

EXPLANATORY NOTE

PURPOSE AND EFFECT OF BY-LAW NUMBER 2024-053

The subject land is located on the north-east side of Queen Street, abutting the CN Rail line, and north of the intersection at Queen Street and Railway Ave in Komoka. The land is legally described as Concession 2 PT Lot 6 RP 33R21400 Part 1, Municipality of Middlesex Centre.

The Zoning By-law Amendment rezones the land to a new site-specific “Light Industrial exception 4 (M1-4)” zone to permit a self-storage establishment, warehouse, laboratory and accessory uses, and establish a minimum front yard setback of 7.0 m and an increased yard abutting a railway corridor. The effect of the application facilitates the development of the land for a self-storage facility.

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

