

**TOWN OF SUSSEX, N.B.**

**ZONING BY-LAW AMENDMENT  
BY-LAW # 1350-04-06**

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 20<sup>th</sup> day of December, 2004, 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 north side of Main Street with civic address of 448 Main Street and having P.I.D. # 30242754 on GIC Map # 10R-19NE from a Single and Two-Family Residential and Up to and Including Twenty-Four Family Residential ("R4") zone to a Single and Two-Family Residential and Up to and Including Twenty-Four Family Residential ("R4") zone permitting a Gift Home Decorating Boutique retail store within the area as shown on the plan Schedule "A-4", dated February, 2007, with the attached terms and conditions.

READ FIRST TIME BY TITLE MARCH 28, 2007

READ SECOND TIME BY TITLE MARCH 28, 2007

READ IN ENTIRETY APRIL 23, 2007

THIRD READING BY TITLE  
AND ENACTED APRIL 23, 2007

PAUL I. MAGUIRE  
TOWN CLERK

RALPH A. CARR  
MAYOR

**TOWN OF SUSSEX, N.B.**

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**TERMS AND CONDITIONS**

WHEREAS, by resolution of the Council of the Town of Sussex, the proposed rezoning of land on the north side of Main Street as shown on the attached Schedule "A-4", dated February, 2007, 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 Gift Home Decorating Boutique retail store.

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 the Gift Home Decorating Boutique retail store use be limited to the ground floor area of this dwelling;
- 2) that the dwelling use be limited to the second floor of this dwelling;
- 3) that no trade and/or other goods other than those required directly for the purposes of the Gift Home Decorating Boutique retail store be stored on site;
- 4) that no equipment or material used therein is stored other than in the dwelling unit area mentioned in conditions (1) and (2);
- 5) that three (3) off street parking spaces be provided;
- 6) that the signage identifying the business be limited to one (1) non illuminated sign attached to the structure having a square area not exceeding 0.25 square metres; and
- 7) that the residential facial exterior of the building remain as it presently is and not be altered.