

THE TOWN OF SUSSEX, N. B.
ZONING BY-LAW AMENDMENT
BY-LAW #1350-00-9

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 27th day of April, 1998, by Section 39 of the Community Planning Act, and enacts as follows:

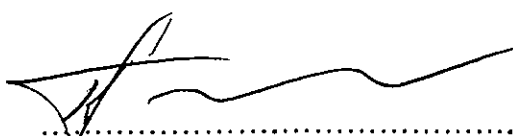
Schedule "A" of the Town Of Sussex Zoning By-Law is amended by rezoning a parcel of land located on the South side of Main Street with civic address of 299 Main Street, being P.I.D. No. 268409 on G.I.C. Map #10R 19NE, from an "R3" Single And Two-Family And Up To And Including Six-Family Residential Zone to an "HC" Highway Commercial Zone permitting a car care centre within the area as shown on the plan attached as Schedule "A-7" dated March, 2000, with terms and conditions.

<p>Instrument Number Copy of the Instrument registered or filed at the Kings County Registry Office #3</p>	<p>Enregistrement du document enregistré ou déposé au bureau d'enregistrement du comté de Kings NB</p>
<p><u>731</u> - -</p> <p>numéro - -</p>	<p><u>June 9/2000</u></p> <p>date</p>

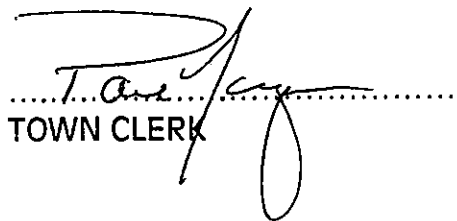
FIRST TIME READMAY 15, 2000.....

SECOND TIME READMAY 15, 2000.....

THIRD TIME READ
& ENACTEDJUNE 8, 2000.....



 MAYOR



 TOWN CLERK

TERMS & CONDITIONS

WHEREAS, by resolution of the Council of the Town Of Sussex, the proposed rezoning of land on the South side of Main Street, as shown on the attached Schedule "A-7" dated March, 2000, be on terms and conditions, the use of said property be pursuant to Section 39 of the Community Planning Act and be limited to a car care centre;

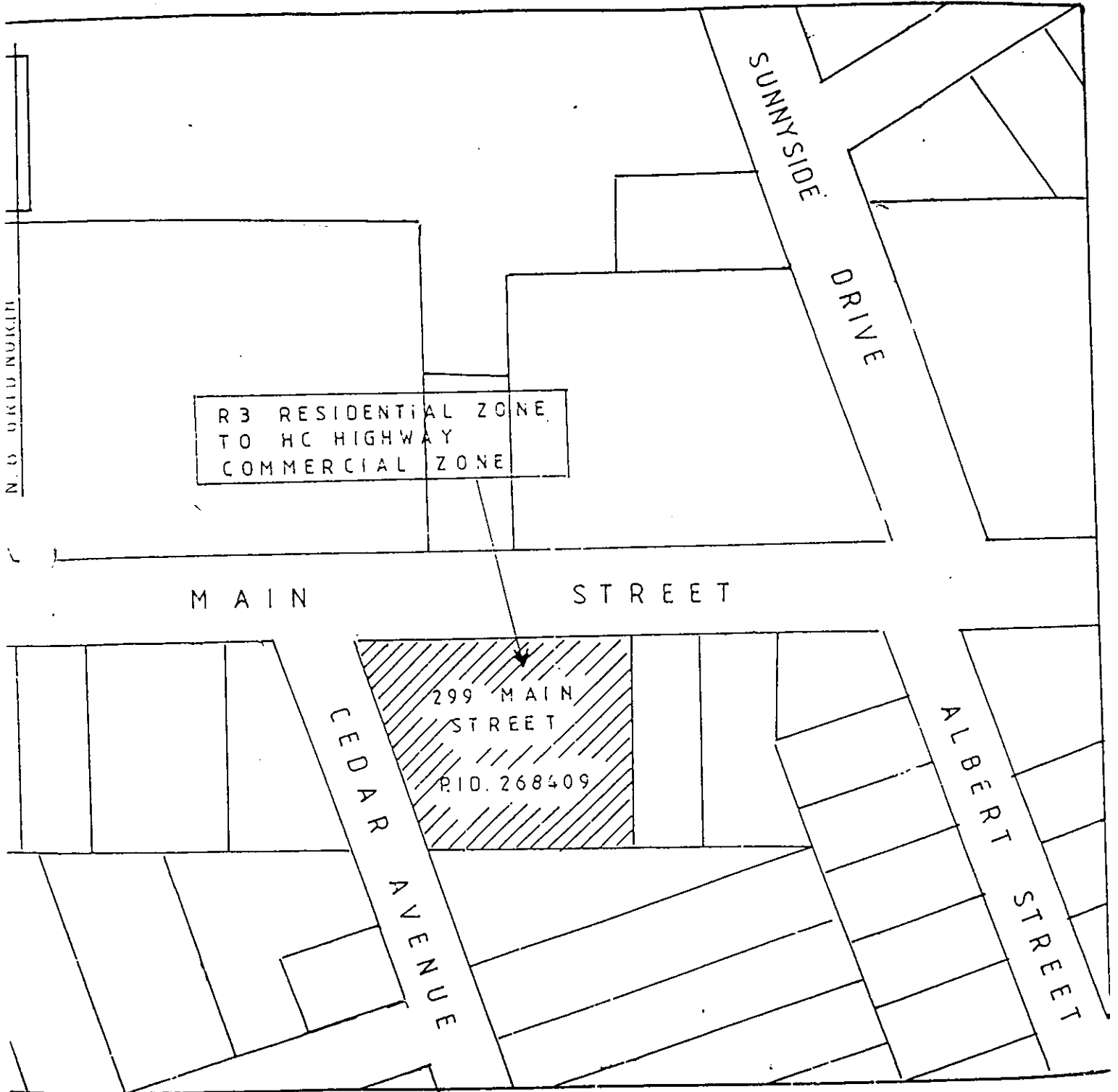
AND WHEREAS, under Section 39 of the Community Planning Act, upon rezoning, said property shall not be developed or used except in accordance with the following terms and conditions:

1. that the structure contain a car care centre;
2. that the definition for a "car care centre" is a building or structure containing one or more wash bays, attended or unattended by staff, wherein vehicles are washed and/or cleaned but does not include the cleaning of engines;
3. that the development contain two (2) entrance/exits off Main Street and one (1) entrance/exit off Cedar Avenue with each entrance/exit having a width of twelve (12) metres;
4. that each entrance/exit commence six (6) metres from the side property line;
5. that the development contain a minimum of thirteen (13) paved parking spaces;
6. that the entire developed area on this lot be paved, save and except the areas designated as green belt and the area of the structure;
7. that a minimum two point four (2.4) metre green belt be developed on the eastern and southern property line;

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8. that a cedar hedge having a minimum height of two (2) metres be planted on the eastern and southern property lines commencing at a point nine (9) metres from the Main Street property line and nine (9) metres from the Cedar Avenue property line;
9. that the structure be placed on the lot with a minimum setback distance of eight (8) metres from the eastern, southern and western property lines and a minimum setback distance of nine (9) metres from the northern property line;
10. that all illumination on this property be directed away from the neighbouring residences; and
11. that the architectural character of the proposed structure with respect to windows, exterior cladding and trim be of similar style to the residential styles in the area and that the roof be of a pitch design and that the design shall receive approval of Council prior to a Building Permit being issued.

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SCHEDULE "A-7"
MARCH, 2000

I, Paul Maguire, of the Town Of Sussex in the County Of Kings and Province Of New Brunswick, Town Clerk, DO SOLEMNLY DECLARE

1. THAT I am the Town Clerk of the Town Of Sussex, a municipal corporation, and have personal knowledge of the facts herein declared;

2. THAT the requirements of Section 66 and 68 of the COMMUNITY PLANNING ACT have been complied with in respect to

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which was passed by the Town Council of the Town Of Sussex on

JUNE 8, 2000;

AND I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at)
the Town Of Sussex,)
County Of Kings and)
Province Of New Brunswick)
this 8 day of June)
A.D., 2000.)

[Signature]
.....
Commissioner Of Oaths
Being a Solicitor

[Signature]
.....
Town Clerk