

EXPLANATORY NOTE

PURPOSE AND EFFECT OF BY-LAW NUMBER 2023-020

The purpose and effect of the zoning by-law amendment is to rezone the subject property from the Agricultural (A1) zone to a site-specific Agricultural (A1-41) zone to permit an additional residential unit within an agricultural building, and to define and permit a *Ambulatory Mobile Animal Hospital* on the lands.

The subject property has an approximate area of 43.6 hectares (107.7 ac) and is located on the south side of Fifteen Mile Road and east of Vanneck Road. The subject property is legally described as Concession 14 N Pt Lot 31, Municipality of Middlesex Centre (former Township of London).

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

