

**SUSSEX**

**ZONING BY-LAW AMENDMENT  
BY-LAW # 1350-24-04**

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 20<sup>th</sup> day of December 2021, and enacts as follows:

Schedule "A" of the Town of Sussex Zoning By-Law is amended by rezoning parcels of land located on the east side of Bryant Drive having P.I.D. #30137186 from One Unit Residential ("R1") to One and Two Unit Residential ("R2") zone to permit three 6-unit townhouse developments on subdivided lots as shown on the plan Schedule "A", dated September 4, 2025.

READ FIRST TIME BY TITLE

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READ SECOND TIME BY TITLE

\_\_\_\_\_

READ IN ENTIRETY

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THIRD READING BY TITLE  
AND ENACTED

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
TOWN CLERK

## **SUSSEX**

### **ZONING BY-LAW AMENDMENT BY-LAW # 1350-24-04**

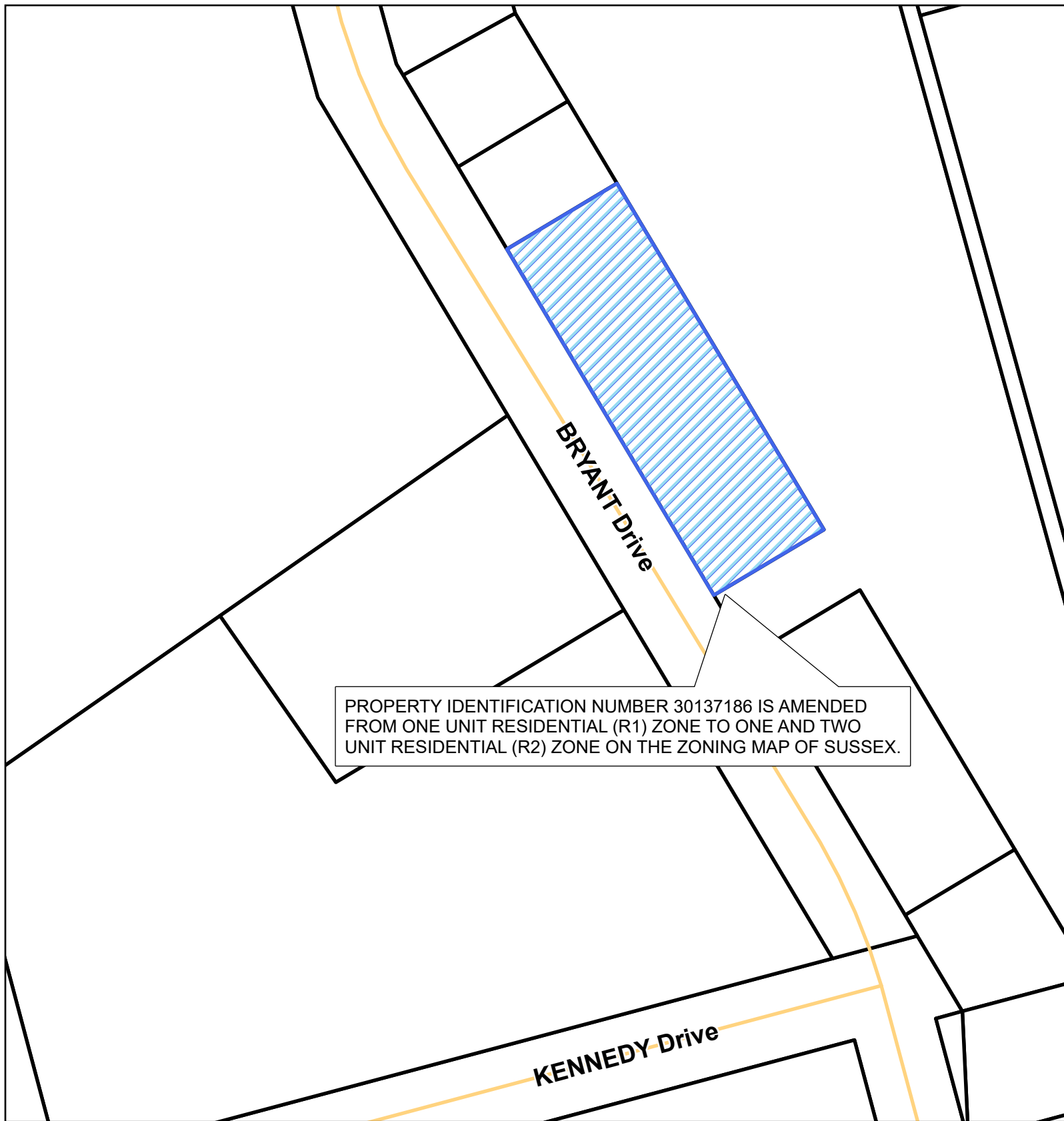
#### **TERMS & CONDITIONS**

**WHEREAS**, by resolution of the Council of the town of Sussex, the proposed rezoning of parcels of land on the east side of Bryant Drive, as shown on the attached Schedule "A", dated September 4, 2025, 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. WATER AND SEWER SERVICE**

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



New Brunswick (PID No.: 30137186)



Subject Property

**Town of Sussex**  
**Zoning By-Law Amendment**  
**1350-24-04**  
**Schedule A**



MAP/DRAWING INFORMATION:  
TOWN OF SUSSEX, GEONB

MAP CREATED BY: DS  
MAP CHECKED BY: SS  
MAP PROJECTION: NAD 1983 CSRS New Brunswick Stereographic

SCALE: 1:1,200

0 10 20 40 Metres



DATE: 2025-09-04