

**SUSSEX
BY-LAW # 125-14-04**

**A BY-LAW TO AMEND THE VILLAGE OF SUSSEX CORNER
RURAL PLAN BY-LAW # 125-14**

The Council of the town of Sussex, under authority vested in it by Section 59 and 117 of the Community Planning Act, amends Village of Sussex Corner Rural Plan By-law #125-14 enacted on the 20th day of January 2015, and enacts as follows:

Scheduled A of the Village of Sussex Corner Rural Plan By-law #125-14 is hereby amended by rezoning a portion of the lands having property identifier #00207555 from Floodway “FW” Zone to Central Commercial, “CC” Zone with terms and conditions as per schedule A-04 attached herewith.

READ FIRST TIME BY TITLE

READ SECOND TIME BY TITLE

READ IN ENTIRETY

THIRD READING BY TITLE
AND ENACTED

TOWN CLERK

MAYOR

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SUSSEX BY-LAW # 125-14-04

**A BY-LAW TO AMEND THE VILLAGE OF SUSSEX CORNER
RURAL PLAN BY-LAW # 125-14**

**SCHEDULE B
TERMS AND CONDITIONS**

WHEREAS, by resolution of the Council of Sussex, the proposed rezoning of a parcel of land on the south side of Main Street, as shown on the attached Schedule “A-04”, dated July 2023, be subject to terms and conditions and the use of said property be pursuant to Section 59 of the Community Planning Act and be limited to a Central Commercial (CC) and to include a renovation to include a residential suite in an accessory building as outlined in the following terms and conditions;

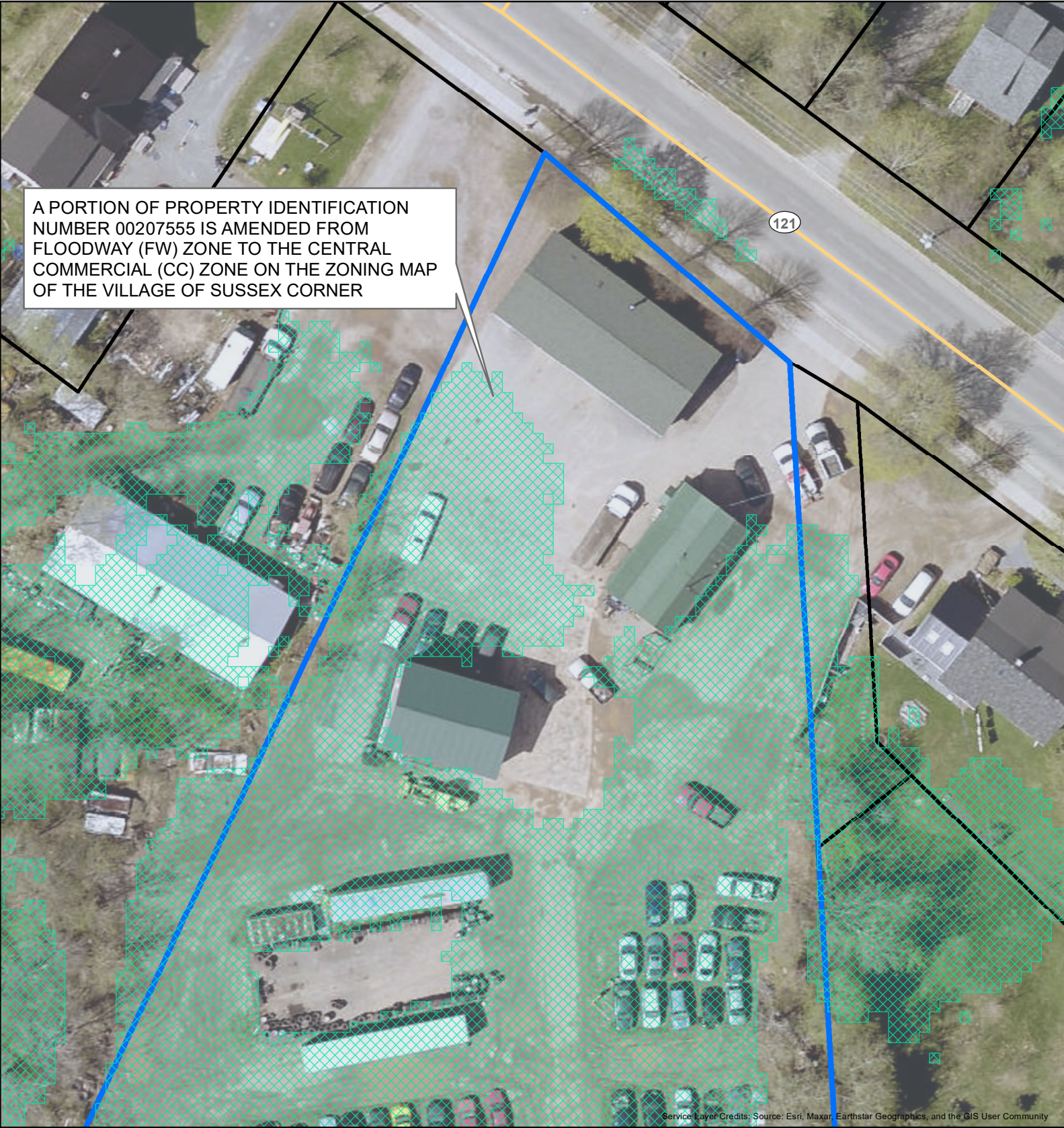
AND WHEREAS, under Section 59 of the Community Planning Act, upon rezoning said property shall not be developed or used except in accordance with the following terms and conditions.

1. WATER AND SEWER SERVICE

That each building be served separately with municipal water and municipal sewer by orderly extension of the existing municipal sanitary sewer and municipal water system in accordance with a plan approved by the Town.




2. DEVELOPMENT – ACCESSORY BUILDING

This development requires that the Developer submit for approval a building permit to Sussex for the provision of the required renovations to provide for the construction of one (1) residential suite contained within one (1) Accessory building situate on the lands, and for the approval of the development site plan outlining the independent water and wastewater connections to the existing municipal water distribution system and municipal wastewater collection system located on Main Street.



1125 Main Street, Sussex Corner, NB E4E 2Z9
New Brunswick (PID No.: 00207555)

**Village of Sussex Corner Rural
Plan Zoning Amendment
125-14-04
Schedule A-04**

 Subject Property  Property Boundary  1 in 20 Year Projected Flood Extent 2100

MAP/DRAWING INFORMATION:
GEONB



MAP CREATED BY: RR
MAP CHECKED BY: JB
MAP PROJECTION: NAD 1983 CSRS New Brunswick Stereographic

FILE LOCATION: K:\2023\235705\Product\Client\Amendment\SiteLocation_PID00207555_FloodZone_Aerial.mxd

SCALE: 1:500



DATE: 2023-07-20