

# EXPLANATORY NOTE IN RESPECT TO ZONING BY-LAW 2021-159

## SUBJECT PROPERTY: 305 CONMEE AVENUE

The purpose of Zoning By-law 2021-159 is to rezone the property from R3 (Low Density Residential) zone to CT2.S (Commercial Transitional) zone with a “Special Exception” to, in addition to those uses permitted in an CT2 zone:

1. Permit an electrical contractor's yard with no outdoor storage.
2. Reduce the rear (south) yard setback from 10 metres to 3 metres.

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. 234 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 2021-158 concerning Amendment No. 234 to the Official Plan is attached.

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

