

# EXPLANATORY NOTE

## PURPOSE AND EFFECT OF BY-LAW NUMBER 2023-060

The subject property, 10686 Sharon Drive, is located on the north side of Sharon Drive and west of Carriage Road. The property is legally described as Concession 1 Pt Lot 10 RP 34R1211 Part 1 (geographic Township of Delaware), Municipality of Middlesex Centre.

The zoning by-law amendment adds a temporary use zone (t-1) which permits an existing single detached dwelling to remain on the property for a period of up to 3 years while the construction of a new single detached dwelling is undertaken. The existing dwelling shall be removed upon the completion of the construction of the new single detached dwelling, or at the end of the 3-year period, whichever comes first.

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

