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TOWN OF SUSSEX, N.B.

ZONING BY-LAW AMENDMENT

BY-LAW # 1350-10-30

The Council of the Town of Sussex, under authority vested in it by Section 59 of the Community Planning Act, amends the Zoning By-Law enacted on the 21st day of March, 2011, by Section 59 of the Community Planning Act and enacts as follows:

Schedule "A" of the Town of Sussex Zoning By-Law is amended by rezoning a parcel of land located on the west side of Leonard Drive with civic address of 72 Leonard Drive and being a portion of P.I.D. # 30218614 amending the permitted uses on the lands by permitting industrial uses on the plan Schedule "A-27", dated April 2018 hereto attached, and;

Section 205, Industrial Medium ("IM") Uses, of Zoning By-Law # 1350-10 enacted on March 21, 2011, under Section 1.0 Permitted Uses, is hereby amended for the parcel of land located on the west side of Leonard Drive with civic address of 72 Leonard Drive and being a portion of P.I.D. # 30218614 by:

1.0 deleting the Section 205 Subsection (1) of A Zoning By-Law 1350-10:

1.0 USES

1.1 Any land, building or structure may be used for the purposes of and for no other purpose than:

(a) one or more of the following main uses:

- (i) any use concerned with manufacturing, storage, processing, transportation or related activities, subject to subsection 1.2 of this Section,
- (ii) a technical public service or utility or a civic or governmental building or installation, and
- (iii) a wholesaling establishment.

(b) any accessory building, structure or use, incidental to the main use of the land, building or structure, if such main use is permitted by this Section.

1.2 A use mentioned in sub clause (i) of Clause (a) of subsection 1.1, is subject to terms and conditions as may be imposed, by the Planning Advisory Committee.

and;

2.0 inserting Section 205 Subsection (1) of A Zoning By-Law 1350-10:



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1.0 USES

1.1 Any land, building or structure may be used for the purposes of and for no other purpose than:

- (a) one or more of the following main uses:
- (i) any use concerned with manufacturing, storage, processing, transportation or related activities, subject to subsection 1.2 of this Section,
 - (ii) a technical public service or utility or a civic or governmental building or installation, and
 - (iii) a wholesaling establishment.
 - (iii) a cafeteria,
 - (iv) a health service business,
 - (v) a service station or public garage,
 - (vi) a motor vehicle or equipment dealer,
 - (viii) a convenience store,
 - (ix) a veterinary services business,
 - (x) an office or office building,
 - (xi) a restaurant or takeout,
 - (xii) a personal or repair service shop
- (b) any accessory building, structure or use, incidental to the main use of the land, building or structure, if such main use is permitted by this Section.

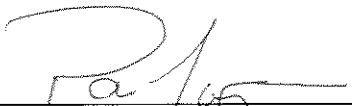
1.2 A use mentioned in sub clause (i) of Clause (a) of subsection 1.1 is subject to terms and conditions, as may be imposed, by the Planning Advisory Committee.

READ FIRST TIME BY TITLE May 22, 2018

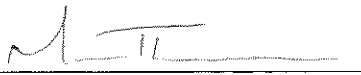
READ SECOND TIME BY TITLE May 22, 2018

READ IN ENTIRETY June 18, 2018

THIRD READING BY TITLE
AND ENACTED June 18, 2018

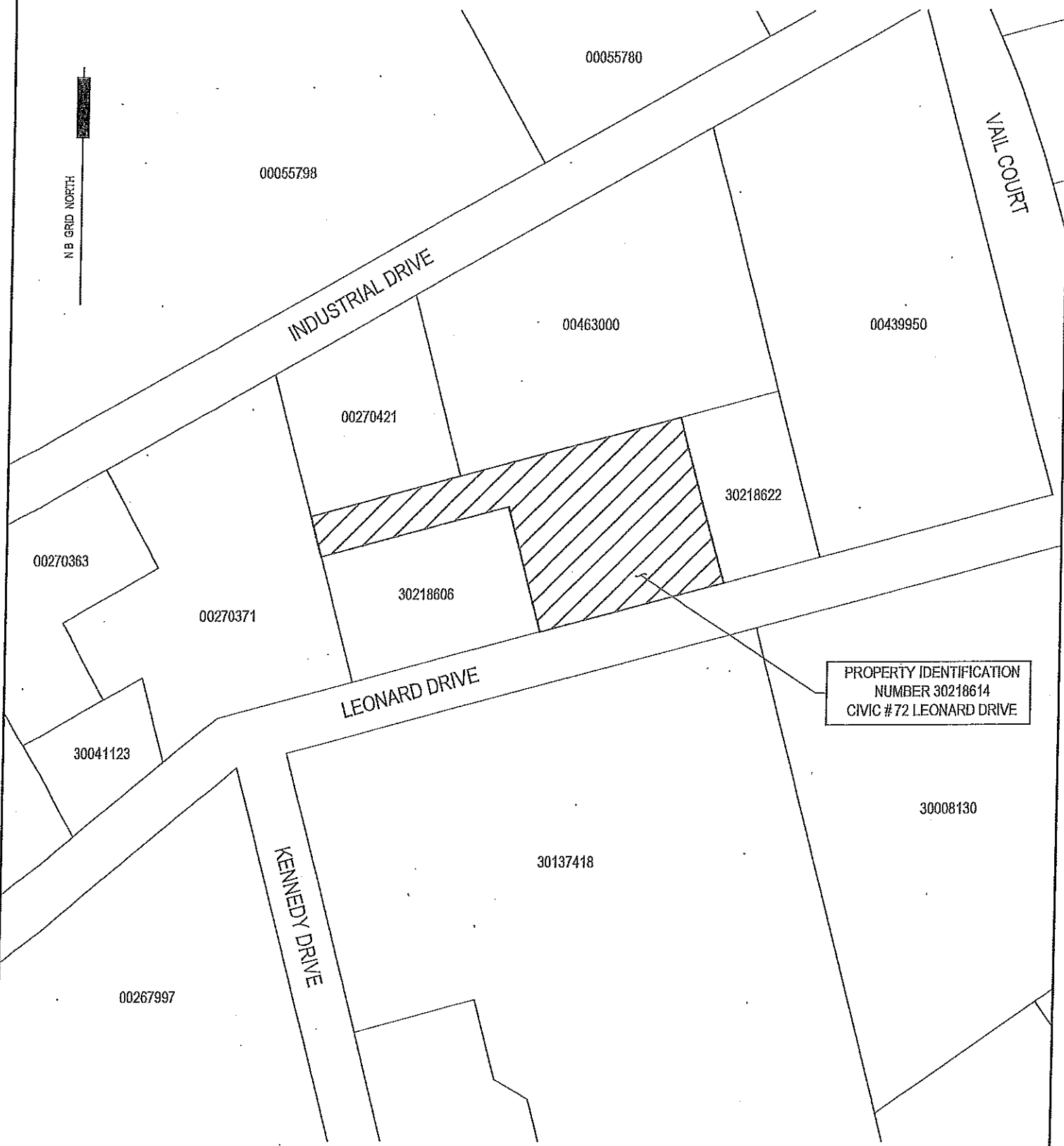


TOWN CLERK



MAYOR

ZONING PLAN BY-LAW AMENDMENT BY-LAW # 1350-10-30



SCHEDULE "A-27"
APRIL 2018

I, Paul Maguire, of the Town Of Sussex in the County Of Kings and Province Of New Brunswick, Town Clerk, DO SOLEMNLY DECLARE

1. THAT I am the Town Clerk of the Town Of Sussex, a municipal corporation, and have personal knowledge of the facts herein declared;
2. THAT the requirements of Sections 110 and 111 of the COMMUNITY PLANNING ACT have been complied with in respect to

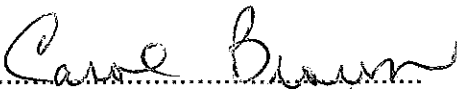
ZONING BY-LAW AMENDMENT, BY-LAW #1350-10-30,

which was passed by the Town Council of the Town Of Sussex on

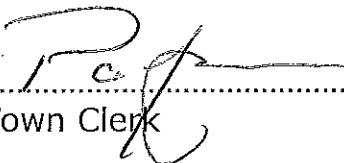
JUNE 18, 2018;

AND I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at)
 the Town Of Sussex,)
 County Of Kings and)
 Province Of New Brunswick)
 this 19 day of June)
 A.D., 2018.)
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 Commissioner Of Oaths



 Town Clerk

Carol Brown
A Commissioner of Oaths,
my commission expires
December 31, 2019