


THE TOWN OF SUSSEX, N.B.

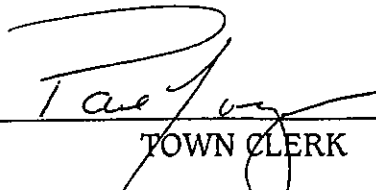
ZONING BY-LAW AMENDMENT
BY-LAW # 1350-03-26

The Council of the Town of Sussex, under authority vested in it by Section 34 of the Community Planning Act, amends the Zoning By-Law enacted on the 27th day of April, 1998, by Section 39 of the Community Planning Act, and enacts as follows:

Schedule "A" of the Town of Sussex Zoning By-Law is amended by rezoning a parcel of land located on the South side of Church Avenue with civic address of 260 Church Avenue, having P.I.D. # 30210306 on G.I.C. Map # 10R-28NW, from an "R1" Single-Family Zone to an "R2" Single and Two-Family Residential Zone permitting a business office and a dwelling within the area as shown on the plan attached as Schedule "A-18" dated October, 2003, with terms and conditions.

FIRST TIME READ	<u>JANUARY 19, 2004</u>
SECOND TIME READ	<u>JANUARY 19, 2004</u>
THIRD TIME READ & ENACTED	<u>FEBRUARY 16, 2004</u>


MAYOR


TOWN CLERK

For information purposes
I enclose a copy of the
original registered or
filed in the Kings
County Registry Office NB

Exemplaire pressé/ce document
copie conforme à l'instrument
enregistré ou déposé au
bureau d'enregistrement du
comté de Kings NB

17953754

FEB 26 2004

THE TOWN OF SUSSEX, N.B.

ZONING BY-LAW AMENDMENT

BY-LAW # 1350-03-26

TERMS & CONDITIONS

WHEREAS, by resolution of the Council of the Town of Sussex, the proposed rezoning of land on the South side of Church Avenue, as shown on the attached Schedule "A-18" dated October, 2003, be on terms and conditions and the use of said property be pursuant to Section 39 of the Community Planning Act and be limited to a business office.

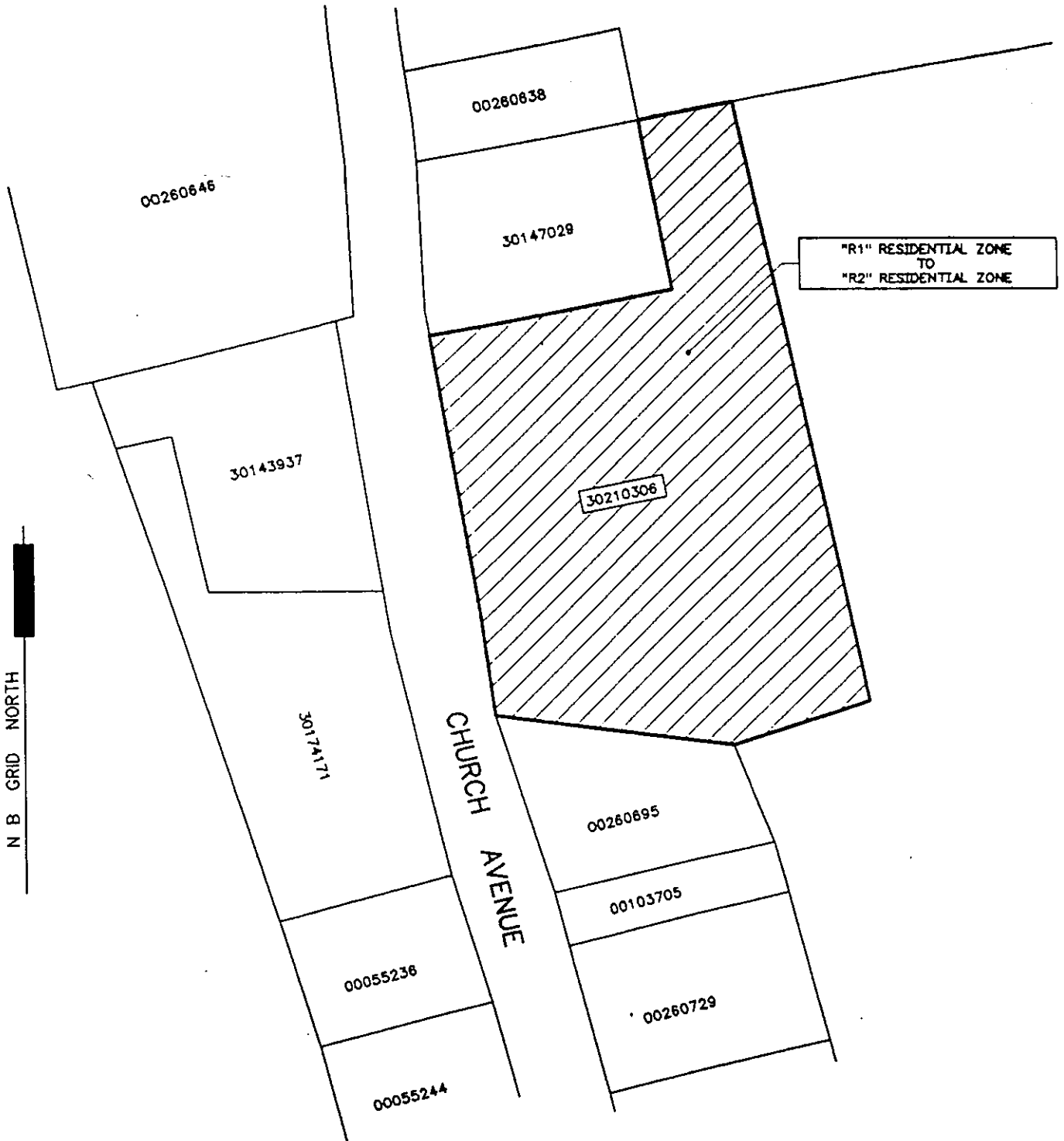
AND WHEREAS, under Section 39 of the Community Planning Act, upon rezoning, said property shall not be developed or used except in accordance with the following terms and conditions:

- 1) that definitions will be as follows:
 - (a) "dwelling" means a building or portion thereof, other than a hotel or motel, occupied or capable of being occupied as a home, residence or living quarters by one or more persons and containing one or more separate rooms and does not include a mobile home, and
 - (b) "business office" means any building or part of a building in which one or more persons are employed in the management, directing or conducting of an agency, business, brokerage, labour or fraternal organization; but does not include such uses as retail sales, manufacture, assembly or storage of goods or places of assembly or amusement;
- 2) that signage identifying the business operation be limited to one (1) sign attached to the structure and having a square area not exceeding 0.6 square metres;

The Town of Sussex, N.B.
Zoning By-Law Amendment
By-Law # 1350-03-26
Page 2/2

- 3) that no illuminated signage be permitted on the structure or property;
- 4) that five (5) off street parking spaces be provided;
- 5) that the office area be limited to sixty (60) square metres; and
- 6) that one (1) personnel be employed beyond the requirements of the home occupation regulations.

TOWN OF SUSSEX
AMENDMENT TO ZONING BY-LAW
BY-LAW # 1350-03-26



SCHEDULE "A-18"
OCTOBER, 2003

