

The Corporation of the Town of Essex
By-Law Number 2400

Being a By-Law to amend By-Law 1037, the
Comprehensive Zoning By-Law for the Town of
Essex, for the Lands Located at 0 Maidstone Ave
West

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

1. **That** Subsection 28.1 a), of By-Law 1037, is hereby amended by adding the following paragraph:

70. For the lands identified as 0 Maidstone Ave West (Essex Centre, Ward 1), designated as Parts 1 & 5 through 8, on Registered Plan 12R-29980, the following provisions shall apply:
 - i) Additional permitted main use: a Bakeshop, a Drive-through Restaurant, a Drive-through Food Outlet, a Health Studio, a Micro-brewery, a Veterinary Office, a Wholesale Store; and
 - ii) That Subsection 18.1 b) ii) which permits a Gross Floor Area Maximum of 250 m² (2,700 ft²) for each business, financial or medical office, light repair shop, personal service shop, professional studio, retail store, restaurant or takeout food outlet shall not apply to such lands.
2. **That** Zoning District Map Number 3 be amended accordingly.
3. **That** this By-Law shall come into full force and effect upon the final passing thereof.

Read a first, and second time and provisionally adopted on December 16, 2024.

Mayor

Clerk

Read a third time and finally passed on January 13, 2025.

Mayor

Clerk