

SUSSEX

**ZONING BY-LAW AMENDMENT
BY-LAW # 1350-21-03**

44399179
2023-10-31
12:16:31

The Council of the Town of Sussex, under authority vested in it by Section 59 of the Community Planning Act, amends Zoning By-Law #1350-21 enacted on the 20th day of December 2021, 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 portion of a parcel of land located on the south side of St. George Street with civic address of 358 St. George Street and having P.I.D. #00265041 from a one and two unit Residential ("R2") zone to a High Density Residential ("R4") zone permitting a Multiple Family Residential development with terms and conditions, in the area as shown on the plan Schedule "A-03", dated April, 2023.

READ FIRST TIME BY TITLE

July 17, 2023

READ SECOND TIME BY TITLE

July 17, 2023

READ IN ENTIRETY

August 21, 2023

THIRD READING BY TITLE
AND ENACTED

August 21, 2023

J'atteste que cet instrument est
enregistré ou déposé au bureau
de l'enregistrement du comté de

Kings
Nouveau-Brunswick

I certify that this instrument
is registered or filed in the

Kings
County Registry Office,
New Brunswick

number/número

time/heure

date/date

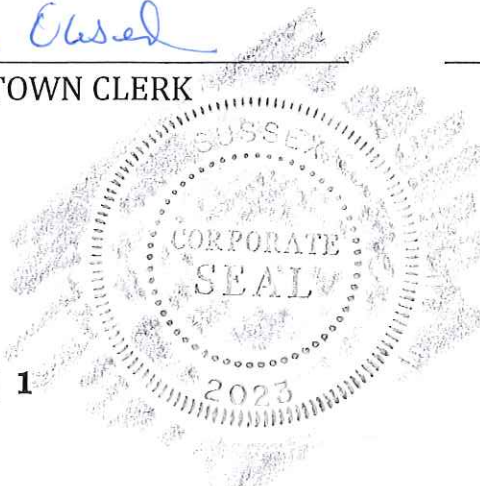
Registrar-Conservateur

Jara Elised

TOWN CLERK

[Signature]

MAYOR



ZONING BY-LAW AMENDMENT

BY-LAW # 1350-21-03

TERMS & 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 St. George Street, as shown on the attached Schedule "A-03", dated April 2023, 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 High Density residential (R4) development as outlined in the following terms and conditions;

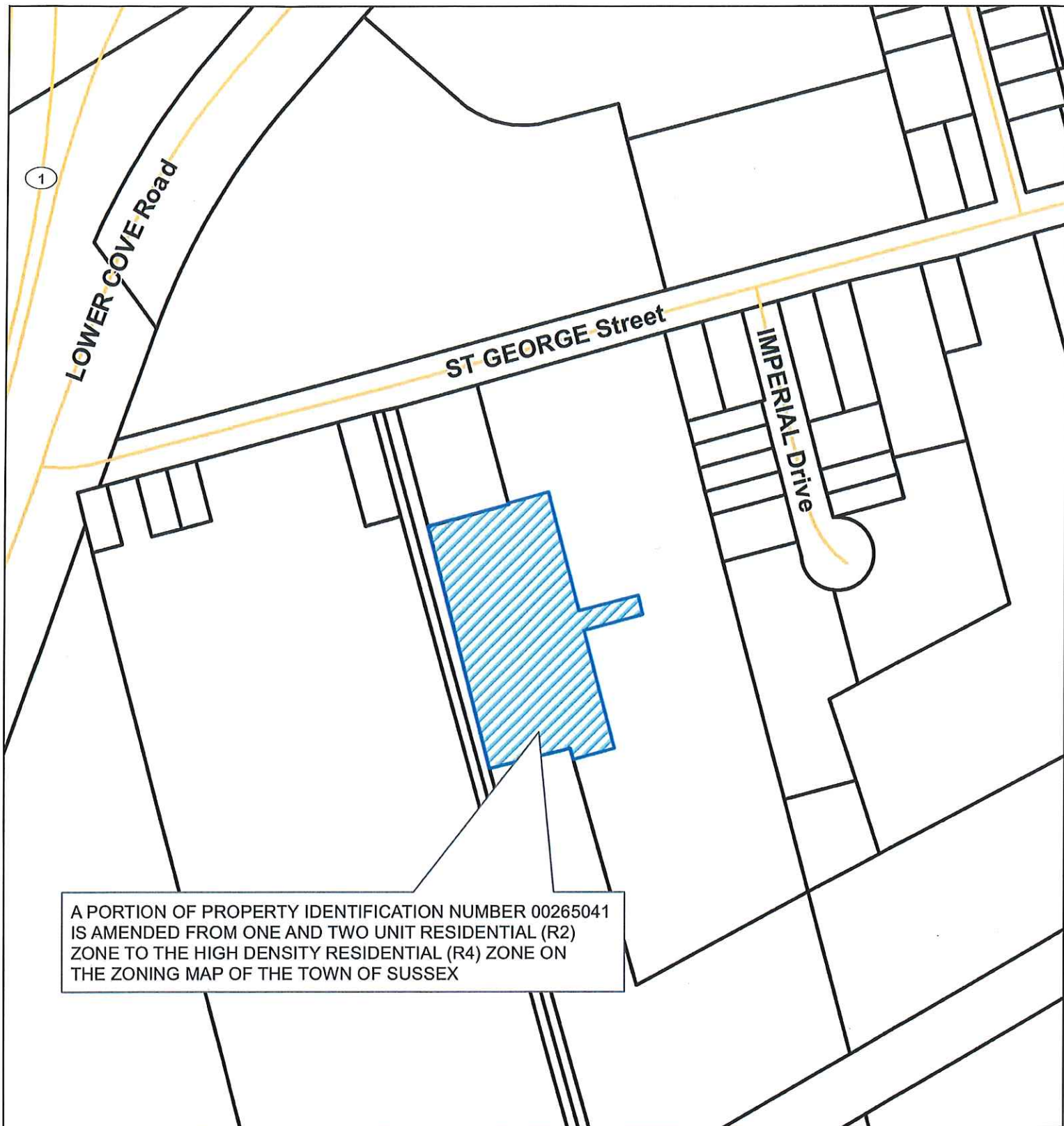
AND WHEREAS, under Section 59 of the Community Planning Act, upon rezoning said property shall not be developed or used except in accordance with the following terms and conditions.

1. WATER AND SEWER SERVICE

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

2. 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.



A PORTION OF PROPERTY IDENTIFICATION NUMBER 00265041
IS AMENDED FROM ONE AND TWO UNIT RESIDENTIAL (R2)
ZONE TO THE HIGH DENSITY RESIDENTIAL (R4) ZONE ON
THE ZONING MAP OF THE TOWN OF SUSSEX

358 St. George Street, Sussex, NB E4E 1G6
New Brunswick (PID No.: 00265041)



Subject Property Boundary



Property Boundary

**Town of Sussex Zoning By-law
Amendment**

By-law #1350-21-03

Schedule A-03

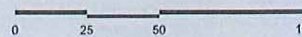
MAP/DRAWING INFORMATION:
Imagery 2018



MAP CREATED BY: RR
MAP CHECKED BY: JB
MAP PROJECTION: NAD 1983 CSRS New Brunswick Stereographic

FILE LOCATION: K:\2022\235705\Products\Client\Amendment\SiteLocation_PID00265041.mxd

SCALE: 1:2,500



DATE: APRIL 13, 2023