

# EXPLANATORY NOTE

## PURPOSE AND EFFECT OF BY-LAW NUMBER 2023-058

The subject land is located on the north-east side of Queen Street, abutting the CN Rail line, and north of the intersection at Queen Street and Railway Ave in Komoka. The land is legally described as Concession 2, Part of Lot 6, Municipality of Middlesex Centre.

The Zoning By-law Amendment rezones the land to a new site-specific “Existing Use exception 3 (EU-3)” zone to recognize the minimum lot frontage of 100 m (328.1 ft) and minimum lot area of 1.40 ha (3.5 ac) as a result of a severance application (B-20/2021). No new buildings or structures are proposed at this time.

The governing Zoning By-law for the subject property is the Middlesex Centre Comprehensive Zoning By-law 2005-005.

