

**VILLAGE OF SUSSEX CORNER
BY-LAW # 109 - 10**

**A BY-LAW TO AMEND THE VILLAGE OF SUSSEX CORNER
RURAL PLAN BY-LAW # 100 - 08**

Pursuant to Section 74(1)(b) of the *Community Planning Act*, the Council of the Village of Sussex Corner enacts the following amendments to Rural Plan By-law # 100-08:

1. PART A: DEFINITIONS is hereby amended by adding the following:

PLOT means an area of land within a mini home park designated to accommodate, or accommodating, one mini home;

PORTABLE GARAGE means a collapsible structure covered with plastic or fabric, used for storage.

2. SECTION 6.0 GENERAL PROVISIONS is hereby amended by adding the following:

6.31 Portable Garages

- (1) Portable garages are permitted on all lots where accessory structures are permitted, except for the Mini Home Park zone. Portable garages must comply with the zone provisions of the zone where they are located and are subject to the followings standards:
 - (a) a Development Permit is required for portable garages of 56 square metres or less for the first installation. An additional Development Permit is required only if subsequent installations occur in a different location.
 - (b) portable garages larger than 56 square metres require a building permit and must comply with the National Building Code, require a foundation and an engineer's stamp on the design structure.

3. SECTION 7.8.5 is hereby repealed and replaced with the following:

- (1) Accessory buildings or structures shall not:
 - (a) be used for human habitation except where a dwelling is a permitted accessory use;
 - (b) be located in the front yard or flankage yard,

This instrument purports
to be a copy of the
original registered or
filed in the Kings
County Registry Office NB

Document présenté comme
une copie de l'instrument
originel déposé au
bureau d'enregistrement du
comté de Kings NB

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- (c) be constructed from a vehicular body or trailer.

Table 7M

Accessory Buildings and Structures in the RM Zone – Development Standards

Accessory Buildings and Structures	
Minimum Side and Rear Setback	1.2m
Minimum Distance from a Main Building	2.5m
Maximum Height	4.5m
Maximum Number per Plot	1
Maximum Size	14.9m ²

- (2) Accessory buildings and structures that have been erected prior to the date of approval of this Rural Plan that do not conform to (1)(b) and (c) and Table 7M are permitted to continue. When a non-conforming accessory building or structure is to be replaced, it must conform to the development standards outlined in (1) and Table 7M, specifically the number per plot and maximum size.

4. SECTION 14.1.1(1)(b) as noted below is hereby deleted:

- (b) Any accessory building, structure or use, incidental to a residential use, subject to sub-section 14.1.3.

5. SECTION 14.1.3 (1) and Table 14B as noted below is hereby deleted:

- (1) Accessory buildings or structures shall not:
 - (d) be used for human habitation except where a dwelling is a permitted accessory use;
 - (e) be located in the front yard or flankage yard; nor
 - (f) be constructed from a vehicular body or trailer.

Table 14B

Accessory Buildings and Structures in FW Zone – Development Standards

Accessory Buildings and Structures	
Minimum Side and Rear Setback	1.2 m
Minimum Distance from Main Building	2.5 m
Maximum Height	4.5 m
Maximum Number per Lot	2
Maximum Lot Coverage	the lesser of 84 m ² or 7% of area of lot

6. SECTION 14.1.4 (1) is repealed and replaced with the following:

(1) Subject to compliance with the provincial Watercourse and Wetland Alteration Regulation, an existing building or structure in the Floodway zone may be altered, replaced, or repaired, as long as the alteration, replacement or repair does not:

- (a) reduce side yards to less than 2.5 metres,
- (b) reduce front yards to less than 6 metres,
- (c) reduce rear yards to less than 6 metres,
- (d) result in a final total floor area of more than 185 m² or
- (e) include excavation for a basement.

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7. SECTION 16.1(2) is repealed and replaced with the following:

(2) A Development Permit, obtained from the Royal District Planning Commission, is required for each sign under this provision.

8. SECTION 16.2(1) is hereby amended by adding the following:

(i) Any temporary sign located on private property which has an area of no more than 3m² that announces a special event.

9. ENACTMENT

This by-law shall come into full force and take effect and be binding on all persons as of and from the date filed at the Registry Office.

READ A FIRST TIME


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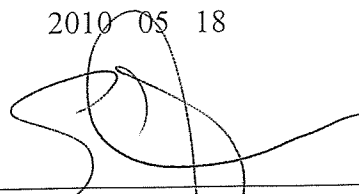
READ A SECOND TIME

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READ A THIRD TIME AND ENACTED

2010 05 18


CLERK


MAYOR