

EXPLANATORY NOTE

PURPOSE AND EFFECT OF BY-LAW NUMBER 2022-091

The subject property, 10072 Oxbow Drive, is located on the north side of Oxbow Drive and west of Union Avenue. The lands are legally described as Concession 3 S Part of Lot 6 RP 33R6776 Part of Part 1 & Parts 2,3,4, and Concession 3 S Part of Lot 6 RP 33R7661 Parts 1,2,3, Municipality of Middlesex Centre.

The zoning by-law amendment adds a clause to the current site-specific 'Urban Residential Third Density exception 14 (UR3-14)' to address the definition of "Lot" and apply the zoning regulations (e.g. setbacks, lot coverage) to the entirety of the land, whereas, the current Zoning By-law applies the regulations on each condominium unit on an individual, per lot basis. No changes to the zoning regulations or permitted use list of the UR3-14 zone are proposed. The following clause has been added to the UR3-14 zone.

"Notwithstanding the definition of "Lot", the entire area zoned UR3-14 is considered a "Lot", and the regulations applicable to the subject lands apply to the zoned lands as a whole and not to any individual unit within a Plan of Condominium."

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

