

ZONING BY-LAW AMENDMENT

BY-LAW # 1350-10-03

The Council of the Town of Sussex, under authority vested in it by Section 34 of the Community Planning Act, amends the Zoning By-Law enacted on the 21st day of March, 2011, and enacts as follows:

By-Law #1350-10 entitled “The Town of Sussex Zoning By-Law, enacted March 21, 2011, is hereby amended by amending Appendix C Zoning Map by changing the zoning designation of the property bearing P.I.D. #30289011 from Industrial Light (“IL”) Zone to Single Family (“R1”) Zone on the area as shown on Schedule “A-3” hereto attached with terms and conditions as set out by a resolution under Section 39 (1) (a) which will be registered with this zoning amendment.

READ FIRST TIME BY TITLE	<u>February 20, 2012</u>
READ SECOND TIME BY TITLE	<u>February 20, 2012</u>
READ IN ENTIRETY	<u>March 19, 2012</u>
THIRD READING BY TITLE AND ENACTED	<u>March 19, 2012</u>

PAUL I. MAGUIRE
TOWN CLERK

MARC THORNE
DEPUTY MAYOR

ZONING BY-LAW AMENDMENT

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TERMS & CONDITIONS

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WHEREAS, by resolution of the Council of the Town of Sussex, the proposed rezoning of land on the West side of Marble Street as shown on the attached Schedule “A-3”, dated November 1, 2011, be on terms and conditions and the use of said property be pursuant to Section 39 of the Community Planning Act and be limited to a residential development as outlined in the following terms and conditions.

AND WHEREAS, under Section 39 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. The following subsections of Section 110 Single Family Residential “R-1” of the Town of Sussex Zoning By-Law, By-Law #1350-10, shall apply for this Zoning By-Law Amendment, By-law 1350-10-03.

2.0 LOT SIZES

The following subsection 2.2 (a) is *deleted*:

- (a) a width of at least:
 - (i) 23 metres, in the case of an interior lot, or
 - (ii) 26 metres, in the case of a corner lot;

The following subsection 2.2 (a) is *added*:

- (a) a width of at least:
 - (i) 16 metres in the case of an interior lot, or
 - (ii) 20 metres, in the case of a corner lot;

The following subsection 2.2 (c) is *deleted*:

- (c) an area of at least:
 - (i) 690 square metres in the case of an interior lot, or
 - (ii) 780 square metres in the case of a corner lot.

The following subsection 2.2 (c) is *added*:

- (c) an area of at least:
 - (i) 480 square metres in the case of an interior lot, or
 - (ii) 600 square metres, in the case of a corner lot;

4.0 YARDS FOR MAIN BUILDING OR STRUCTURE

The following subsection 4.1 (a) is *deleted*:

- 4.1 No main building or structure may be placed, erected or altered so that it is:
 - (a) within 9.0 metres of a street line;

The following subsection 4.1 (a) is *added*:

- 4.1 No main building or structure may be placed, erected or altered so that it is:
 - (a) within 7.0 metres of a street line;

2. WATER AND SEWER SERVICE

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

3. SUBDIVISION PLAN

This development requires that the Developer file a Subdivision Plan approved by the Town in the Kings County Registry Office prior to the commencement of this development.

4. SUBDIVISION AGREEMENT

This development requires that the developer enter into a subdivision agreement with the Town of Sussex for the provision of Municipal Services based upon the Registered Subdivision Plan for this development prior to the commencement of this development.

ZONING PLAN BY-LAW AMENDMENT
BY-LAW # 1350-10-03

PROPERTY IDENTIFICATION
NUMBER 30289011 IS AMENDED
FROM INDUSTRIAL-LIGHT ("IL") ZONE
TO SINGLE FAMILY
RESIDENTIAL ("R1") ZONE WITH
TERMS AND CONDITIONS

