

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

SUSSEX

MUNICIPAL PLAN BY-LAW AMENDMENT

BY-LAW 704-24-03

- 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.

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.

SUSSEX

MUNICIPAL PLAN BY-LAW AMENDMENT

BY-LAW 704-24-03

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.

READ FIRST TIME BY TITLE

READ SECOND TIME BY TITLE

READ IN ENTIRETY

THIRD READING BY TITLE
AND ENACTED

MAYOR

TOWN CLERK