

# EXPLANATORY NOTE

## PURPOSE AND EFFECT OF BY-LAW NUMBER 2023-026

The purpose and effect of the zoning by-law amendment is to rezone the subject property from 'Hamlet Residential First Density exception 1 (HR1-1)' and 'Institutional (I)' to a site-specific 'Hamlet Residential First Density exception 15 (HR1-15)' and 'Hamlet Residential First Density exception 16 (HR1-16)' zones to permit a single detached dwelling with a reduced minimum lot frontage and reduced minimum lot area. The HR1-15 zone also reduces the minimum rear yard setback to acknowledge the existing property on 2 Park Crescent.

The subject properties are located on the south side of Park Crescent, on the south west side of the intersection at Park Crescent and Currie Court. The lands are legally described as Concession 8 Pt Lot 5 Plan 947 Pt Blk A RP 33R20896 Parts 1 and 2, (geographic Township of Lobo) and Concession 8 N Pt Lot 5 Plan C Baptist Church, (geographic Township of Lobo), in the Municipality of Middlesex Centre, County of Middlesex.

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

