

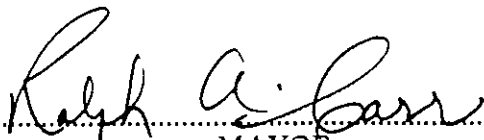
THE TOWN OF SUSSEX, N.B.

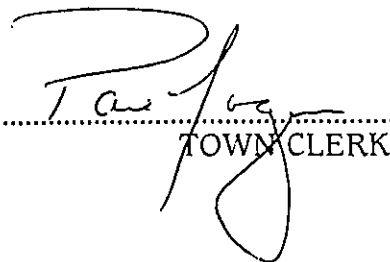
ZONING BY-LAW AMENDMENT
BY-LAW # 1350-04-28

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 East side of Bryant Drive with civic address of 40 Bryant Drive, having P.I.D. # 30155956 on G.I.C. Map # 10R39NW, from a "R1" Single Family Residential Zone to a "R1" Single Family Residential Zone permitting a home occupation as a manicurist.

FIRST TIME READ	<u>JUNE 21, 2004</u>
SECOND TIME READ	<u>JULY 14, 2004</u>
THIRD TIME READ & ENACTED	<u>JULY 19, 2004</u>


MAYOR


TOWN CLERK

THE TOWN OF SUSSEX, N.B.

ZONING BY-LAW AMENDMENT
BY-LAW # 1350-04-28

TERMS & CONDITIONS

WHEREAS, by resolution of the Council of the Town of Sussex, the proposed rezoning of land on the East side of Bryant Drive, as shown on the attached Schedule "A-20" dated April, 2004, 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 Manicurist Salon;

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 definition of Manicurist Salon means an establishment for the business of taking care of people's hands, especially their nails;
- 2) that the floor area of the dwelling unit which is devoted to it does not exceed the lesser of:
 - (i) twenty percent (20%) of the floor area of the dwelling unit, or
 - (ii) 27 square metres;
- 3) that no on-street parking be permitted;
- 4) that one (1) person be employed at this location;
- 5) that no trade and/or other goods other than those required directly for the purposes of the manicurist trade be stored on site;
- 6) that no equipment or material used therein is stored other than in the dwelling unit area mentioned in condition (2);
- 7) that the operators of the Manicurist Salon adhere to the Provincial Fire Regulations at all times;

Zoning By-Law Amendment

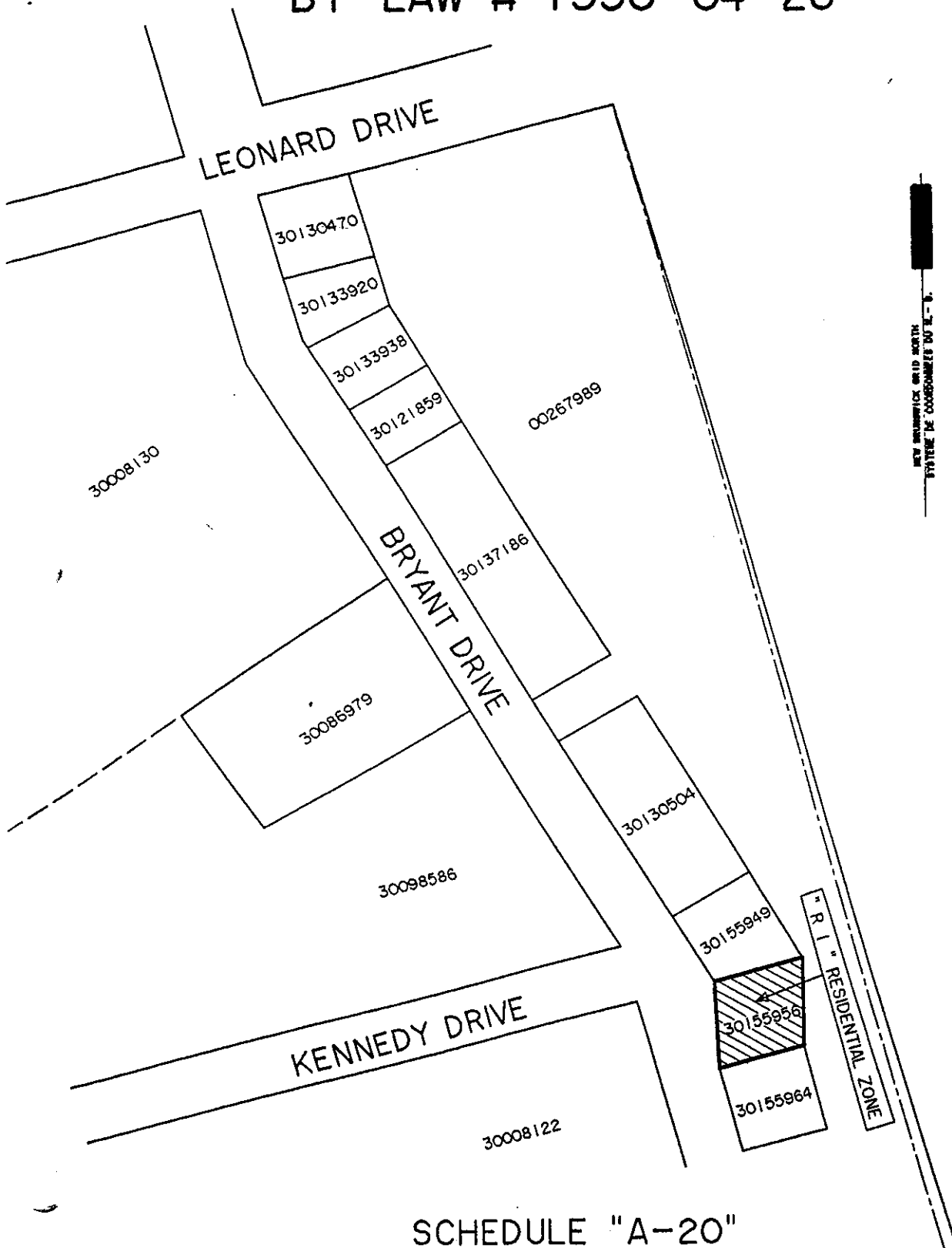
By-Law # 1350-04-28

Terms & Conditions

Page 2/2

- 8) that three (3) off street parking spaces be provided; and
- 9) that the signage identifying the business be limited to one (1) sign attached to the structure having a square area not exceeding 0.25 square metres.

TOWN OF SUSSEX
AMENDMENT TO ZONING BY-LAW
BY-LAW # 1350-04-28



SCHEDULE "A-20"
APRIL 2004