

EXPLANATORY NOTE

PURPOSE AND EFFECT OF BY-LAW NUMBER 2023-072

The subject property is located on the west side of Woodhull Road, north of the intersection at Woodhull Road and Longwoods Road. The land is legally described as Concession 3 E PT Lot 6 Reg Comp Plan 427 Lot 13 (geographic Township of Delaware), Municipality of Middlesex Centre.

The Zoning By-law Amendment application (File: ZBA-03-2023) rezones a 1.6 acre (0.65 hectare) severed parcel of land for lot addition purposes from "Agriculture (A1)" to "Agriculture exception 11 (A1-11)". The "Agriculture exception 11 (A1-11)" zone would ensure the zoning is consistent with the receiving lot at 3657 Woodhull Road as a result of a severance application (B-23-2021).

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

