

TOWN OF SUSSEX

**ZONING BY-LAW AMENDMENT
BY-LAW # 1350-21-04**

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 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 with terms and conditions, in the area as shown on the plan Schedule "A-05", dated November, 2023.

READ FIRST TIME BY TITLE

READ SECOND TIME BY TITLE

READ IN ENTIRETY

THIRD READING BY TITLE
AND ENACTED

TOWN CLERK

MAYOR

ZONING BY-LAW AMENDMENT

BY-LAW # 1350-21-04

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-05", dated November 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 31 unit multifamily residential development as outlined in the following terms and conditions;

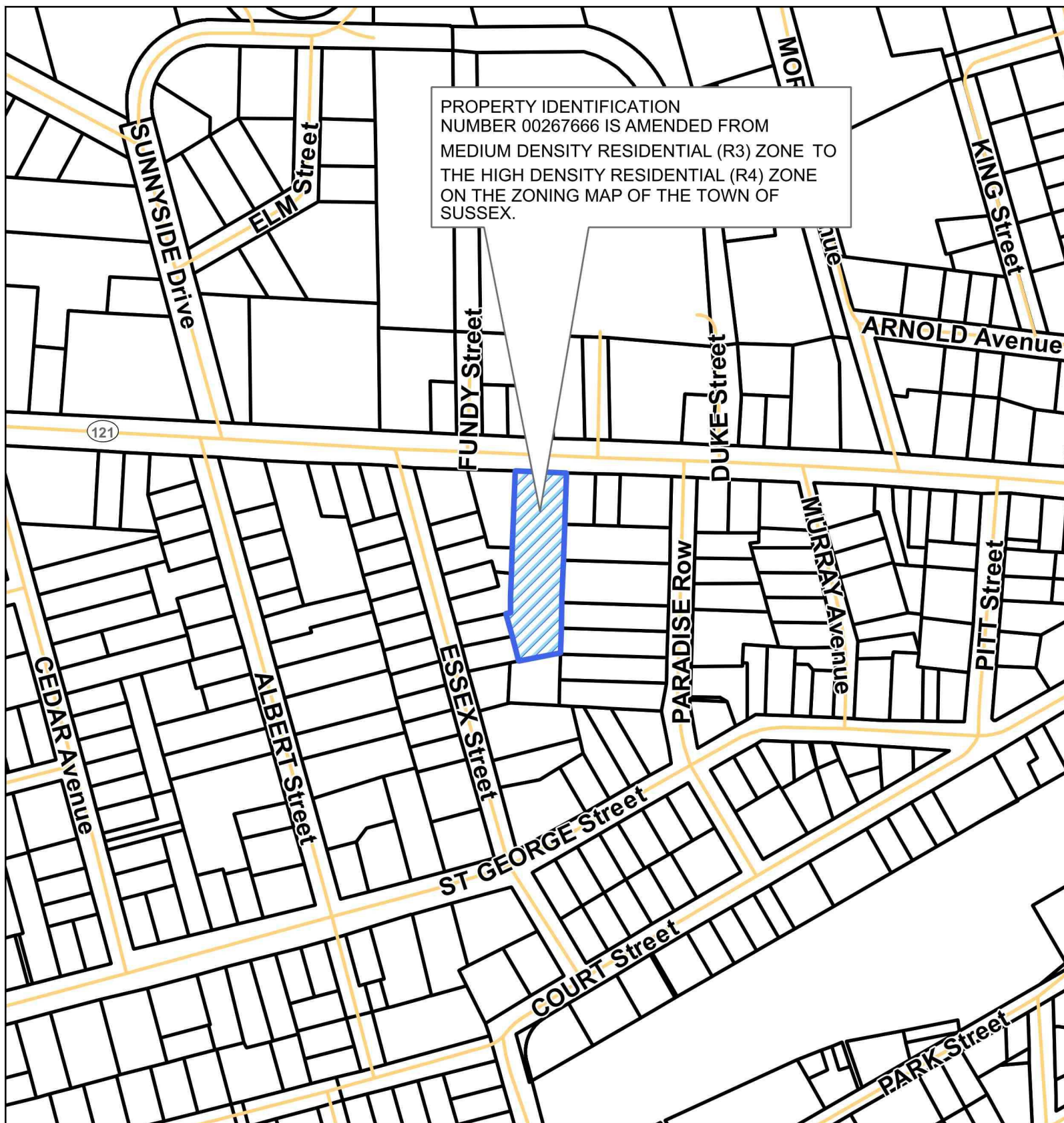
AND WHEREAS, under Section 59 of the Community Planning Act, upon rezoning said property shall not be developed or used except in accordance with the following terms and conditions.

1. WATER AND SEWER SERVICE

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

2. 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.



377 Main Street, Sussex, NB E4E 1S1
New Brunswick (PID No.: 00267666)



Subject Property Boundary



Property Boundary

Town of Sussex
Zoning By-Law Amendment
1350-21-04

Schedule A-05

MAP/DRAWING INFORMATION:

SCALE: 1:3,000



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



DATE: 2023-11-20

FILE LOCATION: K:\2023\235705\Product\Client\Amendment\SiteLocation_PID00267666_Zoning.mxd