

EXPLANATORY NOTE

PURPOSE AND EFFECT OF BY-LAW NUMBER 2023-059

The subject property, 708 and 714 Gideon Drive, is located on the south side of Gideon Drive (County Road 3) and east of Brigham Road. The property is legally described as Concession Gore Pt Lot A Reg Comp Plan 429 Lot 36 RP 34R540 (geographic Township of Delaware), Municipality of Middlesex Centre.

The zoning by-law amendment rezones the land from 'Parks and Recreation (PR)' to a new 'Parks and Recreation exception 10 (PR-10)' zone with a Holding Symbol (h-2). The new zone permits a clinic, office, restaurant and store (retail) as accessory uses to the existing recreational uses. The Holding Symbol (h-2) prevents development of the land until a site plan agreement is entered into with the Municipality.

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

