

**NOTICE OF THE PASSING
OF A ZONING BY-LAW AMENDMENT
FOR THE VILLAGE OF POINT EDWARD**

TAKE NOTICE that the Council of the Corporation of the Village of Point Edward has passed By-Law 14 of 2024, on the 25th day of June 2024, under section 34 of the Planning Act.

A PUBLIC MEETING was held on June 25, 2024, to receive comments on the Amendment as prescribed in the *Planning Act*. All written and oral submissions received in response to the application were considered, the effect of which helped to make an informed recommendation and decision as summarized in the Planner's Report.

APPEALS to the Ontario Land Tribunal in respect of the By-Law may be made by filing with the Clerk of the Village of Point Edward a written notice of appeal, **dated not later than the 30th day of July 2024**, setting out the reasons for the appeal and accompanied by the Ontario Land Tribunal fee made payable to the Minister of Finance.

IF A PERSON or public body did not make oral or written submissions to the Village of Point Edward before the By-Law was passed; the person or public body is **not entitled to appeal** the By-Law to the Local Planning Appeal Tribunal. **Only individuals**, corporations, and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

NO PERSON or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Village of Point Edward Council, or in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

A complete copy of the By-Law is available by visiting www.villageofpointedward.com, or in person during regular office hours at the Village of Point Edward Municipal Office. An email copy of the By-Law may also be requested by contacting the Clerk's office directly. Phone 519-337-3021 or email jburns@villageofpointedward.com.

The KEY MAP shows more particularly the subject lands.

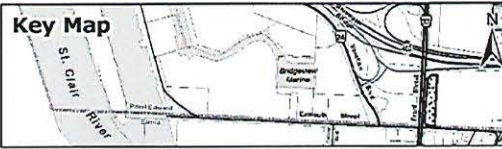
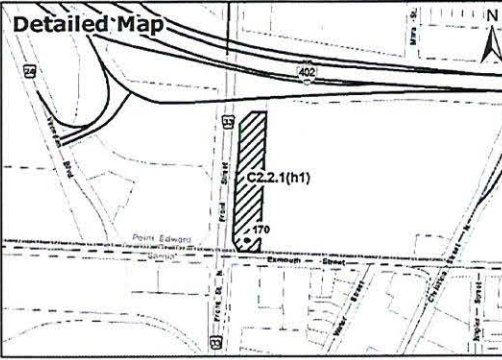
The purpose of this zoning by-law amendment is to amend Zoning By-Law 25 of 2012 as it affects lands known as 170 Exmouth Street and shown on the Key Map.

The applicants propose to develop two office buildings on the site.

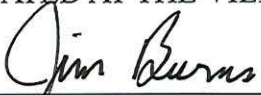
The lands are currently zoned "Commercial 2.2 (C2.2 h1) Zone". The amendment would rezone the lands from the C2.2 h1 Zone to "Commercial 2.2.1 (C2.2.2.1 h1) Zone". The new zone would allow office buildings as a permitted use on this site. This amendment also adds a special provision that

“Municipal Servicing in the zone may be provided by the City of Sarnia until such time as the Village is able to provide said services”.

The Zoning by-law amendment has been passed concurrently with amendment No. 4 of 2024 to the Village of Point Edward Official Plan, which adds a site-specific policy to permit office building in the “Special Tourism Commercial Designation. The zoning amendment will not be deemed to come into force until Official Plan Amendment No. 4 of 2024 comes into effect.

Village of Point Edward Schedule "A" to By-law No. _____ of 2024 Dated this _____ Day of _____, 2024 Signed: _____ Dev Hand, Mayor Jim Burns, CAO/Clerk-Treasurer	
Key Map  Subject Property	
Detailed Map  Leads to be Rezoned from Commercial 2.2 Holding 1 (C2.2(h1)) Zone to a Commercial 2.2:1 Exception 1 Holding 1 (C2.2.1(h1)) Zone	
APPLICANT:	1342819 Ontario Ltd. (Owner) ; Agent: Kemco Engineering Const. Ltd.
LOCATION:	PLAN 2 PT LOTS 1 TO 3 RP 25R7779 PART PT 1 170 Exmouth Street, Village of Point Edward
FILE:	Z01_24

DATED AT THE VILLAGE OF POINT EDWARD THE 10TH DAY OF July 2024



Jim Burns
C.A.O./Clerk
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