

# EXPLANATORY NOTE

## PURPOSE AND EFFECT OF BY-LAW NUMBER 2024-060

The zoning by-law amendment amends the existing site-specific Village Commercial (C1-18 (h-2 h-3)) to allow for a revised mixed use building and consolidation of the residential apartment buildings into one building. The area also includes a future civic square (public park), stormwater management areas, parking private amenity areas and a private internal road. Furthermore, the site-specific zones continue to have “h” – hold symbols which limit uses to the existing until a noise report, vibration analysis and a site plan agreement are completed.

The subject property is located at the southwest corner of Tunks Lane and Railway Avenue. The land is legally described as Part of Lot 6, Concession 6 (geographic Township of Lobo), Municipality of Middlesex Centre

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

