

SUSSEX

**ZONING BY-LAW AMENDMENT
BY-LAW # 1350-24-09**

The Council 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, and enacts as follows:

Schedule "A" of the Town of Sussex Zoning By-Law is amended by rezoning the parcel of land located on Green Valley Drive having PID 00208777 from the Agricultural and Rural zone (AR) to the Medium Density Residential Zone (R3) for the development of townhouses as shown on the plan Schedule "A", dated May 6, 2026 with terms and conditions.

READ FIRST TIME BY TITLE

READ SECOND TIME BY TITLE

READ IN ENTIRETY

THIRD READING BY TITLE
AND ENACTED

MAYOR

TOWN CLERK

SUSSEX

**ZONING BY-LAW AMENDMENT
BY-LAW # 1350-24-09**

TERMS & CONDITIONS

WHEREAS, by resolution of the Council of the town of Sussex, the proposed rezoning of the parcel of land on Green Valley Drive having PID 00208777, as shown on the attached Schedule "A", May 6, 2026 be subject to terms and conditions and the use of said property be pursuant to Section 59 of the Community Planning Act as outlined in the following terms and conditions;

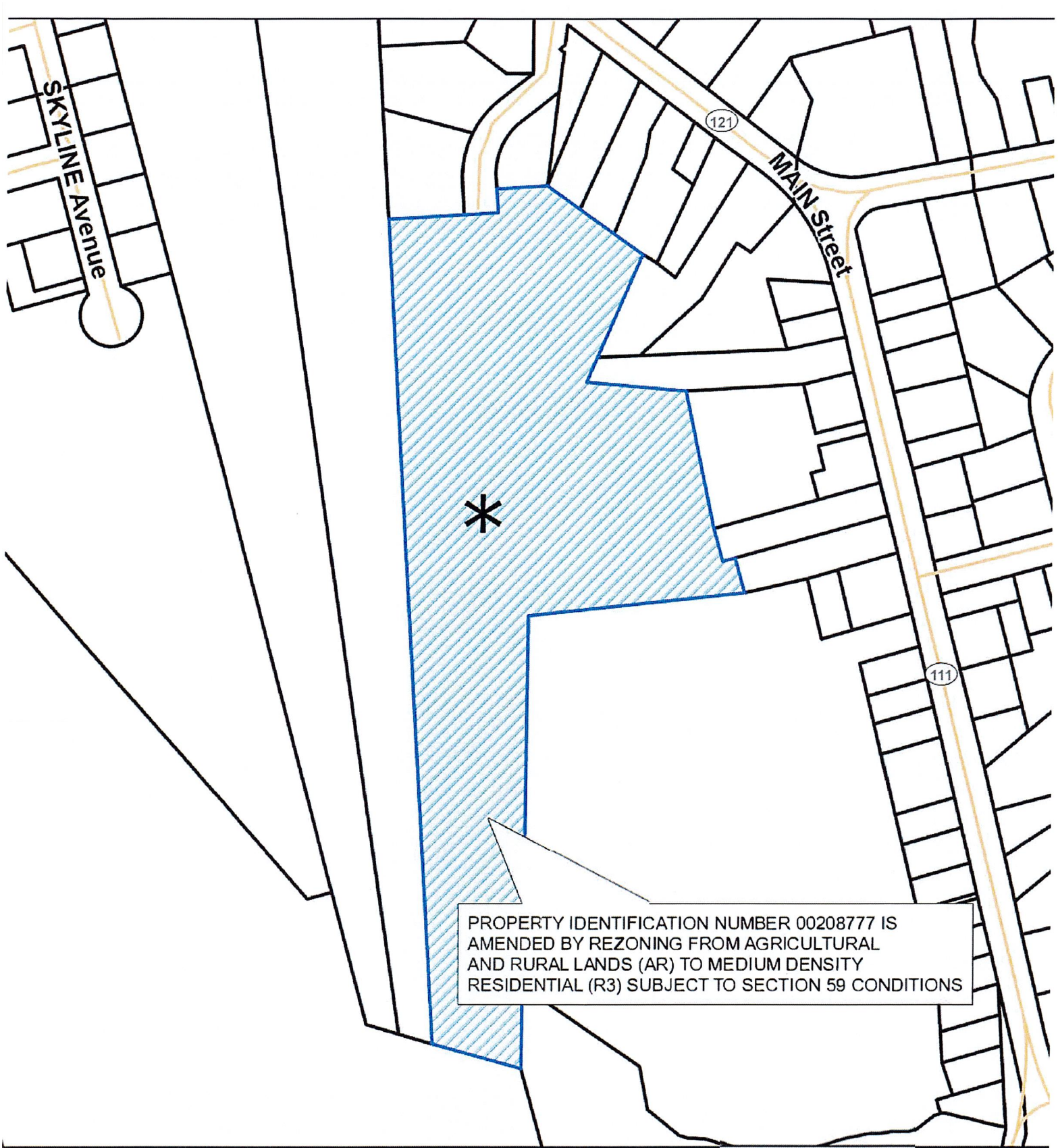
AND WHEREAS, under Section 59 of the Community Planning Act, upon rezoning said property shall not be developed or used except in accordance with the following terms and conditions:

1. DEVELOPMENT AGREEMENT

This development requires that the Developer enter into a Development Agreement with Sussex for the provision of municipal services and for the approval of the development site plan and landscape plan for any development prior to the commencement of construction of this development.

2. WATER AND SEWER SERVICE

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



PROPERTY IDENTIFICATION NUMBER 00208777 IS AMENDED BY REZONING FROM AGRICULTURAL AND RURAL LANDS (AR) TO MEDIUM DENSITY RESIDENTIAL (R3) SUBJECT TO SECTION 59 CONDITIONS

New Brunswick (PID No.: 00208777)

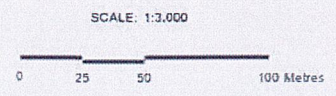
 Subject Property * = Section 59 Conditions

Town of Sussex
Zoning By-Law
Amendment 1350-24-09
Schedule A



MAP/DRAWING INFORMATION:
 TOWN OF SUSSEX, GEONB

MAP CREATED BY: SB
 MAP CHECKED BY: TL
 MAP PROJECTION: NAD 1983 CSRS New Brunswick Stereographic



DATE: 2026-05-01