

EXPLANATORY NOTE

PURPOSE AND EFFECT OF BY-LAW NUMBER 2022-112

The zoning by-law amendment rezones the lands to a site-specific 'Urban Residential Third Density exception 26 with Hold (UR3-26)(h-3)(h-9)' zone to permit the development of 3 units within a multiple unit dwelling. The zone standards reflect the existing building and address the front yard setback, lot frontage, and side yard setbacks. The amendment also places a "Holding Symbol" on the property to require the owner complete a Noise Impact Analysis and Vibration Assessment and incorporate the recommendations into the site and building plans.

The subject land is approximately 1, 183.6 m² (0.3 ac) in area and located on the south corner of St Clair Avenue and Delaware Street. The property is legally described as Plan 76 Block L Lot 14, Municipality of Middlesex Centre

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

