

ZONING BY-LAW AMENDMENT

BY-LAW # 1350-10-16

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 21st day of March, 2011, by Section 34 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 Main Street as shown on the attached Schedule "A-14", dated August 2013, identifying a portion of P.I.D's. # 30243067, from a Highway Commercial ("HC") to Multi-Family Residential ("R4") to permitting "Four (4) - twelve unit (12) "Condominium Association Development " with terms and conditions.

READ FIRST TIME BY TITLE	<u>November 25, 2013</u>
READ SECOND TIME BY TITLE	<u>November 25, 2013</u>
READ IN ENTIRETY	<u>December 16, 2013</u>
THIRD READING BY TITLE AND ENACTED	<u>December 16, 2013</u>

PAUL I. MAGUIRE
TOWN CLERK

MARC THORNE
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 Main Street, as shown on the attached Schedule "A-14", dated August 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 a Multiple 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 the building shall be served separately with water and sewer and that the water service shall be metered.

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 to subdivide the Portion of PID 30243067 rezoned as part of this By-law into one (1) single lot.

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3. DEVELOPMENT AGREEMENT

This development requires that the Developer enter into a Development Agreement with the Town of Sussex for the provision of Municipal Services and for the approval of the development site plan and landscape plan for this development prior to the commencement of this construction of this development, and this development shall be subject to the Condominium Property Act of the Province of New Brunswick and amendments thereto.

ZONING PLAN BY-LAW AMENDMENT BY-LAW # 1350-10-16

N.B. GRID NORTH

MAIN STREET

30235220

30009179

30175483

00270348

30129415

30243067

30298475

30129407

PROPERTY IDENTIFICATION
NUMBER 30243067 IS AMENDED
FROM HIGHWAY COMMERCIAL "HC" ZONE
TO MULTI FAMILY RESIDENTIAL "R4" ZONE
ON THE ZONING MAP
OF THE TOWN OF SUSSEX

LANSDOWNE AVENUE

30171870

00439802

30243067

00439802

30177356

30243091

00246512

00262048

SCHEDULE "A-14"
AUGUST 2013