

THE TOWN OF SUSSEX, N.B.

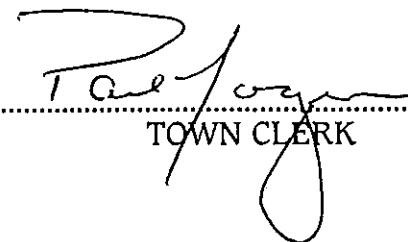
ZONING BY-LAW AMENDMENT
BY-LAW # 1350-02-15

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 North side of St. George Street with civic address of 267 St. George Street, having P.I.D. # 264697 on G.I.C. Map # 10R-19SW, from an "R2" Single and Two-Family Zone to a "BR" Business Residential Zone permitting a business office and a dwelling with the area as shown on the plan attached as Schedule "A-10" dated February, 2002, with terms and conditions.

FIRST TIME READ	<u>APRIL 22, 2002</u>
SECOND TIME READ	<u>MAY 21, 2002</u>
THIRD TIME READ & ENACTED	<u>JUNE 17, 2002</u>


MAYOR


TOWN CLERK

original registered or
filed in the Kings
County Registry Office NB

795
number-numéro book-livre

copie conforme à l'instrument
enregistré ou déposé au
bureau d'enregistrement du
comté de Kings NB

July 23/02
2002

THE TOWN OF SUSSEX, N.B.

**ZONING BY-LAW AMENDMENT
BY-LAW # 1350-02-15**

TERMS & CONDITIONS

WHEREAS, by resolution of the Council of the Town of Sussex, the proposed rezoning of land on the North side of Main Street, as shown on the attached Schedule "A-11" dated February, 2002, 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 financial office.

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:

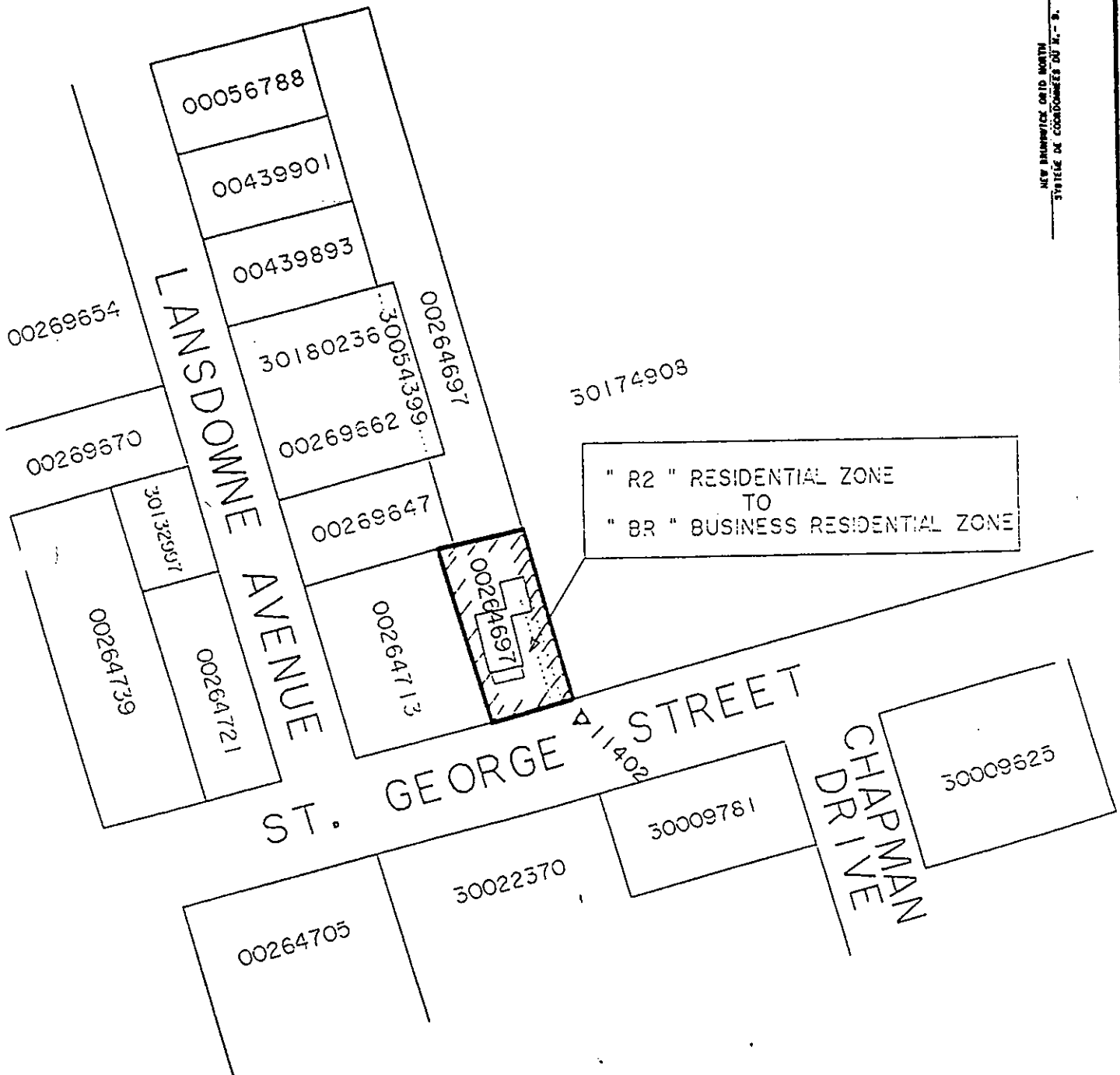
- 1) that definitions will be as follows:
 - (a) "sandwich sign" means a two-sided A-Frame style, self supporting sign which is not permanently affixed to the ground and designed to be moveable,
 - (b) "dwelling" means a building or portion thereof, other than a hotel or motel, occupied or capable of being occupied as a home, residence or living quarters by one or more persons and containing one or more separate rooms and does not include a mobile home, and
 - (c) "business office" means any building or part of a building in which one or more persons are employed in the management, directing or conducting of an agency, business, brokerage, labour or fraternal organization; but does not include such uses as retail sales, manufacture, assembly or storage of goods or places of assembly or amusement;
- 2) that the structure contain a business office located on the main level of this structure and a dwelling;

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- 3) that the signage for the business operation be limited to one (1) sandwich sign;
- 4) that one sandwich sign be permitted to be located on the property and that the sign shall not exceed a single-faced area of 0.5 square metres;
- 5) that the signage identifying the business operation be limited to one (1) sign which is to be located flat against the structure and having a square area not exceeding 0.6 square metres;
- 6) that no illuminated signage be permitted to be installed on the structure or property; and
- 7) that three (3) off street parking spaces be provided.

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AMENDMENT TO ZONING BY-LAW
BY-LAW # 1350-02-15

NEW BRUNSWICK AND NORTH
CAROLINA SYSTEMS OF COORDINATES OF N. - 9.



SCHEDULE " A-11 "
FEBRUARY 2002

SCALE: 1 : 1,200