

A BY-LAW TO AMEND THE ZONING BY-LAW

BY-LAW #1350-90-T

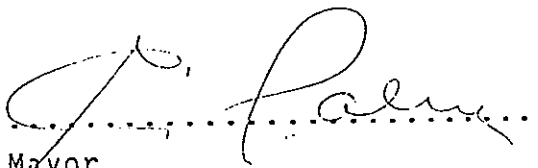
The Council of the Town Of Sussex, under authority vested in it by Section 34 of the Community Planning Act, amends the Zoning By-Law enacted on the 11th day of October, 1983, by Section 39 of the Community Planning Act, and enacts as follows:

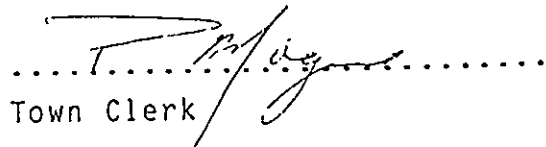
Schedule "A" of the Town of Sussex Zoning Map is amended by rezoning a parcel of land located on the northerly side of Main Street and the westerly side of Queen Street; being the intersection of Main Street and Queen Street; and designated as LRIS 30066906, from "R1" Residential Zone to a "CC" Central Commercial Zone, all as shown on the plan attached as Schedule "T" dated May 23, 1990, and with the attached terms and conditions.

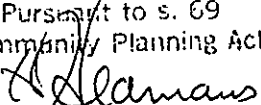
READ FIRST TIME: .. July 24, 1990

READ SECOND TIME: .. July 24, 1990

READ THIRD TIME
AND ENACTED: .. August 20, 1990


.....
Mayor


.....
Town Clerk

APPROVED
Pursuant to s. 69
Community Planning Act

Minister of Municipal Affairs
.....
Date Aug 28, 1990

TERMS AND CONDITIONS

Whereas by resolution of the Council of the Town Of Sussex that the proposed rezoning of land at the intersection of Main Street and Queen Street as shown on the attached Schedule "T" dated May 23, 1990, be on terms and conditions, that the use of said property be pursuant to Section 39 of the Community Planning Act and be limited to use as professional office(s);

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

- (1) that the present building including the veranda thereto attached not be enlarged;
- (2) that the present attached shed and garage be removed;
- (3) that there is to be no entrances or exits for vehicular traffic off of Main Street;
- (4) that the owner provide to the Council a landscaping plan for Council's prior approval;
- (5) that the owner provide six (6) off-street parking spaces;
- (6) that said parking area be paved;
- (7) that an irrevocable letter of credit be provided to the Town for the entire cost of the landscaping to be completed under this by-law amendment as guarantee that the work will be completed within one year after this by-law amendment is filed in the Registry Office; said deposit shall be received by the Town Clerk prior to the filing in the Registry Office of this by-law amendment;
- (8) that the existing building on the property be maintained in the original architecture including existing windows and doors; and
- (9) that the owner provide to Council a signage plan for Council's prior approval.

T W N OF SUSSEX

ZONING MAP

SCHEDULE T

DATED: MAY 23, 1990

