

ZONING BY-LAW AMENDMENT

BY-LAW # 1350-10-18

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 Marble Street by changing designation of the property on the south side of Marble Street bearing P.I.D. #30298897 and as shown on the attached Schedule "A-16", dated February 2014, from "Industrial – Light" ("IL") to Single Family Residential ("R1") and permitting "Ten (10) – single family units (10) with terms and conditions.

READ FIRST TIME BY TITLE	_____ April 22, 2014 _____
READ SECOND TIME BY TITLE	_____ April 22, 2014 _____
READ IN ENTIRETY	_____ May 20, 2014 _____
THIRD READING BY TITLE AND ENACTED	_____ May 20, 2014 _____

PAUL MAGUIRE
TOWN CLERK

MARC THORNE
MAYOR

ZONING BY-LAW AMENDMENT

BY-LAW # 1350-10-18

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 Marble Street, as shown on the attached Schedule "A-16", dated February 2014, 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.

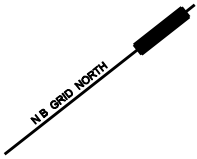
2. **SUBDIVISION PLAN**

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 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.

ZONING PLAN BY-LAW AMENDMENT BY-LAW # 1350-10-18



30117402

30192538

00206706

30238992

00200220

00201665

00112797
00113191

MARBLE STREET

00201889

00207175

00203786

00206714

00204735

00201996

MARBLE STREET

30047278

00205708

PROPERTY IDENTIFICATION
NUMBER 30298897 IS AMENDED
FROM INDUSTRIAL LIGHT "IL" ZONE
TO SINGLE FAMILY RESIDENTIAL "R1" ZONE
ON THE ZONING MAP
OF THE TOWN OF SUSSEX

30298897

30298913

30302368
30301865
30301857
30301840

30298905

30298905

30298921

30302376

30298905

30305338

30298905

30304422
30298905
30298939

30272918

30272850

30272868

30272900

30272876

30272892

30272884

00267161

FREEZE COURT

30263453

00267187

00267195

00267203

00267211

00267229

00267237

00267245

00480657

MAPLE AVENUE

SCHEDULE "A-16"
FEBRUARY 2014