

EXPLANATORY NOTE

PURPOSE AND EFFECT OF BY-LAW NUMBER 2024-045

The subject property, 22596 Coldstream Road, is located on the northeast side of Coldstream Road north of Glendon Drive and the CN Railway corridor. The land is legally described as Concession 2 PT Lot 8 RP 33R13722 Part 2 (geographic Township of Lobo), 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.

