

# **The Corporation of the Town of Essex**

## **By-Law Number 2139**

### **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 32 Arthur Avenue (Essex Centre)**

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:  
59. For the lands identified as 32 Arthur Avenue (Essex Centre, Ward 1), the following provisions shall apply:
  - i) A dwelling unit shall be permitted on the ground floor of a combined use building, subject to the regulations of subsection 19.2, C2.2 district.
  - ii) That the required number of parking spaces and visitor parking spaces listed under subsection 11.5 of Bylaw 1037 shall not apply to a dwelling unit in a Combined-Use building.
2. That Zoning District Map number ZDM 3 be amended accordingly
3. This bylaw shall come into force and take effect on the date of its passing thereof by Council.

**Read a first, second and third time and finally adopted on March 21, 2022.**

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Mayor

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Clerk