

ZONING BY-LAW AMENDMENT

BY-LAW # 1350-10-21

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 is amended by rezoning the property bearing P.I.D. #00267963 on from Single and Two Family Residential Zone ("R2") to an Institutional Zone ("INST") permitting campus housing for students or guests, a business office or meeting rooms integral to the administration and operation of Kingswood University, or classrooms, with terms and conditions, on the area as shown on Schedule "A-19" dated June, 2014, hereto attached and with the attached terms and conditions.

READ FIRST TIME BY TITLE	<u>August 18, 2014</u>
READ SECOND TIME BY TITLE	<u>August 18, 2014</u>
READ IN ENTIRETY	<u>September 15, 2014</u>
THIRD READING BY TITLE AND ENACTED	<u>September 15, 2014</u>

TOWN CLERK

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 land on the West side of Western Street as shown on the attached Schedule "A-19", dated June, 2014, be on terms and conditions and the use of said property be limited to campus housing for students or guests, a business office or meeting rooms integral to the administration and operation of Kingswood University, or classrooms, pursuant to Section 39 of the Community Planning Act;

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. Definitions:

"dwelling unit" means a building or portion thereof occupied as living quarters by one or more students and containing one or more separate rooms; and

"business office" means any building or part of a building in which one or more persons are employed in the management and directing of operations of the University but does not include retail sales, manufacture, assembly or storage of goods or places of assembly or amusement, or a day care centre.

2. The structure may contain and be used for one or more of the following main uses:

- a. dwelling units used for campus housing for students or guests,
- b. a business office or meeting rooms integral to the administration and operation of Kingswood University, and/or
- c. classrooms.

3. The development shall contain a maximum of three (3) off-street parking spaces.

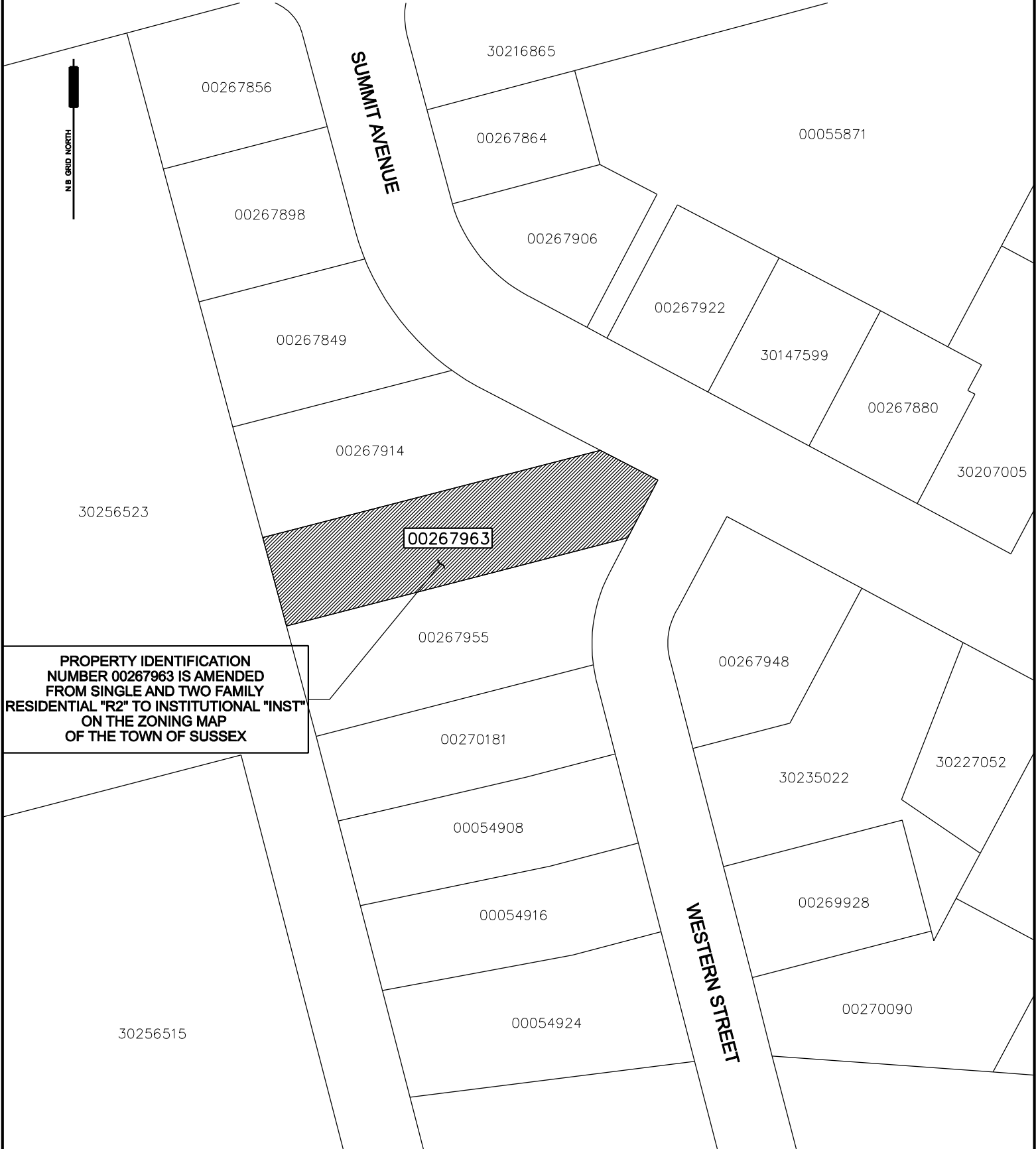
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TERMS AND CONDITIONS

4. There will be no on-street parking on either side of Western Street in the vicinity of this lot.
5. The residential appearance of the exterior of the building shall remain as it presently exists and shall not be altered.

ZONING PLAN BY-LAW AMENDMENT BY-LAW # 1350-10-21



PROPERTY IDENTIFICATION
NUMBER 00267963 IS AMENDED
FROM SINGLE AND TWO FAMILY
RESIDENTIAL "R2" TO INSTITUTIONAL "INST"
ON THE ZONING MAP
OF THE TOWN OF SUSSEX

SCHEDULE "A-19"
JUNE 2014