

**The Corporation of the Town of Essex**

**By-Law Number 2457**

Being a By-Law to amend By-Law 1037, the Comprehensive Zoning By-Law for the Town of Essex, for the Lands Located at 265 Maidstone Ave East

**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** the zoning district for the lands located at 265 Maidstone Avenue East be rezoned from Development Reserve District 1.1 (DR1.1) to Residential District 1.1 (R1.1).
2. **That** Subsection 28.1 a), of By-Law 1037, be amended by adding the following paragraph:

71. For the lands comprising Blocks 54 and 55, Part Lot 282, located on the north side of Maidstone Avenue East, an accessory structure (detached garage) that is 232 sqm (2,500 sqft) in Gross Floor Area, with a building height of (19 ft) is permitted, subject to the following provisions:

  - a) That the accessory structure be located 1.2 m (4.0 ft) from the eastern interior lot line, and 11.3 m (37.16 ft) from the rear lot line.
3. **That** Zoning District Map Number 3 be amended accordingly.
4. **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 July 7, 2025.**

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Mayor

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Clerk

**Read a third time and finally passed on July 21, 2025.**

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Mayor

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Clerk