

TOWN OF SUSSEX

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2019-09-18
11:28:33

ZONING BY-LAW AMENDMENT
BY-LAW # 1350-10-33

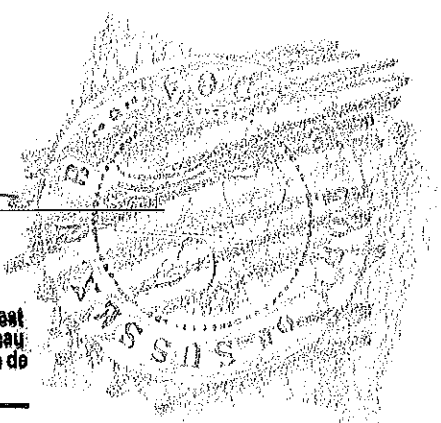
The Council of the Town of Sussex, under authority vested in it by Section 59 of the Community Planning Act, amends Zoning By-Law #1350-10 enacted on the 21st day of March 2011, by Section 59 of the Community Planning Act and enacts as follows:

Schedule "A" of the Town of Sussex Zoning By-Law is amended by rezoning a parcel of land located on the south side of Main Street with civic address of 377 Main Street and having P.I.D. #00267666 from a Single and Two-Family Residential And Up To Six-Family Residential ("R3") zone to a Multiple Family Residential ("R4") zone permitting a Multiple Family Residential development of eight (8) residential units, with terms and conditions, in the area as shown on the plan Schedule "A-29", dated May, 2019.

READ FIRST TIME BY TITLE	<u>June 17, 2019</u>
READ SECOND TIME BY TITLE	<u>June 17, 2019</u>
READ IN ENTIRETY	<u>August 19, 2019</u>
THIRD READING BY TITLE AND ENACTED	<u>August 19, 2019</u>

[Signature]
TOWN CLERK

[Signature]
MAYOR



[Signature]
Stephen Stone, M.P.I.
Planner CIP# 48005

I certify that this instrument is registered or filed in the	J'atteste que cet instrument est enregistré ou déposé au bureau de l'enregistrement du comté de
<u>Kings</u>	<u>Kings</u>
County Registry Office, New Brunswick	Nouveau-Brunswick
<u>2019-09-18</u>	<u>11:26:47</u>
date/date	time/heure
<u>39431151</u>	
	number/numéro

[Signature]
Registral-Conservateur

ZONING BY-LAW AMENDMENT

BY-LAW # 1350-10-33

TERMS & CONDITIONS

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-29", dated April 2019, be subject to terms and conditions and the use of said property be pursuant to Section 59 of the Community Planning Act and be limited to a Multiple Family Residential development of eight (8) residential units, as outlined in the following terms and conditions;

AND WHEREAS, under Section 59 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. **NUMBER OF UNITS**

This development is limited to eight (8) residential units.

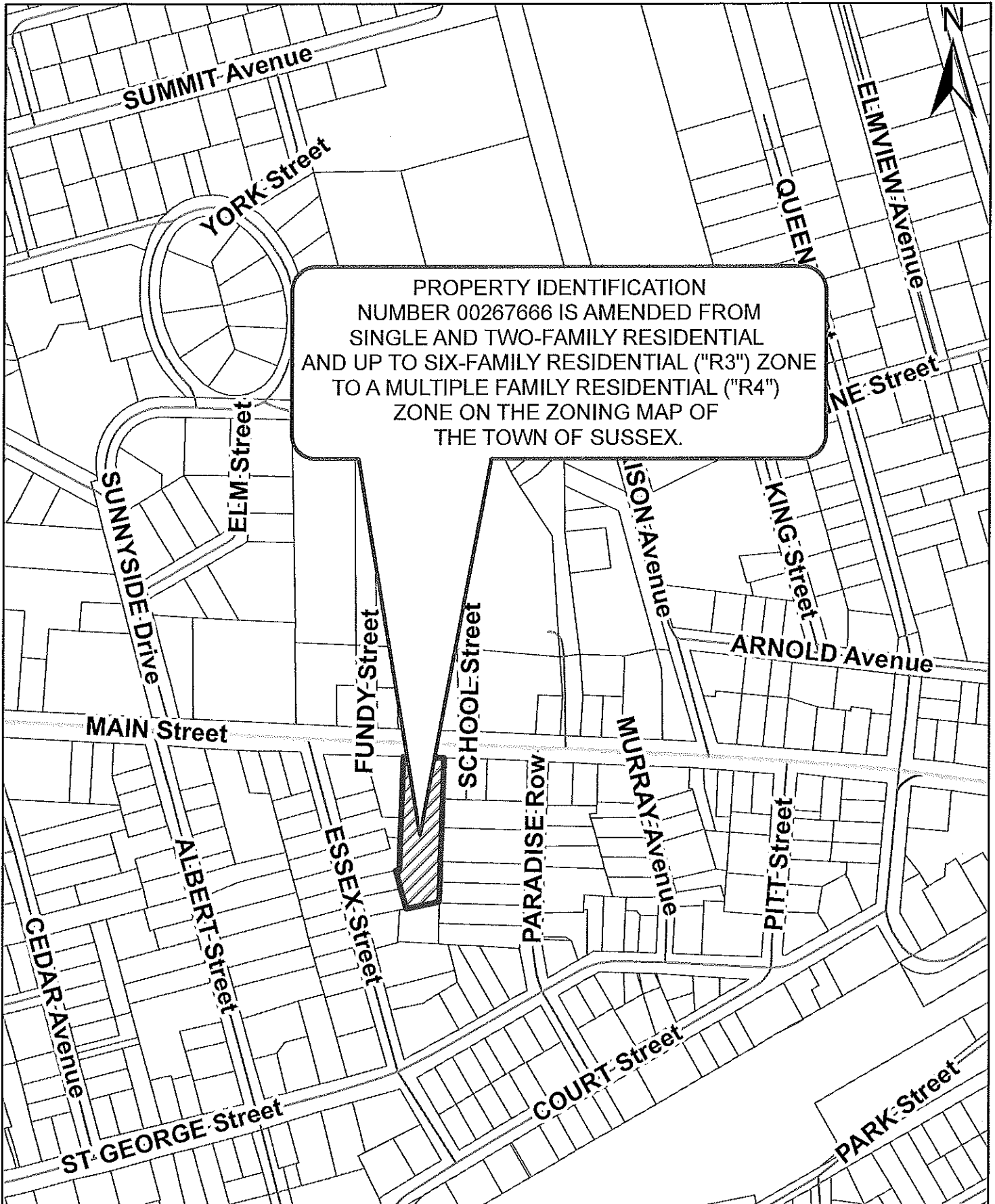
2. **WATER AND SEWER SERVICE**

That each dwelling unit be served separately with water and sewer.

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.

ZONING PLAN BY-LAW AMENDMENT BY-LAW # 1350-10-33



SCHEDULE "A - 29"
MAY 2019

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

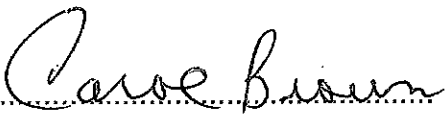
ZONING BY-LAW AMENDMENT, BY-LAW #1350-10-33,

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

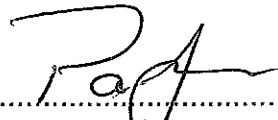
AUGUST 19, 2019;

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 day of)
 A.D., 2019.)
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 Commissioner Of Oaths



 Town Clerk

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