

EXPLANATORY NOTE

PURPOSE AND EFFECT OF BY-LAW NUMBER 2023-071

The zoning by-law amendment rezones the land from 'Highway Commercial exception 9 (C2-9)' to a new site-specific 'Urban Residential Third Density exception 27 (UR3-27)' zone. Additionally, three holding symbols, (h-2)(h-3)(h-7), apply to the property which requires the proponent to undertake site plan control; complete a noise study and incorporate recommendations into the final design; and complete an urban design brief. The rezoning would permit medium density residential uses on the land.

The subject property is legally described as Plan 33M656 Block 60, Municipality of Middlesex Centre. It is located off Dausett Drive, east of Jeffries Road and south of Glendon Drive in Kilworth.

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

