

**CORPORATION OF THE
VILLAGE OF POINT EDWARD
BY-LAW NO. 23 OF 2021**

**Being a Zoning By-Law Amendment for Land Legally Described as PLAN 2 PT LOTS 54
& 55 PT HELENA ST PT ST CLAIR ST RP 25R6476 PT PARTS 12 TO 15**

pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13

WHEREAS Council deems it desirable to amend the zoning of the land legally described as PLAN 2 PT LOTS 54 & 55 PT HELENA ST PT ST CLAIR ST RP 25R6476 PT PARTS 12 TO 15;

AND WHEREAS the amendment conforms to the Village of Point Edward Official Plan;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE VILLAGE OF POINT EDWARD ENACTS AS FOLLOWS:

1. Schedule "A" is hereby declared to form part of this By-law.
2. Schedule "A" to By-law 25 of 2012 is hereby amended by changing the zone symbol which applies to that land indicated on Schedule "A" to this By-law from the Commercial 3 (C3) and Institution 1 (I1) zones to a new Commercial 3.1 (C3.1) zone
3. Section 2 of the Point Edward Comprehensive Zoning By-Law is hereby amended by adding the following definitions:

"BREWERY means a building or structure thereof that is used for the self-contained manufacturing, production, storage, packaging, bottling, canning and shipping of more than 50,000 hectolitres of beer per year authorized by a licence issued by the Alcohol and Gaming Commission of Ontario.'

"MICRO-BREWERY means a building or structure thereof that is used for the self-contained manufacturing, production, storage, packaging, bottling, canning and shipping of no more than 50,000 hectolitres of beer per year authorized by a licence issued by the Alcohol and Gaming Commission of Ontario and shall include a Nano-Brewery. A Beverage Room or Restaurant may be attached to a Micro-Brewery.'

4. Section 12 of the Point Edward Comprehensive Zoning By-Law is hereby amended by inserting the following subsection after subsection 12.1:

"12.2 COMMERCIAL 3.1 (C3.1) ZONE

12.2.1 Permitted Uses

- a) Micro-Brewery
- b) Any other use within the C3 zone

12.2.2 Zone Provisions

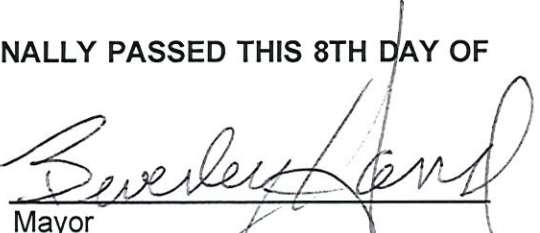
- a) All the zone provisions of the C3 Zone shall apply to lands zoned C3.1

12.2.3 Building Regulations

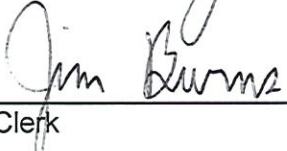
- a) All the Building Regulations of the C3 Zone shall apply to lands zoned C3.1

5. This By-Law shall come into force and effect pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 8TH DAY OF JUNE, 2021.



Mayor



Clerk

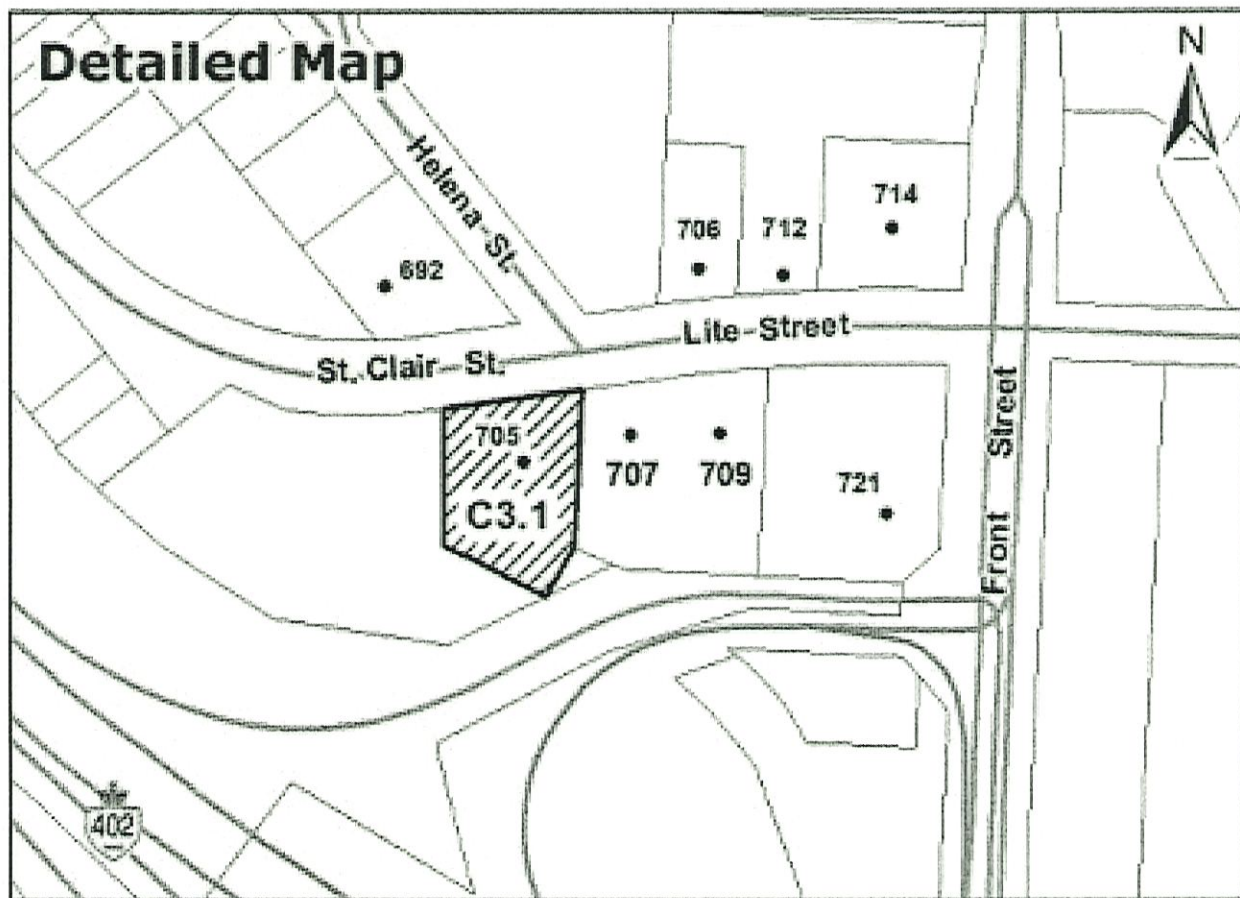
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EXPLANATORY NOTE

This Zoning By-law Amendment changes the zoning of land legally described as PLAN 2 PT LOTS 54 & 55 PT HELENA ST PT ST CLAIR ST RP 25R6476 PT PARTS 12 TO 15 and known municipally as 705 Lite Street, from the Commercial 3 (C3) and Institutional 1 (I1) zones to a new Commercial 3.1 (C3.1) zone The effect of the Zoning By-law Amendment is to permit the creation of a Brewery.

A location map of the affected property is shown below.

● Subject Property



 Lands to be Rezoned from Commercial-3 (C3) Zone and Institutional-1 (I1) Zone to a Commercial-3.1 (C3.1) Zone