

CORPORATION OF THE VILLAGE OF POINT EDWARD

BY-LAW NUMBER 14 OF 2024

Being a By-Law to adopt Zoning By-Law Amendment Number 1 of 2024

Being a Zoning By-Law Amendment for Land Legally Described as PLAN 2 PT LOTS 1 TO 3 RP; 25R7779 PART 1 (municipally known as 170 Exmouth Street)

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 1 TO 3 RP; 25R7779 PART 1 (municipally known as 170 Exmouth Street).

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 "Commercial 2.2 (C2.2(h)) zone" to a new site-specific "Commercial 2.2.1 (C2.2.2.1 h1) zone".

Section 11 of the Point Edward Comprehensive Zoning By-Law is hereby amended by inserting the following section after Section 11.3.

11.4 COMMERCIAL 2.2.1 (C2.2.1 h1) ZONE

11.4.1 Permitted Uses

- a) Bank
- Currency Exchange
- Commercial Child Care
- Commercial Garage
- Drive-In Restaurant
- Hotel
- Motel
- Motor Vehicle Repair Establishment, excluding Body Shop
- Motor Vehicle Service Station
- Museum or Public Gallery
- Office Buildings
- Parking Lot
- Personal Service Shop
- Place of Entertainment

Restaurant/Tavern
Retail Store
Tourism Information Booth
Tourist Commercial Use
Truck Service Centre
Utility Service Building

b) Buildings, Structures and Uses Accessory to a Permitted Use.

11.4.2 **Zone Provisions**

- a) Minimum Lot Area: 2,000 m²
- b) Minimum Lot Frontage: 30 m
- c) Minimum Front Yard Depth: 7.5 m
- d) Minimum Side Yard Width: 3 m
- e) Minimum Exterior Side Yard Width 7.5 m
- f) Minimum Rear Yard Depth: 7.5 m
- g) Minimum Landscaped Open Space: 10%

11.4.3 **Building Regulations**

- a) Maximum Building Height: 5 storeys

11.4.4 **Municipal Servicing**

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.

- 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 June, 2024.

READ A THIRD TIME AND FINALLY PASSED THIS 25TH DAY OF JUNE, 2024.

Mayor

CAO/Clerk

CORPORATION OF THE VILLAGE OF POINT EDWARD

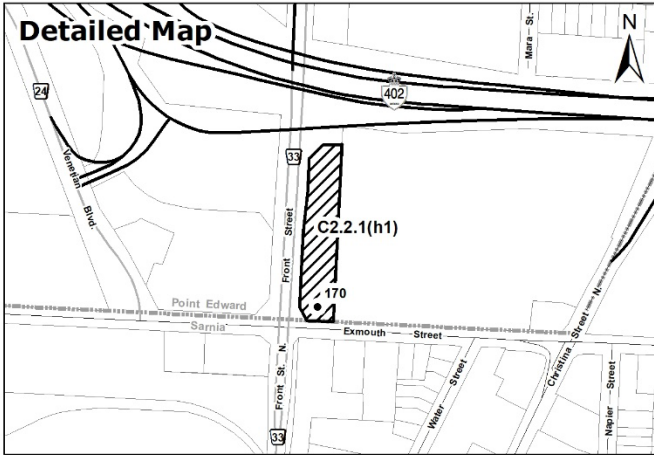
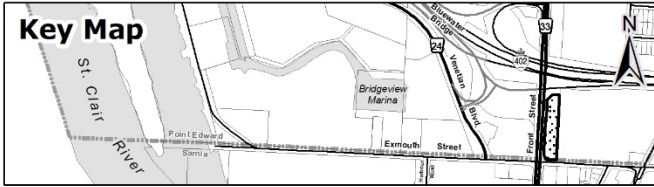
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Explanatory Note

This Zoning By-Law Amendment changes the zoning of the land to the “Commercial 2.2.1 (C2.2.1(h1)) zone” to a parcel of land described as PLAN 2 PT LOTS 1 TO 3 RP; 25R7779 PART 1 (170 Exmouth Street) to allow office buildings on the property. This addresses the request of the landowner to facilitate development of two new one-story office buildings.

The Key Map shows more particularly the lands affected.

Village of Point Edward
 Schedule "A"
 to By-law No. _____ of 2024
 Dated this _____ Day of _____, 2024
 Signed: _____
 Bev Hand, Mayor Jim Burns, CAO/Clerk-Treasurer



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