

**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 the required number of on-site parking and visitor parking listed under subsection 11.5 of By-Law 1037 shall not apply to a dwelling unit in a Combined Use Building.
- iii) That the minimum required amenity area per dwelling unit required under subsection 19.2, C2.2 District, shall not apply to a dwelling unit.

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

**Read a first, and second time and provisionally adopted on September 23, 2024.**

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Mayor

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Clerk

**Read a third time and finally passed on October 21, 2024.**

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Mayor

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Clerk