

ZONING BY-LAW AMENDMENT

BY-LAW # 1350-10-07

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 #1350-10 enacted on the 21st day of March, 2011, by Section 39 of the Community Planning Act and enacts as follows:

Schedule "A" of the Town of Sussex Zoning By-Law #1350-10 is amended by rezoning a parcel of land located on the south side of St. George Street as shown on the Tentative Plan Floral Avenue Garden Estates Subdivision 2012-01 prepared by Don-More Surveys Ltd., dated March 30, 2012; having a portion of P.I.D. #00263467 and as shown on the attached Schedule "A-7", dated February 2012, from a Business Residential ("BR") to Single and Two Family Residential ("R2").

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|---------------------------------------|-----------------------|
| READ FIRST TIME BY TITLE | <u>APRIL 18, 2012</u> |
| READ SECOND TIME BY TITLE | <u>APRIL 18, 2012</u> |
| READ IN ENTIRETY | <u>APRIL 23, 2012</u> |
| THIRD READING BY TITLE AND ENACTED | <u>APRIL 23, 2012</u> |

PAUL I. MAGUIRE
TOWN CLERK

RALPH A. CARR
MAYOR

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TERMS AND CONDITIONS

WHEREAS, by resolution of the Council of the Town of Sussex, the proposed rezoning of a parcel of land on the south side of St. George Street, as shown on the attached Schedule "A-7", dated February 2012, be subject to terms and conditions and the use of said property be pursuant to Section 39 of the Community Planning Act and be limited to a residential development as outlined in the following terms and conditions;

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. WATER AND SEWER SERVICE

That each dwelling unit be served separately with water and sewer.

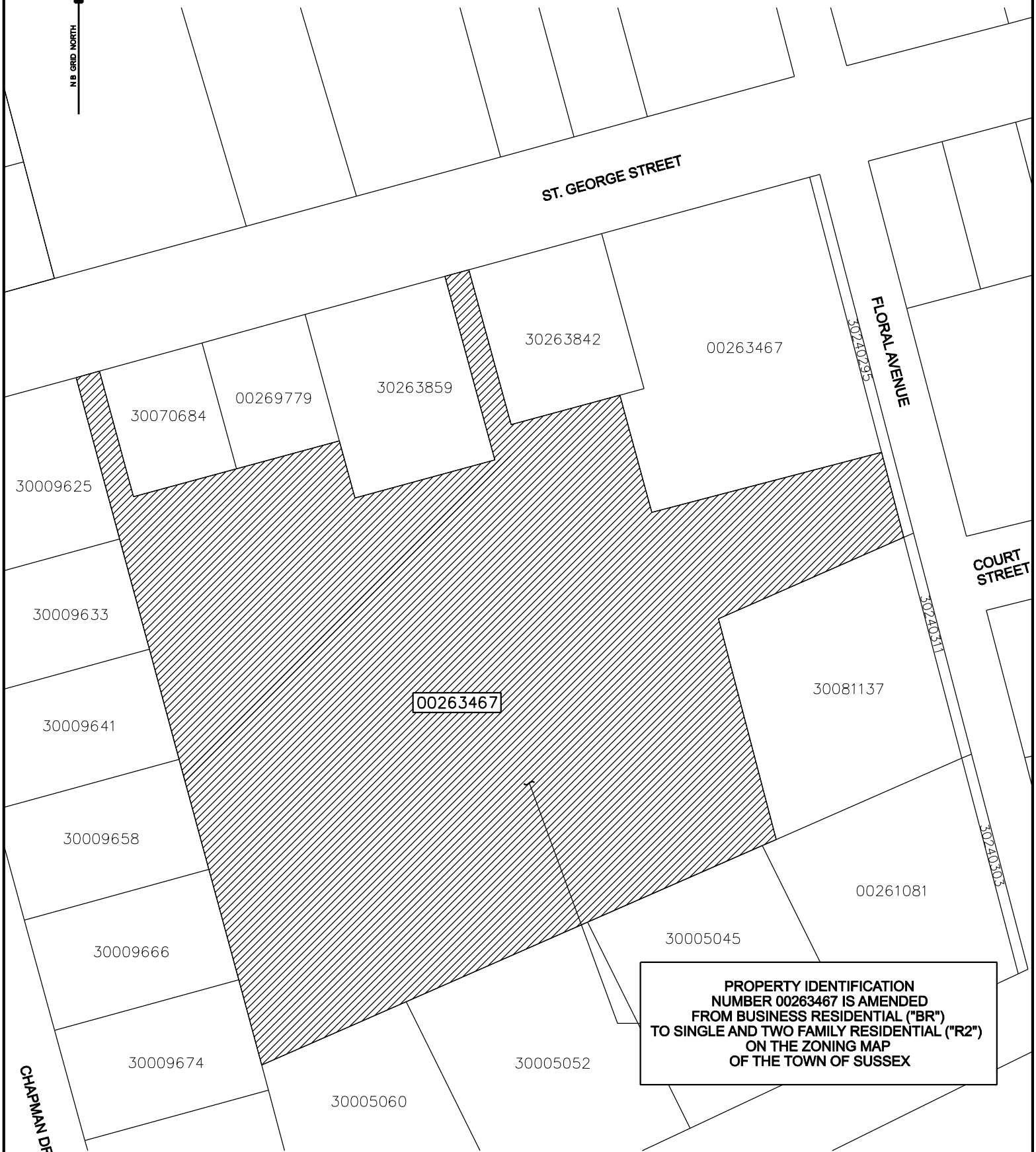
2. SUBDIVISION PLAN

This development requires that the Developer file a Subdivision Plan approved by the Town in the Kings County Registry Office prior to the commencement of this development.

3. SUBDIVISION AGREEMENT

This development requires that the developer enter into a subdivision agreement with the Town of Sussex for the provision of Municipal Services based upon the Registered Subdivision Plan for this development prior to the commencement of this development.

ZONING PLAN BY-LAW AMENDMENT BY-LAW # 1350-10-07



PROPERTY IDENTIFICATION
NUMBER 00263467 IS AMENDED
FROM BUSINESS RESIDENTIAL ("BR")
TO SINGLE AND TWO FAMILY RESIDENTIAL ("R2")
ON THE ZONING MAP
OF THE TOWN OF SUSSEX

**SCHEDULE "A-7"
FEBRUARY 2012**