

## EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2020-181

### SUBJECT PROPERTY: 170 OLD GARDEN RIVER ROAD

The purpose of Zoning By-law 2020-181 is to rezone the property from R2 (Single Detached Residential) zone to C4.S (General Commercial) zone with a "Special Exception" as follows:

1. Permit the continued use of the existing single-detached dwelling unit.
2. Reduce the front yard setback from 6 metres to 5 metres for the existing single detached dwelling.
3. Reduce the rear yard setback from 10 metres to 2 metres for the existing single detached building.
4. Reduce the projection setback into rear lot line from 3 metres to 0 metres for the existing deck only.
5. Permit parking to be located in a required front yard only for the single detached dwelling.

The location of the subject property is shown on the map attached hereto.

This by-law shall not come into force until Official Plan Amendment No. 227 is approved by Council and the final date for appeal has expired without an appeal being filed.

An Explanatory Note in respect of Official Plan Amendment By-law 2020-180 concerning Amendment No. 227 to the Official Plan is attached.

The subject property has been designated an area of site plan control.

