

ZONING BY-LAW AMENDMENT

BY-LAW # 1350-10-05

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, by Section 34 of the Community Planning Act and enacts as follows:

Schedule “A” of the Town of Sussex Zoning By-Law #1350-10 is amended by rezoning a parcel of land located on the south side of Main Street as shown on the attached Schedule “A-5”, dated July 2012, having P.I.D’s. # 00268268 and # 30185532, from a Single and Two Family Residential (“R2”) to Highway Commercial (“HC”) permitting an “office, Retail Store, Personal Service Shop, Restaurant, Restaurant Drive-through Development” with terms and conditions.

READ FIRST TIME BY TITLE	<u>September 17, 2012</u>
READ SECOND TIME BY TITLE	<u>September 17, 2012</u>
READ IN ENTIRETY	<u>October 4, 2012</u>
THIRD READING BY TITLE AND ENACTED	<u>October 4, 2012</u>

PAUL I. MAGUIRE
TOWN CLERK

MARC THORNE
MAYOR

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TERMS AND CONDITIONS

WHEREAS, by resolution of the Council of the Town of Sussex, the proposed rezoning of a parcel of land on the south side of Main Street, as shown on the attached Schedule "A-5", dated July 2012, be subject to terms and conditions and the use of said property be pursuant to Section 39 of the Community Planning Act and be Commercial Building 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. WATER AND SEWER SERVICE

That the building shall be served separately with water and sewer and that the water service shall be metered.

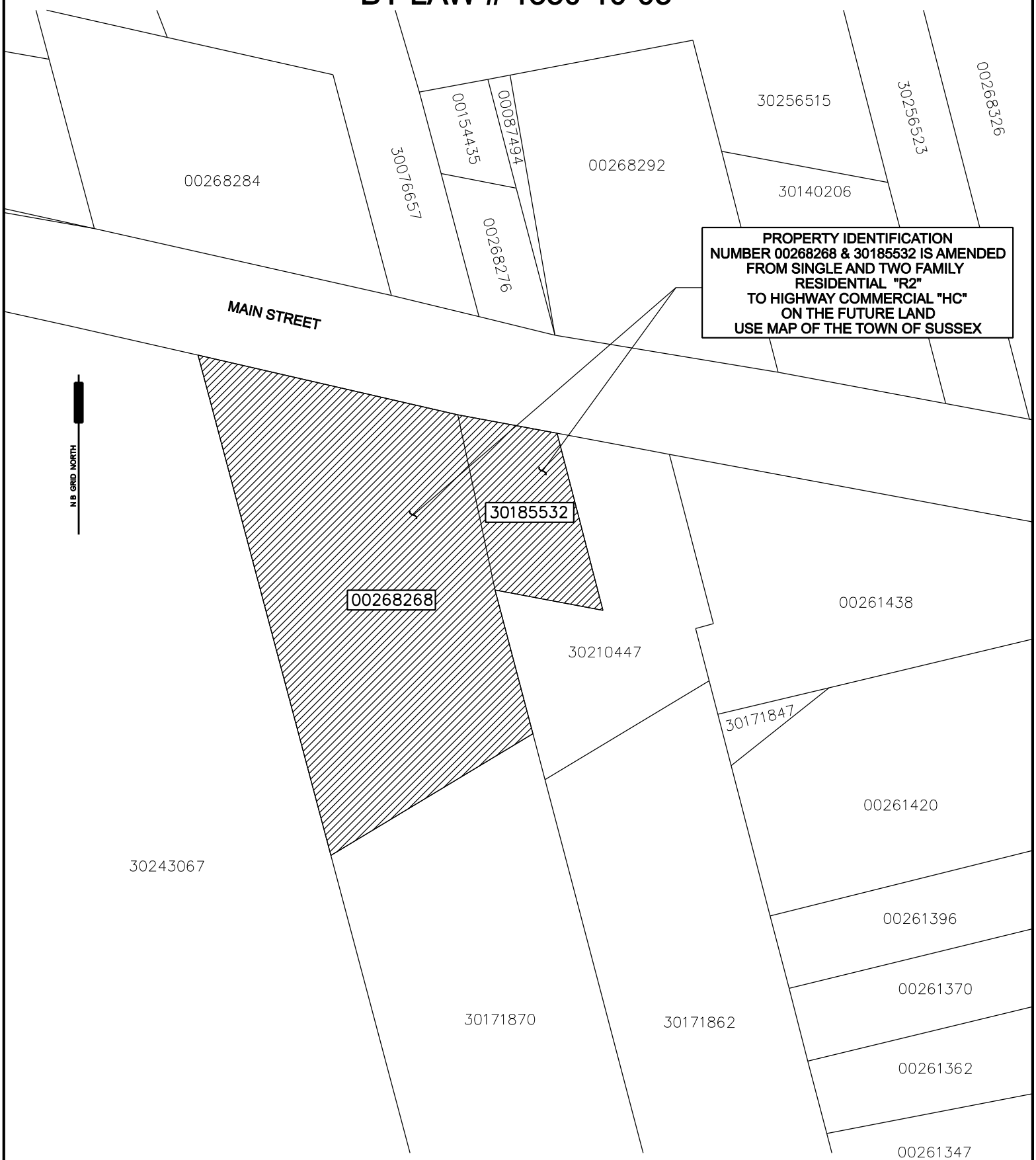
2. SUBDIVISION PLAN

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 to consolidate both PID's rezoned as part of this by-law into one (1) single lot.

3. DEVELOPMENT AGREEMENT

This development requires that the Developer enter into a Development Agreement with the Town of Sussex for the provision of Municipal Services and for the approval of the development site plan and landscape plan for this development prior to the commencement of this construction of this development.

ZONING PLAN BY-LAW AMENDMENT BY-LAW # 1350-10-05



**PROPERTY IDENTIFICATION
NUMBER 00268268 & 30185532 IS AMENDED
FROM SINGLE AND TWO FAMILY
RESIDENTIAL "R2"
TO HIGHWAY COMMERCIAL "HC"
ON THE FUTURE LAND
USE MAP OF THE TOWN OF SUSSEX**

N.B. GRID NORTH

**SCHEDULE "A-5"
JULY 2012**