

EXPLANATORY NOTE

PURPOSE AND EFFECT OF BY-LAW NUMBER 2024-104

The subject property is located on the south side of Ivan Drive, south of the intersection at Ivan Drive and Komoka Road. The land is legally described as Part of Lot 3, Concession 7 North, in the Municipality of Middlesex Centre, County of Middlesex, and is municipally known as 9787 Ivan Drive.

The Zoning By-law Amendment rezones the retained farm parcel from the 'Agricultural (A1)' zone to the 'Agricultural - Restricted (A3)' zone, and rezones the severed, non-farm parcel from the 'Agricultural (A1)' zone to the 'Surplus Residence exception 13 (SR-13)' zone.

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

