

SUSSEX

**ZONING BY-LAW AMENDMENT
BY-LAW # 1350-24-05**

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:

Schedule “A” of the Town of Sussex Zoning By-Law is amended by rezoning parcels of land located on the south side of St. George Street having PID Numbers 30364020, 30364038, 30364046, 30364053, 30364111, 30364103, 30364095, 30364087, 30364079, 30364061, and a portion of 30364244 from the One and Two Unit Residential (“R2”) zone to the Small Lot One Unit Residential (“R1S”) zone to permit the development of single-family homes on subdivided lots as shown on the plan Schedule “A”, dated October 8, 2025.

READ FIRST TIME BY TITLE _____

READ SECOND TIME BY TITLE _____

READ IN ENTIRETY _____

THIRD READING BY TITLE
AND ENACTED _____

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TERMS & CONDITIONS

MAYOR

TOWN CLERK

WHEREAS, by resolution of the Council of the town of Sussex, the proposed rezoning of parcels of land on the south side of St. George Street, as shown on the attached Schedule “A”, dated October 8, 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 serviced separately with water and sewer.