

**CORPORATION OF THE VILLAGE OF POINT EDWARD  
BY-LAW NO. 29 OF 2023**

**Being a Zoning By-Law Amendment for Land Legally Described as POINT EDWARD PT THE MILITARY; RESERVE RP 25R10562 PARTS 10;11 14 TO 17**

**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 POINT EDWARD PT THE MILITARY; RESERVE RP 25R10562 PARTS 10;11 14 TO 17;

**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.

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 Residential Marina (RMAR 1.1(h), 1.2(h), 1.3(h)) zones and Environmental Protection (EP1) zone to a new Residential Marina (RMAR 1.6(h)) zone.

1. Section 7 of the Point Edward Comprehensive Zoning By-Law is hereby amended by inserting the following subsection after subsection 7.5:

**"7.6 RESIDENTIAL MARINA (RMAR 1.6) ZONE**

**7.6.1 Permitted Uses**

- a) Multiple Dwelling Townhouse  
Stacked Townhouse
- b) Churches  
Private  
Community  
Centre  
Neighbourhood  
Stores  
Personal  
Service Shops  
Retail Stores  
Active  
Recreation  
Neighbourhood  
Store Office  
Personal  
Service  
Shops  
Restaurant  
Open Air  
Market  
Library
- c) Buildings structures and Uses Accessory to Permitted Uses

### **7.6.2 Zone Provisions**

a) Minimum Lot Area:	No Minimum
b) Minimum Lot Frontage:	No Minimum
c) Minimum Setback from Shoreline	0m
d) Minimum Setback from Exmouth Street line (excluding buildings and structures used for parking)	16.7m
e) Maximum Density	111 Units Per Hectare
f) Maximum Lot Coverage (excluding buildings and structures used for parking)	40%
g) Minimum Landscaped Open Space:	30%

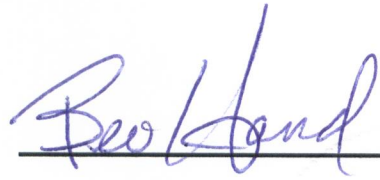
### **7.6.3 Building Regulations**

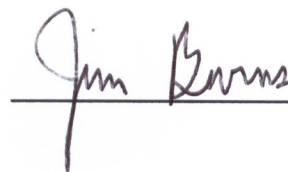
a) Maximum Dwelling Unit Area	In accordance with the provisions of Section 6.1.3 of the By-law
b) Maximum Building Height	8 storeys
c) Maximum Gross Leasable Floor Area:	
Private Community Centre	930m <sup>2</sup>
Total of all Neighborhood Stores, Personal Service Shops and Retail Stores in the RMAR 1.6 Zone	465m <sup>2</sup>
Total of all Offices in the RMAR 1.6 Zone	4,925m <sup>2</sup>
Open Air Market	1,858m <sup>2</sup>
Total of all Restaurants in the RMAR 1.6 Zone	372m <sup>2</sup>
d) Minimum Level of Building Opening	178.3m (Canadian Geodetic Datum) for a minimum horizontal distance of 2m around the external walls"

2. 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 25th day of July 2023.

**READ A THIRD TIME AND FINALLY PASSED THIS 25th DAY OF JULY 2023.**

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

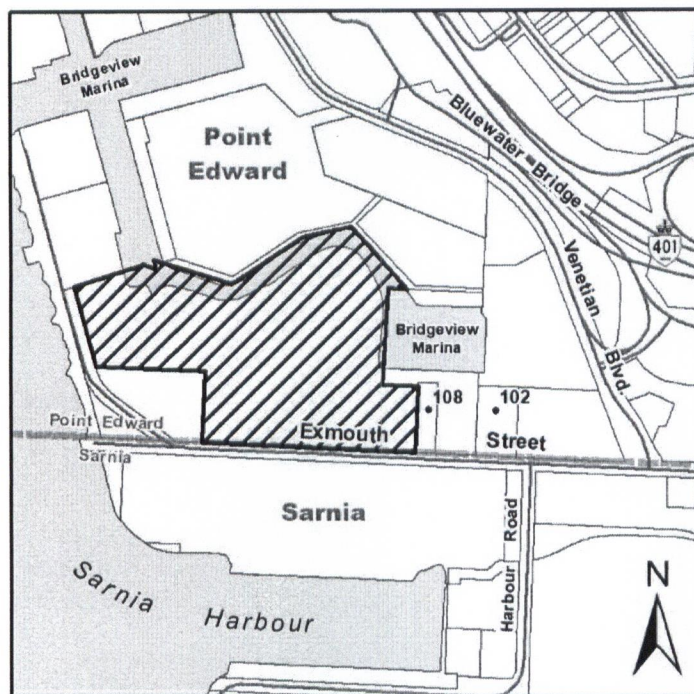


**CORPORATION OF THE VILLAGE OF  
POINT EDWARD BY-LAW NO. 29 OF 2023**

**EXPLANATORY NOTE**

This Zoning By-law Amendment changes the zoning of land legally described as POINT EDWARD PT THE MILITARY; RESERVE RP 25R10562 PARTS 10;11 14 TO 17, from the Residential Marina (RMAR 1.1(h), 1.2(h), 1.3(h)) and Environmental Protection (EP1) zone to a new Residential Marina (RMAR 1.6(h)) zone. The effect of the Zoning By-law Amendment is to permit a proposed residential condominium townhouse development.

A location map of the affected property is shown below.



 Subject Property

Village of Point Edward  
Schedule "A"  
to By-law No.29 of 2023

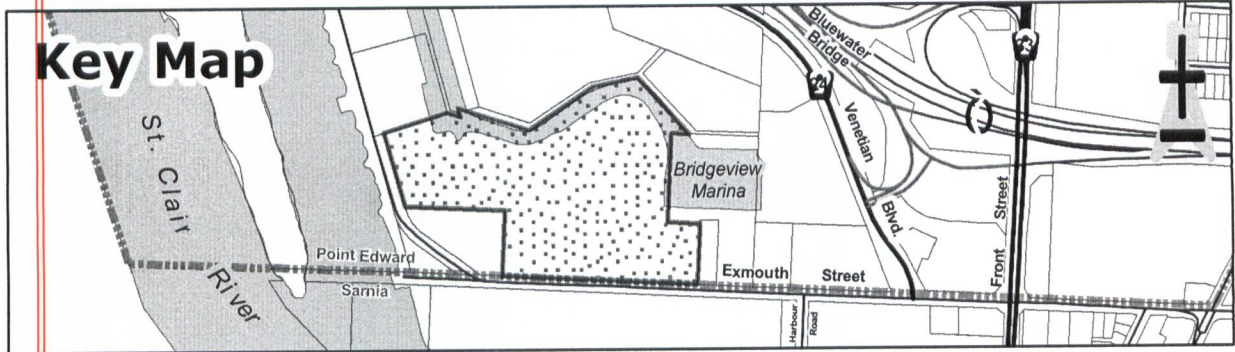
Dated this 25<sup>th</sup> day of July 2023

Signed:

Bev Hand, Mayor

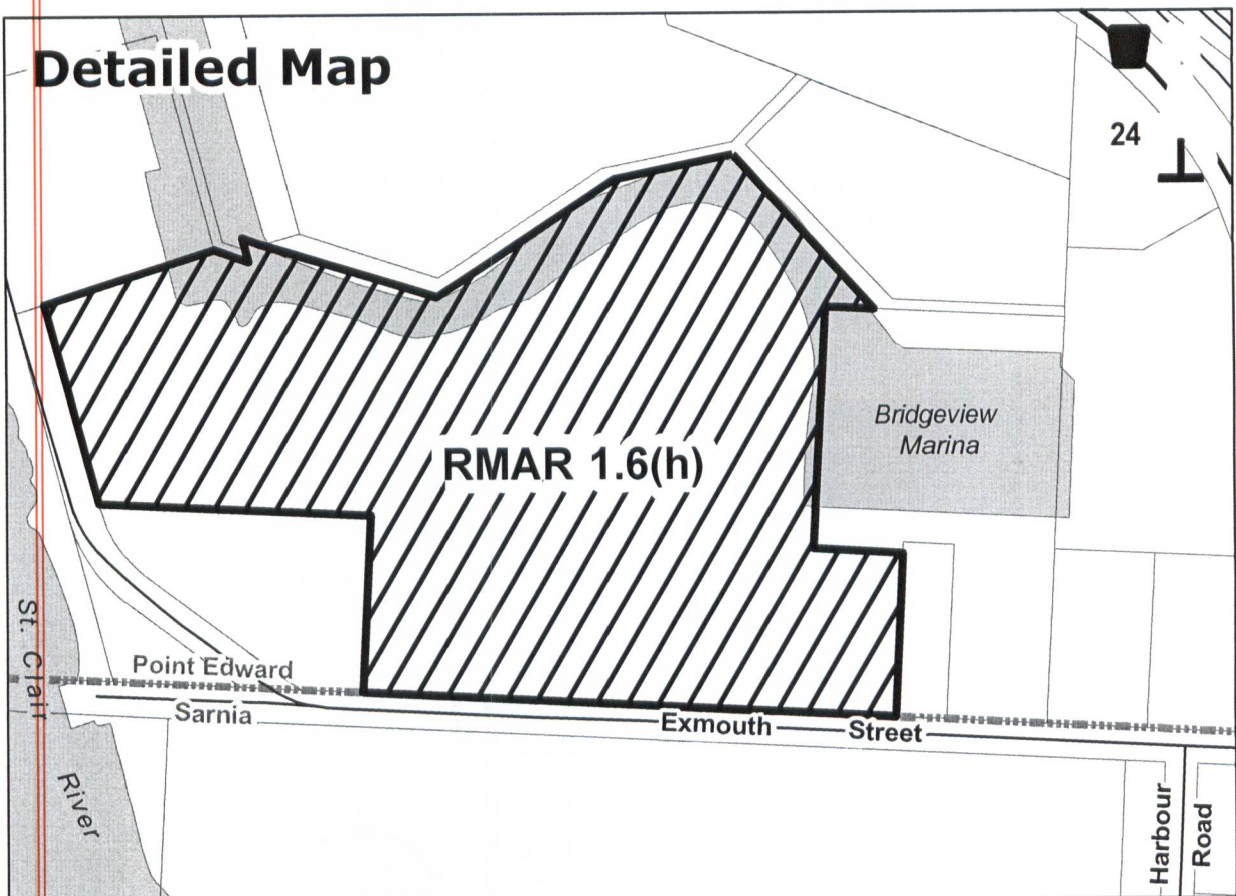
Jim Burns, CAO/Clerk-Treasurer

**Key Map**



Subject Property

**Detailed Map**



Lands to be Rezoned from RMAR 1.3(h) (Residential Marina 1.3 Holding) Zone and RMAR 1.1(h) (Residential Marina 1.1 Holding) Zone to a RMAR 1.6 (Residential Marina 1.6) Zone

APPLICANT: 2858946 Ontario Inc.(Owner); Zelinka Priamo Ltd. (Agent) (c/o K. Crowley)

LOCATION: POINT EDWARD PT THE MILITARY RESV. RP 25R10562 PARTS 10 11 14 TO 17  
Exmouth Marina Lands, Exmouth Street, Village of Point Edward.

FILE: Z01\_23