

**CORPORATION OF THE
VILLAGE OF POINT EDWARD
BY-LAW NO. 46 OF 2019**

**Being a Zoning By-Law Amendment for Land Legally Described as Part of Lot 14, Block F, Plan 2
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 Part of Lot 14, Block F, Plan 2;

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 "General Commercial (C1)" to "Commercial 1.7 (C1.7)".
3. Section 10 of the Point Edward Comprehensive Zoning By-Law is hereby amended by inserting the following subsection after subsection 10.6:

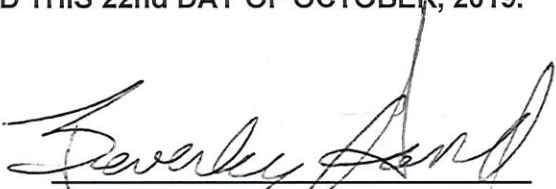
"10.7 COMMERCIAL 1.7 (C1.7) ZONE

In addition to all permitted uses and regulations of the C1 zone, the following shall apply:

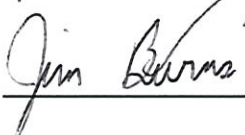
Maximum of four (4) Dwelling Units shall be permitted."

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, SCEOND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF OCTOBER, 2019.



Mayor



Clerk

**CORPORATION OF THE
VILLAGE OF POINT EDWARD
BY-LAW NO. 46 OF 2019**

EXPLANATORY NOTE

This Zoning By-law Amendment changes the zoning of land legally described as Part of Lot 14, Block F, Plan 2 and known municipally as 136 Michigan Avenue, from the Commercial 1 (C1) zone to a site-specific Commercial 1.7 (C1.7) zone in order to add "Maximum of four (4) Dwelling Units" as a permitted use on the property. The land currently contains three (3) dwelling units. The effect of the Zoning By-law Amendment is to add an additional second-storey dwelling unit to the existing building.

A location map of the affected property is shown below.

