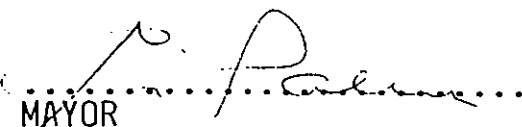


A BY-LAW TO AMEND THE ZONING BY-LAW
BY-LAW # 1350-90-Y

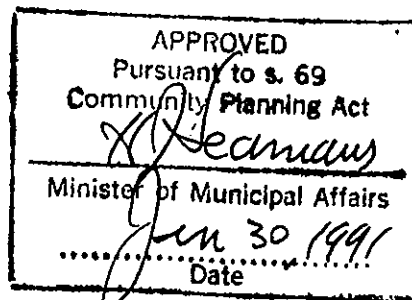
The Council of the Town Of Sussex, under authority vested in it by Section 34 of the Community Planning Act, amends the Zoning By-Law enacted on the 11th day of October, 1983, by Section 39 of the Community Planning Act, and enacts as follows:

Schedule "A" of the Town of Sussex Zoning Map is amended by rezoning a parcel of land identified as L.R.I.S. #00101584 and #00267575 with civic address of 353 Main Street from "R1" Residential Zone to "CC" Central Commercial Zone; all as shown on the attached plan as Schedule "Y", dated September, 1990, with terms and conditions attached.

FIRST READING ..December.17,..1990.....
SECOND READING ..January.21,..1991.....
THIRD READING ...January.21,..1991.....


.....
MAYOR


.....
TOWN CLERK



TERMS AND CONDITIONS

WHEREAS, by resolution of the Council of the Town Of Sussex, the proposed rezoning of land identified as L.R.I.S. #00101584 and #00267575 with civic address of 353 Main Street as shown on the attached Schedule "Y" dated September, 1990, be on terms and conditions and the use of said property be pursuant to Section 39 of the Community Planning Act and be limited to "CC" Central Commercial Zone use;

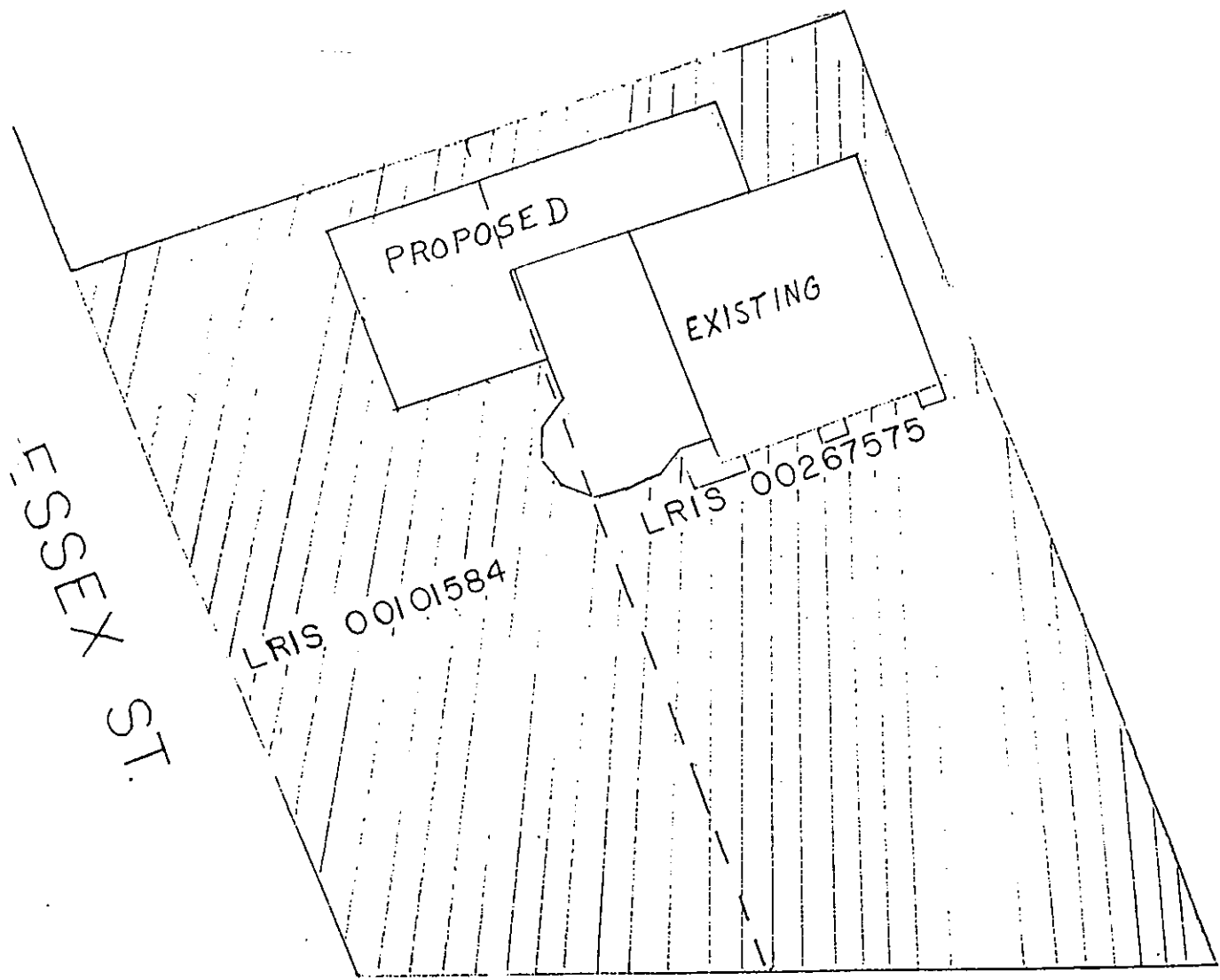
AND WHEREAS under Section 39 of the Community Planning Act, upon rezoning, said property shall not be developed or used except in accordance with the following terms and conditions:

- (1) that no petroleum storage tanks; underground or otherwise; or pumps can or will be permitted on said land;
- (2) that the continued use of the premises as an automotive facility shall be limited to the repair of all types of vehicles and for the storing and sale of parts and components necessary for the repair of said motor vehicles;
- (3) that the minimum setback distance from Main Street and Essex Street be 9.0 metres;
- (4) that a tree screen be planted along the entire length of the property except for the boundary on Essex Street and Main Street; said tree screen is to be evergreen trees having a minimum height of six feet and being planted at six foot centers;
- (5) that a grass buffer zone be planted on the boundary line of Main Street and Essex Street;
- (6) that only one entrance be permitted off of Main Street and Essex Street;
- (7) that an addition to the existing structure be in accordance with the plot plan as identified on the attached Schedule "Y";
- (8) that five off-street parking spaces be provided
- (9) that the owner install a wastewater system including a sand/grit interceptor before wastewater is discharged into the Town's sanitary sewer;

Terms And Conditions
Schedule "Y"
September, 1990
Page 2/2

- (10) that a backflow preventer be installed and maintained between the car wash facility and the water source;
- (11) that no oil, grease or petroleum solvents be discharged into the Town's sanitary sewer system;
- (12) that an irrevocable letter of credit be provided to the Town for the entire estimated cost of the landscaping to be completed under this by-law amendment as guarantee that the work will be completed within one year after the Building Permit is issued to the developer and said letter of credit shall be required at the time of application for the Building Permit; and
- (13) that the exterior of the proposed addition be compatible with the exterior of the existing building and that the exterior work of this project be completed within a one year period.

TOWN OF SUSSEX
ZONING MAP
SCHEDULE Y
SEPTEMBER 1990



REZONE FROM
"R" RESIDENTIAL ZONE
TO
"CC" CENTRAL COMMERCIAL

MAIN ST.