

**THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY
NOTICE OF APPLICATION FOR ZONING BY-LAW AMENDMENT
AND NOTICE OF PUBLIC MEETING**

TAKE NOTICE that pursuant to the requirements of Section 34(10.7) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the Corporation of the Township of Laurentian Valley advises that an application for amendment to Comprehensive Zoning By-law No. 08-04-391 of the Township of Laurentian Valley has been received and was deemed to be a complete application pursuant to the requirements of the Planning Act. **AND FURTHER, TAKE NOTICE** that the Corporation of the Township of Laurentian Valley will hold a **PUBLIC MEETING ON TUESDAY, NOVEMBER 6th, 2018 at 5:30 p.m.** at the Township Municipal Office at 460 Witt Road, to consider the proposed amendment to Comprehensive Zoning By-law No. 08-04-391 of the Township of Laurentian Valley. The amendment has been prepared in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

PURPOSE, EFFECT & LOCATION OF ZONING BY-LAW AMENDMENT (Application File No. Z-2018-11)

The purpose of the amendment is to rezone the subject lands to satisfy a condition of consent for a concurrent Application for Consent File No. B48/18 filed with the County of Renfrew Land Division Committee, which would allow the existing surplus residential dwellings and farm buildings to be severed from the larger farm lot property which will be retained by the farmer/owner who resides on another farm property in the area. The amendment for the proposed retained lot portion of the subject lands is to prohibit residential uses on the retained lot which will continue to be used for agricultural purposes by the farmer/owner. The amendment for the proposed severed lot portion of the subject lands is required to recognize the two existing residential dwellings, to require a minimum 20 metre setback from a rear or side lot line for the existing barn structure and to permit farm uses on a 0.78 hectare lot.

The effect of the amendment is to rezone the proposed retained lot portion of the subject lands (Item 1) from Agriculture (A) to Agriculture-Exemption Twenty-Four (A-E24) and to rezone the proposed severed lot portion (Item 2) of the subject lands from Agriculture (A) to Agriculture-Exemption Twenty-Five (A-E25).

The lands affected by the Amendment are known municipally as 3130 Stafford Third Line, being Part Lot 17, Concession 2, in the geographic Township of Stafford, in the Township of Laurentian Valley, as shown on the Key Map.

COPIES of the proposed amendment, material provided under Section 34 (10.1) of the Planning Act and any additional information relating to the proposed Zoning By-law Amendment (Application File No. Z-2018-11), are available for inspection during regular office hours at the Township Office. **Questions related to the application should be directed to Lauree Armstrong, Township Planner.**

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the amendment aforesaid.

If a person or public body would otherwise have an ability to appeal the decision of Township of Laurentian Valley to the Local Planning Appeal Tribunal (LPAT) but the person or public body does not make oral submissions at a public meeting or make written submissions to (name of municipality or planning board) before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Laurentian Valley before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

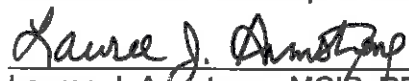
Please note the following changes to the Planning Act and its Regulations:

If you wish to be notified of the decision of Township of Laurentian Valley on the proposed zoning by-law amendment, you must make a written request to Township of Laurentian Valley c/o Lauree Armstrong, Township Planner.

If you are receiving this notice because you are the owner of property in the area of the amendment that contains seven or more residential units, you must also post this notice in a location that is visible to all of the residents of your property.

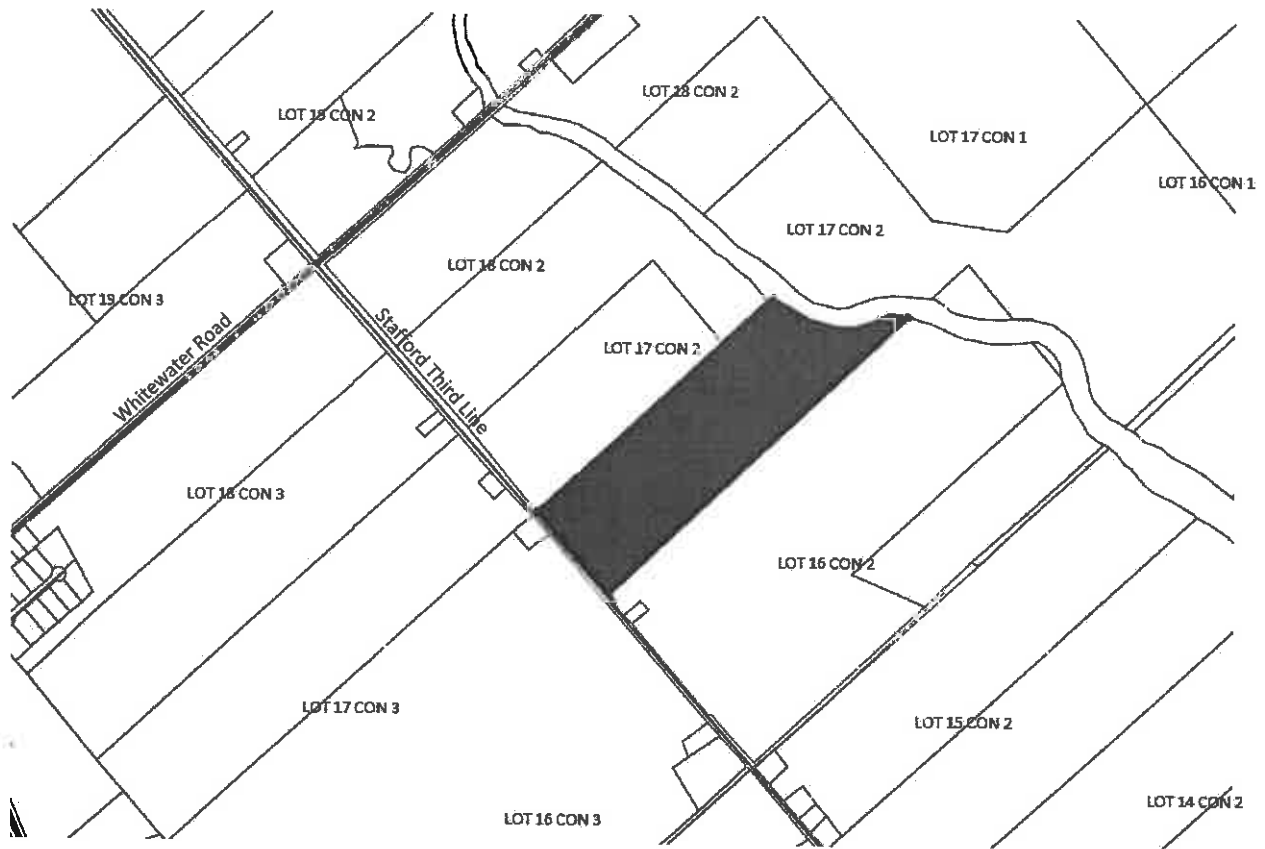
Privacy Disclosure: As one of the purposes of the Planning Act is to provide for planning processes that are open and accessible, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Township to such persons as the Township deems appropriate, including anyone requesting such information. Please note that by submitting any of this information, you are providing the Township with your consent to use and disclose this information as part of the planning process.

DATED at the Township of Laurentian Valley this 17th day of October, 2018.



Lauree J. Armstrong, MCIP, RPP, Township Planner, Township of Laurentian Valley
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larstrong@lvtownship.ca

**TOWNSHIP OF LAURENTIAN VALLEY
KEY MAP
(geographic Township of Stafford)**



APPROXIMATE LOCATION OF SUBJECT LANDS
Proposed Zoning By-Law Amendment File No. Z2018-11 (3130 Stafford Third Line)
Part Lot 17, Concession 2, geographic Township of Stafford
in the Township of Laurentian Valley