

A BY-LAW TO AMEND THE ZONING BY-LAW

BY-LAW #1350-90-U

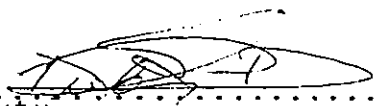
The Council of the Town Of Sussex, under authority vested in it by Section 34 of the Community Planning Act, amends the Zoning By-Law enacted on the 11th day of October, 1983, by Section 39 of the Community Planning Act, and enacts as follows:

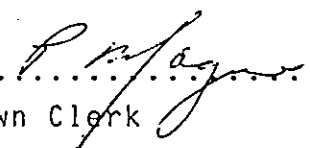
Schedule "A", of the Town of Sussex Zoning Map, is amended by rezoning a parcel of land located on the northerly side of Maple Avenue from an area permitting a business office and residential apartments with terms and conditions to an area permitting a commercial business and residential apartments with terms and conditions and as shown on the plan attached as Schedule "U" dated May 23, 1990.

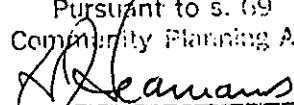
READ FIRST TIME: July 24, 1990.....

READ SECOND TIME: July 24, 1990.....

READ THIRD TIME
AND ENACTED: August 20, 1990.....


.....
Deputy
Mayor


.....
Town Clerk

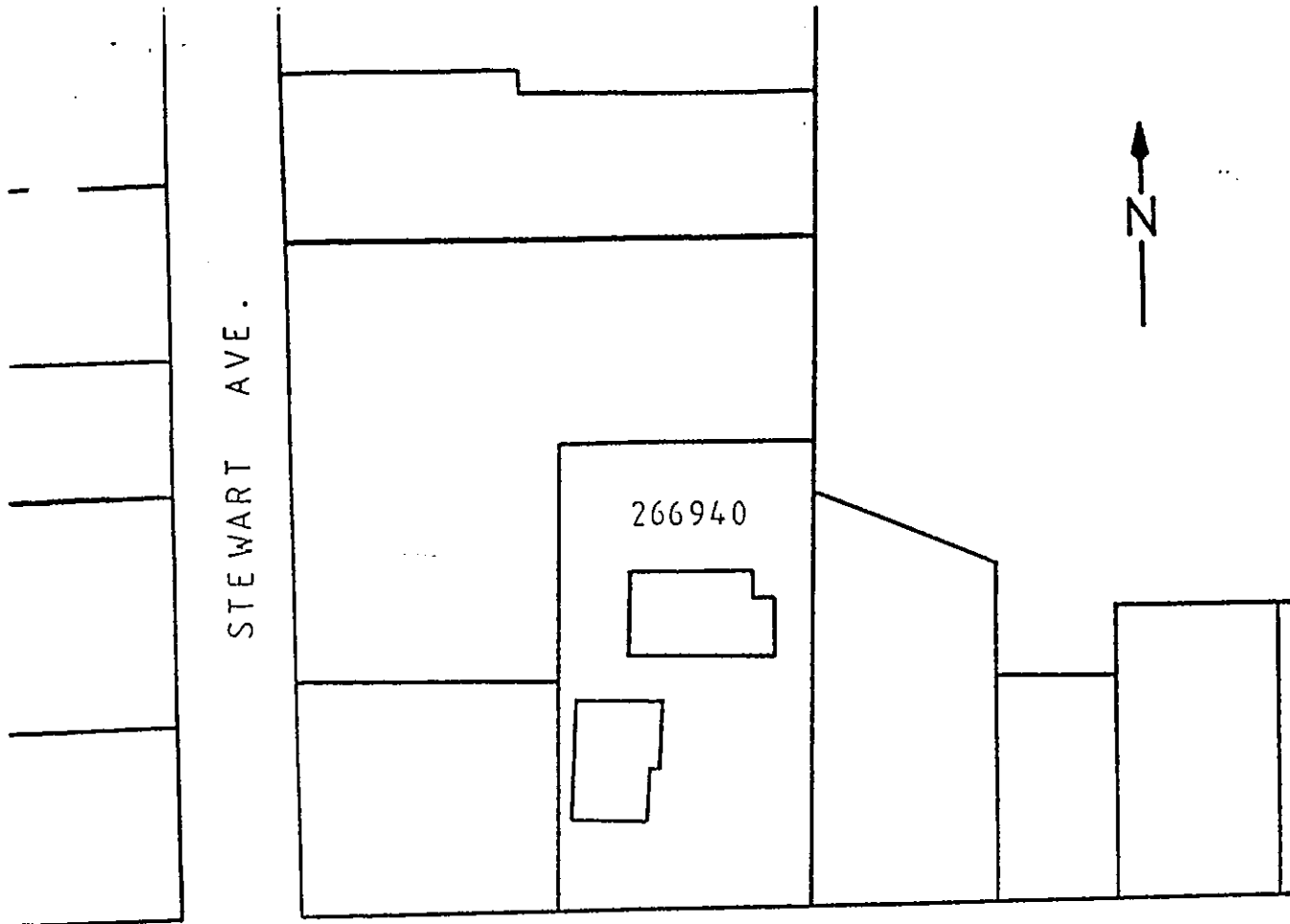
APPROVED Pursuant to s. 69 Community Planning Act  Minister of Municipal Affairs Aug 28, 1990 Date

TERMS AND CONDITIONS

Whereas by resolution of the Council of the Town Of Sussex that the proposed rezoning of land on Maple Avenue, as shown on the attached Schedule "U" dated May 23, 1990, be on terms and conditions, that the use of said property be pursuant to Section 39 of the Community Planning Act and be limited to a commercial business and residential apartments;

And Whereas under Section 39 of the Community Planning Act, upon rezoning, the said property shall not be developed or used except in accordance with the following terms and conditions:

- (1) that the owner provide to the Town a plot plan showing 20 parking spaces including the exits and entrances to the parking area; all of which shall be paved with asphalt;
- (2) that the owner obtain prior approval by the Town of the site layout including parking spaces;
- (3) that there will be no on-street parking;
- (4) that the main building include a commercial business for the sale of craft supplies and a wedding boutique supply store and apartments; with the commercial business and one apartment being located on the first and second floor and one apartment being located on the third floor;
- (5) that the existing garage contain a maximum of three apartments;
- (6) that the large shubbery, maple trees, etc., be shown on the site plan;
- (7) that no additional structures will be permitted on this lot designated as LRIS 266940; and
- (8) that no addition in the size of the existing buildings will be permitted.



STEWART AVE.

266940

MAPLE AVE.

CANADIAN NATIONAL RAILWAY

TOWN OF SUSSEX

ZONING MAP

SCHEDULE U

DATE: MAY 23, 1990

SCALE: 1" = 100'