



VILLAGE OF POINT EDWARD

BYLAW 3 OF 2025

Being a By-law to adopt Amendment No. 5 to the Village of Point Edward Official Plan

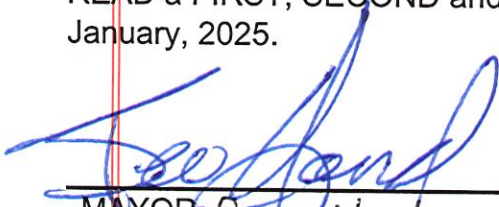
WHEREAS the Council of the Village of Point Edward deems it desirable to amend the Official Plan for the Village of Point Edward;

AND WHEREAS the Council of the Village of Point Edward, in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O 1990, c.P.13, as amended, may by By-law adopt amendments to it's Official Plan;

NOW THEREFORE the Council of the Village of Point Edward enacts as follows:

1. That Official Plan Amendment No. 5 of the Village of Point Edward consisting of the attached explanatory text, is hereby adopted;
2. That the Clerk of the Village of Point Edward is hereby authorized and directed to make application to the approval authority, the County of Lambton, for the approval of Official Plan Amendment No. 5 to the Village of Point Edward; and
3. That this By-law shall come into full force and effect on the day of the final passing thereof.

READ a FIRST, SECOND and THIRD TIME and FINALLY PASSED this 15th day of January, 2025.


MAYOR Bev Hand


CLERK – JIM BURNS

Certified that the above is a true copy of Bylaw Number 3 of 2025 as enacted and passed by the Council of the Village of Point Edward on January 15, 2025.


CLERK – JIM BURNS

AMENDMENT NO. 5
TO THE VILLAGE OF POINT EDWARD OFFICIAL PLAN

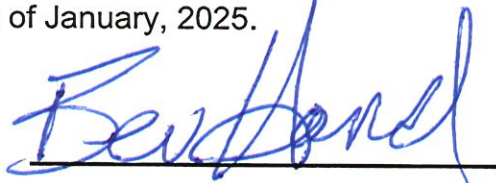


Prepared by
B.M. Ross and Associates Limited for
The Village of Point Edward
January 15, 2025

VILLAGE OF POINT EDWARD

Official Plan Amendment No. 5

This amendment was adopted by the Council of the Corporation of the Village of Point Edward by By-law 3 of 2025 in accordance with the provisions of Section 22 (1) and 17 (15) of the Planning Act, R.S.O. 1990, on the 15th day of January, 2025.



Mayor

Corporate

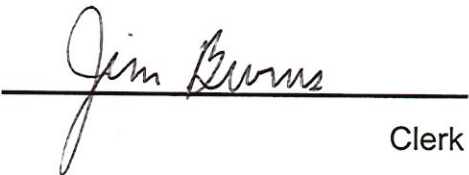
Seal



Clerk

**CERTIFICATE OF COMPLIANCE
WITH PUBLIC INVOLVEMENT
AND NOTICE REQUIREMENT**

I, Jim Burns, Clerk for the Village of Point Edward, hereby certify that the requirements for the holding of at least one public meeting as set out in subsection 17(15) of the Planning Act, R.S.O. 1990 and the giving notice as set out in subsection 17(19) of the Planning Act, R.S.O. 1990, have been complied with.



Clerk

AMENDMENT NO. 5
TO THE
VILLAGE OF POINT EDWARD OFFICIAL PLAN

- PART A – The Preamble** does not constitute part of this amendment.
- PART B – The Amendment**, consisting of the following text and schedule constitutes Amendment No. 5 to the Village of Point Edward Official Plan.
- PART C – The Appendix**, does not constitute part of this amendment. The appendices contain background information and the minute of the public meeting associated with this amendment.

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PART A – THE PREAMBLE

Title

The title of this amendment is Amendment No. 5 to the Official Plan for the Village of Point Edward, hereinafter referred to as Amendment No. 5.

Purpose

The purpose of this amendment is to change the land use designation on the subject lands from “Special Tourist Commercial” to “Mixed Use” and to add site-specific policies related to permitted uses, floor areas, and urban design.

Location

Official Plan Amendment No. 5 will apply to the following properties:

- 1) 200 Exmouth Street, described as PT LT 1 W/S ERROL RD, 2 W/S ERROL RD, 3 W/S ERROL RD PL 2 & 4 POINT EDWARD and
- 2) 206 Exmouth Street, PT LT 1 W/S ERROL RD PL 2 & 4 POINT EDWARD AS IN L140874 EXCEPT PT 2, 25R1077; POINT EDWARD.

Basis

The lands affected by this amendment are currently designated “Special Tourist Commercial” in the Village of Point Edward Official Plan and are zoned Commercial 2.2 (h) in the Village’s Zoning By-law. This amendment will change the designation to a “Mixed Use” designation and add site-specific policies to allow the subject lands to be developed with a mixture of commercial and residential uses. The current designation contains policies that restrict commercial uses to places of entertainment, automobile service uses, truck service centre, restaurants, tourist accommodations, retail shops and tourist services. The current policies also permit residential and office uses only as part of a mixed use development.

This amendment would allow for development of the site for residential uses (townhouses, stacked townhouses, and apartments), seniors living facilities, open space and recreational uses, places of amusement and recreation, professional / business offices, private commercial recreational facilities, and other commercial uses.

Additional information is included in **PART C – THE APPENDIX.**

PART B – THE AMENDMENT

Introduction

All of this part of the document entitled Part B – The Amendment consisting of the following text and Schedule “A” constitutes the Amendment No. 5 to the Village of Point Edward Official Plan.

Details of the Amendment

The Village of Point Edward Official Plan is amended as follows:

- Item (1): That Schedule “A” of the Village of Point Edward Official Plan, as shown on Schedule “A” of this Amendment, are hereby re-designated from “Special Tourist Commercial” to “Mixed Use”.
- Item (2): That Section 13.2 of the Official Plan of Point Edward is hereby amended by adding the following policy 13.1.3:

“13.1.3 The following commercial and residential uses may be located on the properties municipally known as 200 Exmouth Street and 206 Exmouth Street, described as PT LT 1 W/S ERROL RD, 2 W/S ERROL RD, 3 W/S ERROL RD PL 2 & 4 POINT EDWARD and PT LT 1 W/S ERROL RD PL 2 & 4 POINT EDWARD AS IN L140874 EXCEPT PT 2, 25R1077; POINT EDWARD:

- Residential uses (townhouses, stacked townhouses, and apartments)
- Tourist accommodations (hotel)
- Seniors living facilities
- Restaurants, including drive-thru restaurants
- Open space and recreational uses
- Retail shops and other commercial uses
- Places of amusement and recreation
- Professional / business offices and
- Private commercial recreational facilities.”

- Item (3): That Section 13.2.14 of the Official Plan of Point Edward is hereby amended by adding the following policy 13.2.14.1:

“13.2.14.1 Notwithstanding the policies in Section 13.2.14, the lands municipally known as 200 Exmouth Street and 206 Exmouth Street, described as PT LT 1 W/S ERROL RD, 2 W/S ERROL RD, 3 W/S ERROL RD PL 2 & 4 POINT EDWARD and PT LT 1 W/S ERROL RD PL 2 & 4 POINT EDWARD AS IN L140874 EXCEPT PT 2, 25R1077; POINT EDWARD may be developed with densities that exceed 100 units per hectare (40 units per acre), provided that high density development policies of Section 5.2.15

apply to any future development of the site. Maximum densities shall be provided in the Village's Zoning By-law.

Item (4): That Section 13.2.17 of the Official Plan of Point Edward is hereby amended by adding the following policy 13.2.17.1:

"13.2.17.1 Notwithstanding the policies in Section 13.2.14, the lands municipally known as 200 Exmouth Street and 206 Exmouth Street, described as PT LT 1 W/S ERROL RD, 2 W/S ERROL RD, 3 W/S ERROL RD PL 2 & 4 POINT EDWARD and PT LT 1 W/S ERROL RD PL 2 & 4 POINT EDWARD AS IN L140874 EXCEPT PT 2, 25R1077; POINT EDWARD may be developed with floor areas that exceed those identified in Section 13.2.14. Maximum commercial and residential floor areas shall be established in the Village's Zoning By-law. Future Planning Applications to permit commercial uses in mid-rise and high-rise buildings shall conform to the policies of Section 5.2.15 of this Plan.

Item (5): That Section 13.2 of the Official Plan of Point Edward is hereby amended by adding the following policy 13.2.18:

"13.2.18 The lands municipally known as 200-206 Exmouth Street, described as PT LT 1 W/S ERROL RD, 2 W/S ERROL RD, 3 W/S ERROL RD PL 2 & 4 POINT EDWARD and PT LT 1 W/S ERROL RD PL 2 & 4 POINT EDWARD AS IN L140874 EXCEPT PT 2, 25R1077; POINT EDWARD, shall contain a pedestrian-friendly frontage along Exmouth Street, which may include active commercial uses, visually interesting architectural elements (e.g., front entrances and windows), sidewalks, landscaping and open areas. Surface parking areas shall be limited along Exmouth Street, screened where appropriate.

Parking structures on the main floor of buildings fronting onto Exmouth Street are generally discouraged and any main floor parking structure adjacent to Exmouth Street shall be designed in a manner that does not have a negative impact on the public realm.

A primary focus for the review of any development proposal for these lands shall focus on high quality urban and building design programs that enhance this key gateway location to Canada, Point Edward, the City of Sarnia and Lambton County."

Implementation and Interpretation

The implementation and interpretation of this amendment shall be in accordance with the respective policies of the Village of Point Edward.

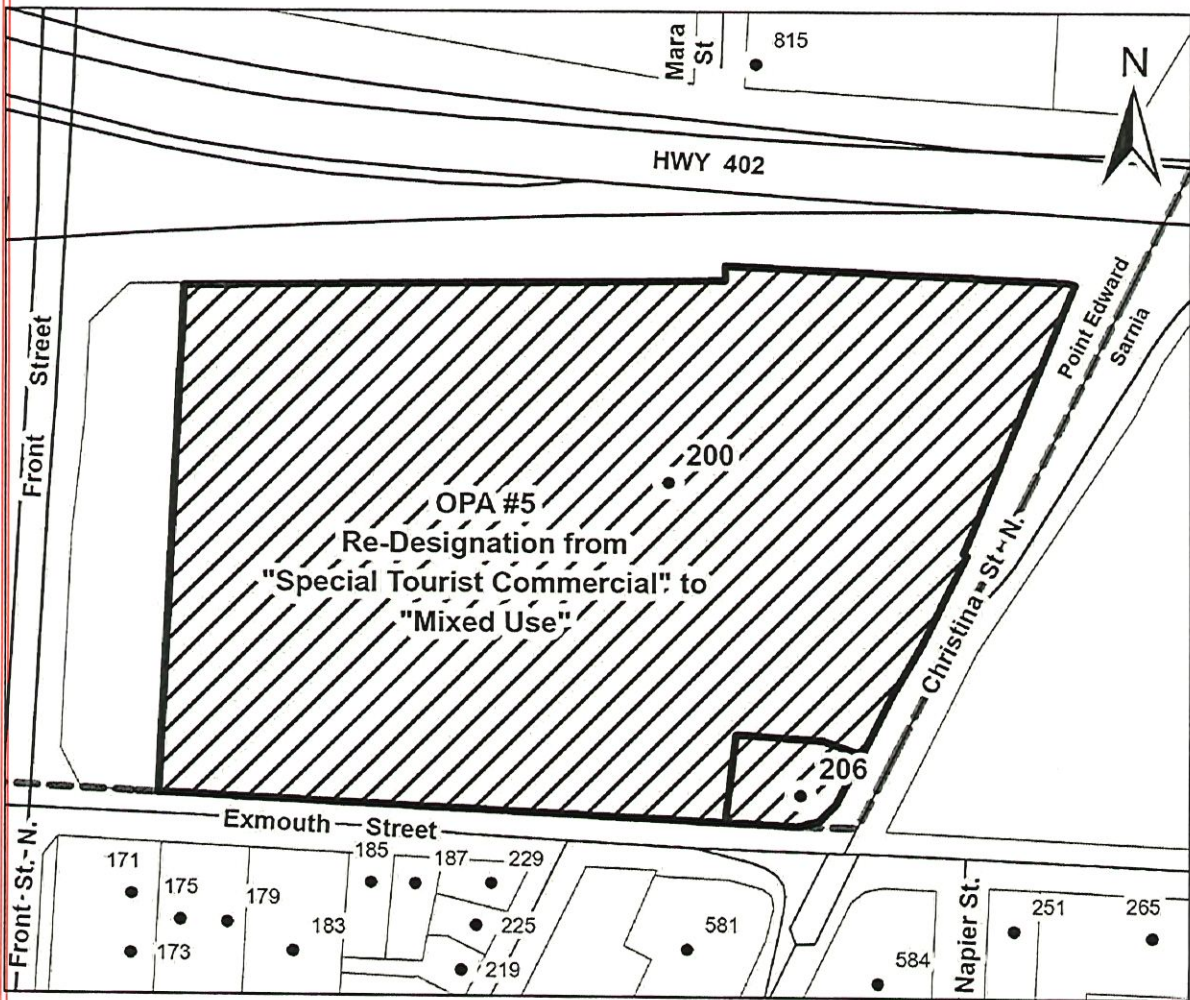
Schedule "A"

Village of Point Edward
SCHEDULE "A" LAND USE PLAN

THIS SCHEDULE FORMS PART OF AMENDMENT NO. 5 TO THE Village of POINT EDWARD OFFICIAL PLAN AND MUST BE READ WITH THE WRITTEN TEXT.

Signed: _____
Bev Hand, Mayor

Jim Burns, Clerk



APPLICANT: Malleum Partners Ltd. (Agent: Zelinka Priamo Ltd. c/o Taylor Whitney)
LOCATION: CON 7 Lot 23 - (200 Exmouth St. ARN 383100005013000) and
(206 Exmouth St. ARN 383100005012900)
200-206 Exmouth Street, Village of Point Edward
FILE: OPA #5

PART C – THE APPENDIX

- 1) Notice of Public Meeting**
- 2) Planning Report**
- 3) Minutes of Public Meeting**