

The Corporation of the Town of Essex

By-Law Number 2373

Being a by-law to Amend By-Law Number 1037
The Comprehensive Zoning By-law for the Town
of Essex

WHEREAS By-Law Number 1037 is the Town’s Comprehensive Zoning By-Law regulating the use of lands and the character, location and use of buildings and structures within the Town of Essex;

AND WHEREAS the Council of the Corporation of the Town of Essex deems it expedient and in the best interest of proper planning to amend By-Law Number 1037;

NOW THEREFOERE be it resolved that the Council of The Corporation of the Town of Essex hereby enacts as follows:

1. **That** Subsection 1, of Section 28, of Bylaw 1037, is hereby amended by adding the following paragraph:

68. For the lands municipally known as 127 Talbot Street North (Essex Centre, Ward 1), the following provisions shall apply:

- i) Five (5) dwelling units shall be permitted on the ground floor of the existing combined use building in accordance with the site plan prepared by Felix Culpa Architecture.
- ii) That subsection 11.5 of By-Law 1037 requiring a minimum number of on-site parking and visitor parking shall not apply to the five(5) ground floor dwelling units in the Combined Use Building on the lands.
- iii) That subsection 19.2, C2.2 District, requiring a minimum amenity area per dwelling unit shall not apply to the five(5) ground floor dwelling units in the Combined Use Building on the lands.

3. **That** Zoning District Map Number 03 be amended accordingly.

Read a first, a second and a third time and finally passed on September 23, 2024.

Mayor

Clerk