

SUSSEX

ZONING BY-LAW AMENDMENT BY-LAW # 1350-24-07

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:

1. **Section 2.3 Zones** is repealed and replaced with the following:

- (a) The following zones appear on the Zoning Map in Schedule A. The table below provides the zone and the corresponding symbol:

One-Unit Residential	R1
Small-Lot One-Unit Residential	R1S
One- and Two-Unit Residential	R2
Medium Density Residential	R3
High Density Residential	R4
Downtown Commercial	DC
General Commercial	GC
Highway Commercial	HC
Mixed Use	MU
Industrial	I
Institutional	INST
Parks and Recreation	P
Rural and Agricultural	RU
Environmental Protection	EP
Federal Lands	F

- (b) A Flood Overlay zone also forms part of this Zoning By-law. The Flood Overlay zone is identified by a crosshatched overlay. Amendment # 3, August 2024
- (c) Where the Council has imposed terms and conditions on a property pursuant to Section 59 of the *Community Planning Act*:
- (i) The Zone designation on the Zoning Map in Schedule A shall be identified with the addition of the asterisk symbol (*) which indicates that a specific resolution or agreement has been registered against the

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property which may supersede the standard requirements of this By-law; and

(ii) The use and development of such land shall be subject to the provisions of the Zone in which it is located AND the specific terms and conditions imposed by the Council.

2. **Definitions Section 3** is amended by adding the following definitions in alphabetical order:

“Dwelling Group” means a group of two or more main buildings used for residential purposes, located on a single lot, where all buildings are planned and developed as a unified site with shared access and services.

“Commercial Group” means a group of two or more main buildings used for commercial or industrial purposes, located on a single lot, where all buildings are planned and developed as a unified site with shared access and services.

3. **General Provisions Section 4.17** (Number of Main Buildings on a Lot) is repealed and replaced with the following:

4.17 Number of Main Buildings on a Lot

(a) No more than one main building or structure may be placed or erected on a lot, except as provided in subsection (b).

(b) Notwithstanding subsection (a), Council may permit a Dwelling Group or Commercial Group consisting of multiple main buildings on a single lot subject to terms and conditions imposed pursuant to Section 59 of the *Community Planning Act*.

(c) Any development approved under subsection (b) shall be subject to a resolution of Council and the registration of an agreement regarding:

- (i) The specific number and location of buildings;
- (ii) Site design, access, and internal circulation;

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(iii) Municipal servicing and stormwater management; and

(iv) Any other matter Council deems necessary to ensure compatibility with the surrounding area.

READ FIRST TIME BY TITLE

READ SECOND TIME BY TITLE

READ IN ENTIRETY

THIRD READING BY TITLE
AND ENACTED

MAYOR

TOWN CLERK