

**CORPORATION OF THE  
VILLAGE OF POINT EDWARD  
BY-LAW NO. 30 OF 2021**

**Being a Zoning By-Law Amendment for Land Legally Described as CON FRONT PT LOT 69  
AND PLAN 464 N PT LOT 15 RP 25R2800;PART 1**

**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 CON FRONT PT LOT 69 AND PLAN;464 N PT LOT 15 RP 25R2800;PART 1;

**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 Industrial 1 (M1) zone to a new Industrial 1.1 (M1.1) zone.
3. Section 14 of the Point Edward Comprehensive Zoning By-Law is hereby amended by inserting the following subsection after subsection 14.1:

**"14.2 INDUSTRIAL 1.1 (M1.1) ZONE**

**14.2.1 Permitted Uses**

- a) Bakery  
Commercial Storage Facility  
Contractor's Yard  
Dry Cleaning or Laundry Plant  
Light Industrial Use  
Merchandise Service Establishment  
Motor Vehicle Repair Establishment  
Motor Vehicle Sales Establishment  
Office  
Parking Area  
Recreation, Commercial  
Research and Development Establishment  
Service Industrial Use  
Warehouse  
Wholesale Establishment

- b) Outdoor Storage in accordance with Section 4.19 of this By-law;
- c) Buildings, Structures, and Uses Accessory to the Permitted Uses.

**14.2.2 Zone Provisions**

- a) Minimum Lot Area: 1400 m<sup>2</sup>
- b) Minimum Lot Frontage: 20 m
- c) Minimum Front Yard Depth: 7.5 m
- d) Minimum Side Yard Width:
  - i. Where a side lot line abuts a Residential (R) Zone: 7.5m
  - ii. Where a side lot line abuts a railway right-of-way: 0 m
- e) Minimum External Side Yard Width: 7.5 m
- f) Minimum Rear Yard Width: 7.6 m except;
  - i. Where a rear yard abuts a railway right-of-way: 0 m
- g) Minimum Landscaped Open Space: 10%
- h) Maximum Lot Coverage: 60%

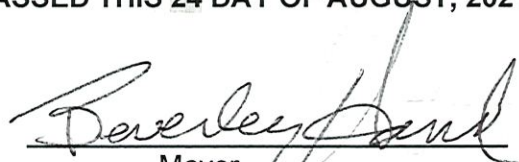
**14.2.3 Building Regulations**

- a) Maximum Building Height: 4 storeys

4. 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** and **SECOND** time this 24 day of August, 2021.

**READ A THIRD TIME AND FINALLY PASSED THIS 24 DAY OF AUGUST, 2021.**

  
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Mayor

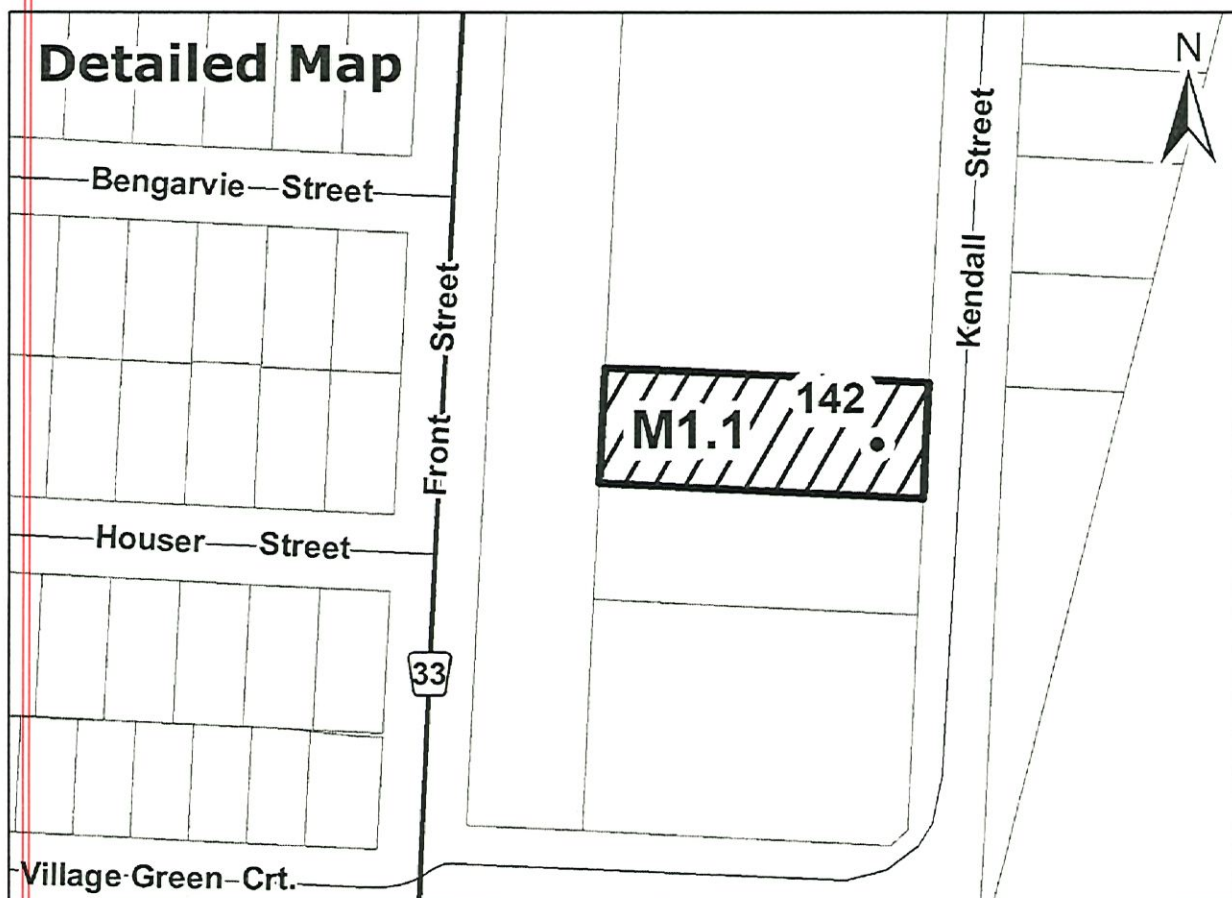
  
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Clerk


**CORPORATION OF THE  
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BY-LAW NO. 30 OF 2021**

**EXPLANATORY NOTE**

This Zoning By-law Amendment changes the zoning of land legally described as CON FRONT PT LOT 69 AND PLAN 464 N PT LOT 15 RP 25R2800;PART 1 and known municipally as 142 Kendall Street, from the Industrial 1 (M1) zone to a new Industrial 1.1 (M1.1) zone. The effect of the Zoning By-law Amendment is to permit the additional use of Commercial Recreation

A location map of the affected property is shown below.



 Lands to be Rezoned from an Industrial-1 (M1) Zone to an Industrial-1 Exception 1 (M1.1) Zone