

# EXPLANATORY NOTE

## PURPOSE AND EFFECT OF BY-LAW NUMBER 2024-081

The subject property is located on the south-east side of Ivan Drive, and north of the intersection of Ivan Drive and Egremont Drive. The land is legally described as Concession 7 N Part of Lot 7, in the Township of Middlesex Centre, County of Middlesex, and is municipally known as 10181, 10207, 10215 and 10247 Ivan Drive.

The Zoning By-law Amendment rezones the retained farm parcel from the 'Agricultural (A1)' zone to the 'Agricultural exception 50 (A1-50)' zone to recognize the undersized farm parcel of 22.38 ha. The Amendment also rezones the severed, non-farm parcels from the 'Agricultural (A1)' zone to the 'Surplus Residence exception 12 (SR-12)' zone to recognize the residential use and Front Yard Setback of 10 m.

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

