

**The Corporation of the Town of Essex**  
**By-Law Number 2105**  
**Being a By-Law to Amend By-Law Number 1037**  
**The Comprehensive Zoning By-Law for the Town of Essex**  
**For the Lands identified as 27 Maple Ave (Lot 27 on Registered**  
**Plan 337)**

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 the Corporation of the Town of Essex enacts as follows:

1. That subsection 1, of Section 28, of By-law 1037, is hereby amended by adding the following paragraph:  
56 For the lands identified as 27 Maple Ave (Lot 27 on Registered Plan 337), the following provision shall apply:
  - i) Additional permitted main use: one (1) semi-detached dwelling subject to the regulations of subsection 14.1, R1.1 district except that a second dwelling unit shall not be permitted in a semi-detached dwelling unit or an ancillary or accessory structures.
2. That Zoning District Map number 14 be amended accordingly
3. This by-law shall come into force and take effect on the date of its passing thereof.

**Read a first, second and third time and finally passed on December 20, 2021.**

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Mayor

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Clerk