

# EXPLANATORY NOTE

## PURPOSE AND EFFECT OF BY-LAW NUMBER 2023-064

The subject land is located on the north side of Thirteen Mile Road, partially within the settlement area of Birr. It is west of the intersection at Thirteen Mile Road and Highway 4 (Richmond Street). The land is legally described as Part of Lot 17, Concession 13 South, in the Township of Middlesex Centre, County of Middlesex.

The Zoning By-law Amendment rezones the land to “Hamlet Residential First Density with Hold (HR1) (h-1)” zone and a new site-specific “Existing Use exception 4 (EU-4)” zone to recognize the minimum lot frontage of 20 m (65.6 ft) and minimum lot area of 6.6 ha (16.4 ac) as a result of a severance application (B-12/2022).

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

