

SUSSEX
MUNICIPAL PLAN BY-LAW AMENDMENT
BY-LAW 704-24-03

The Council of Sussex, under authority vested in it by Section 117 of the Community Planning Act, amends By-Law # 704-20 entitled "The Municipal Plan By-Law of Sussex", enacted on the 27th day of April, 2020 and enacts as follows:

1. Section 3.1.2 Medium to High Density Residential is amended by adding the following policy after Policy LU-13 and renumbering the subsequent policies:

LU-X It shall be the policy of Council to consider proposals for multiple main residential buildings on a single lot, or "Dwelling Groups", within the Medium to High-Density Residential designation, provided that:

- a) The proposal is processed as a Zoning By-law amendment subject to terms and conditions pursuant to Section 59 of the *Community Planning Act*;
- b) The development maintains a high-quality site design, including appropriate internal circulation, amenity space, and buffering from adjacent low-density uses; and
- c) Adequate municipal servicing and stormwater management are addressed to the satisfaction of the Town Engineer.

2. Section 3.2.1 Downtown Core is amended by adding the following policy after Policy LU-17 and renumbering the subsequent policies:

LU-X It shall be the policy of Council to encourage efficient land use by considering proposals for multiple main buildings on a single lot, or "Commercial Groups", where:

- a) The proposal demonstrates a unified approach to site planning, sharing access, parking, and infrastructure; and
- b) The development is subject to terms and conditions pursuant to Section 59 of the *Community Planning Act* to ensure compatibility with surrounding land uses.

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3. Section 3.2.2 General Commercial is amended by adding the following policy after Policy LU-20 and renumbering the subsequent policies:

LU-X It shall be the policy of Council to encourage efficient land use by considering proposals for multiple main buildings on a single lot, or "Commercial Groups", where:

- a) The proposal demonstrates a unified approach to site planning, sharing access, parking, and infrastructure; and
- b) The development is subject to terms and conditions pursuant to Section 59 of the *Community Planning Act* to ensure compatibility with surrounding land uses.

4. Section 3.3 Industrial is amended by adding the following policy after Policy LU-27 and renumbering the subsequent policies:

LU-X It shall be the policy of Council to encourage efficient land use by considering proposals for multiple main buildings on a lot, or "Commercial Groups", where:

- a. The proposal demonstrates a unified approach to site planning, sharing access, parking, and infrastructure; and
- b. The development is subject to terms and conditions pursuant to Section 59 of the *Community Planning Act* to ensure compatibility with surrounding land uses.

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5. Section 5 Implementation is amended by adding:

Policy IM-8 Council may utilize Section 59 of the *Community Planning Act* to impose terms and conditions on rezonings for multi-building developments to ensure that:

- Internal private roads provide safe access for emergency vehicles;
- The relationship between buildings prevents overcrowding; and
- Phasing of development is properly managed.

APPROVED
Pursuant to the
Community Planning Act
En application de la
loi sur l'urbanisme
For - Minister, pour le/la Ministre
Local Government and Governance Reform
Gouvernements Locaux et de la Réforme de la gouvernance locale
August 12, 2026
Date

READ FIRST TIME BY TITLE

February 17, 2026

READ SECOND TIME BY TITLE

February 17, 2026

READ IN ENTIRETY

July 20, 2026

THIRD READING BY TITLE
AND ENACTED

July 20, 2026

I certify that this instrument
is registered or filed in the
County Registry Office,
New Brunswick
JMG
JMG
2026-09-18 10:26:21 47633590
date/date time/heure number/numero
Registrar-Conservateur
Nouveau-Brunswick
JMG
JMG

DEPUTY MAYOR

TOWN CLERK

