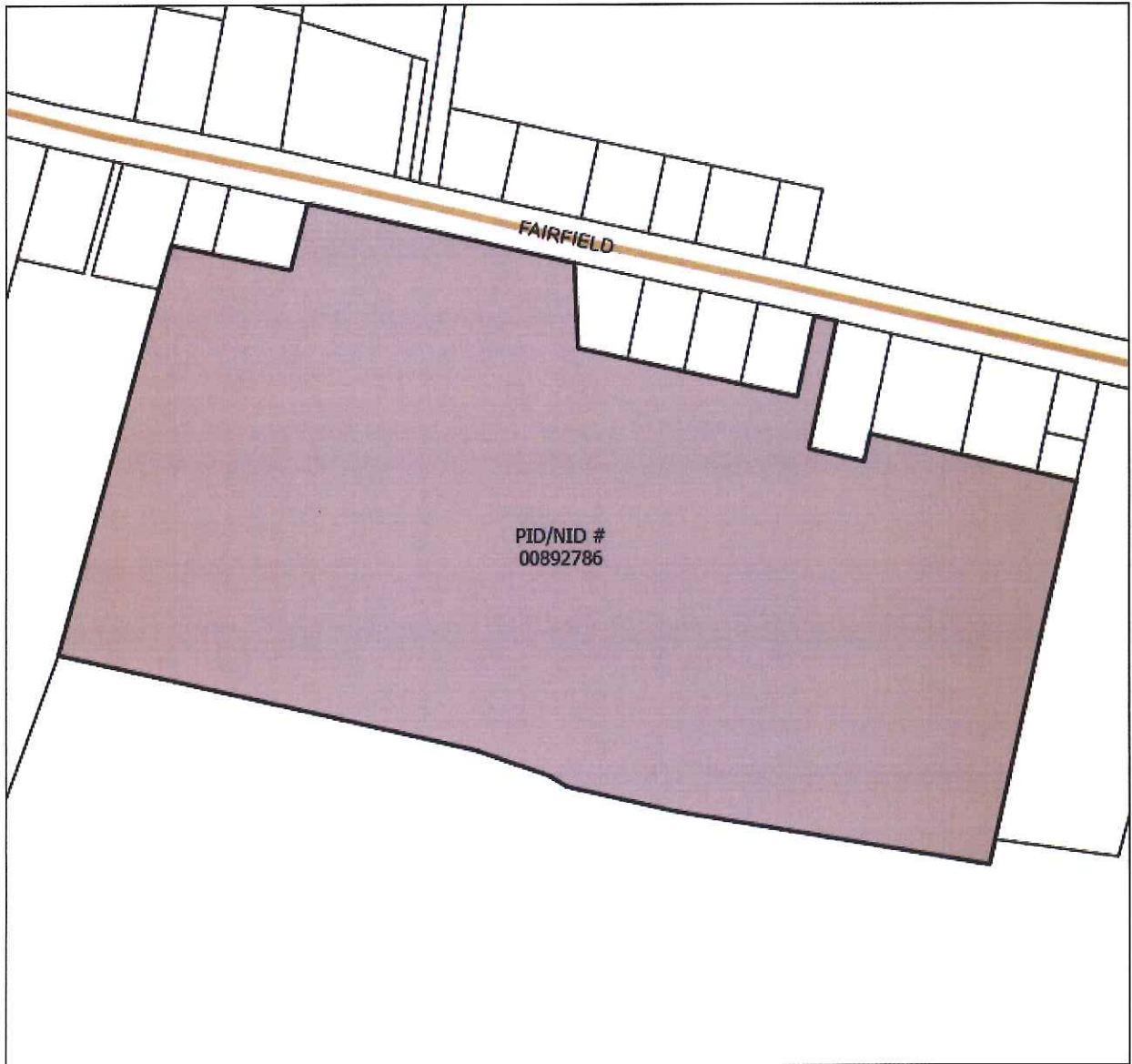
Read a third time and passed this 16th day of December, 2024.

Andrew Black
Mayor


Shonna Beal
Clerk



Schedule/Annexe A-1
Tantramar
ZONING MAP / CARTE DE ZONAGE
Date: 2024-10-22



Legend

-  Rezoning from Urban Residential 1 (R1) to Urban Residential 3 (R3)
- Rezoning de résidentiel urbain 1 (R1) à résidentiel urbain 3 (R3)



0 35 70 m

Schedule B

RESOLUTION

Parcel Identifier # 00892786

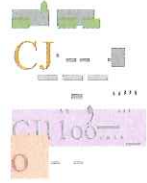
WHEREAS Freshwinds Eco-Village Housing Co-operative Ltd. is the owner of the property known as PID number 00892786, in Sackville, NB, and as shown on Schedule A (hereinafter called the “property”);

AND WHEREAS the municipality of Tantramar has rezoned the “property”, from Urban Residential 1 (R1) to Urban Residential 3 (R3) under By-law No. 244-S, A By-law to Amend By-law No. 244 Town of Sackville Zoning By-law, passed on December 16, 2024 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 development of the property shall be consistent with the site layout as shown on the attached site plan.
2. That development shall include a secondary emergency access as shown on the attached site plan.

UPL.6.ND



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info@cj.ca



FRESHWINDS
Freshwinds Eco Village

1:7500 A/C 1.0