

EXPLANATORY NOTE

PURPOSE AND EFFECT OF BY-LAW NUMBER 2024-084

The subject property is located on the southside of Ilderton Road (County Road 16) and west end of George Street. The land is legally described as Concession 10 Pt Lot 26 RP 33R20698 Parts 4 to 7 (geographic Township of London), Municipality of Middlesex Centre and known municipally as 13181 Ilderton Road.

The Zoning By-law Amendment rezones a portion of the lands from 'Existing Use (EU)' to a new site-specific 'Urban Residential Third Density exception 28 with Hold (UR3-28)(h-2)' zone. The effect of the Zoning By-law Amendment will permit the development of the land for 26 townhouses with a single access to George Street. A small portion of the land with an existing house that fronts onto Ilderton Road is not affected by Zoning By-law Amendment application.

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

