

ZONING BY-LAW AMENDMENT

BY-LAW # 1350-10-14

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 Morrow Avenue identified as P.I.D. #30192538 and as shown on the attached Schedule "A-12", dated February 2013, from a Industrial Light ("IL") to Integrated Development ("ID") with terms and conditions.

| | |
|---------------------------------------|---------------------|
| READ FIRST TIME BY TITLE | <u>MAY 16, 2013</u> |
| READ SECOND TIME BY TITLE | <u>MAY 16, 2013</u> |
| READ IN ENTIRETY | <u>MAY 17, 2013</u> |
| THIRD READING BY TITLE AND ENACTED | <u>MAY 17, 2013</u> |

PAUL I. MAGUIRE
TOWN CLERK

MARC THORNE
MAYOR

ZONING BY-LAW AMENDMENT

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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 Morrow Avenue, as shown on the attached Schedule "A-12", dated February 2013, 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 an Integrated 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 and or building 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 of Sussex in the Kings County Registry Office vesting with the Town all Public Streets and Rights of Ways, and, Easements required for municipal and Utility Services prior to the commencement of this Development.

3. DEVELOPMENT AGREEMENT

This Integrated Development Area requires that the Developer enter into a Development Agreement with the Town of Sussex for the provision of Municipal Services and Integrated Land Uses to permit an Assisted Living Complex for Senior Citizens Living and to supply complementary services to the Development Area residents including but not limited to a Motel, Retail Store, Personal Service Shop, Restaurant, Restaurant Drive-in Space with terms and conditions as specifically detailed in the Development Agreement,

Town of Sussex
By-Law # 1350-10-14
Terms and Conditions

upon the Registered Subdivision Plan for this Development prior to the commencement of this Development.

ZONING PLAN BY-LAW AMENDMENT BY-LAW # 1350-10-14



STEWART AVENUE

00267492

00267450

PROPERTY IDENTIFICATION
NUMBER 30192538 IS AMENDED
FROM INDUSTRIAL-LIGHT "IL" ZONE
TO INTEGRATED DEVELOPMENT "ID"
ON THE ZONING MAP
OF THE TOWN OF SUSSEX

30192538

30117402

MORROW AVENUE

00206706

30238992

00200220 00201665

MARBLE STREET

00201889

00207175

00203786

00206714

00204735

00201996

30298913

30298897

TOWN / VILLE OF / DE SUSSEX

30298921

MARBLE STREET

30298939

30298905

30272918

30272850

30272868

30272900

30272876

30272892

SCHEDULE "A-12"
FEBRUARY 2013