

**FORM 1**  
**PLANNING ACT, R.S.O. 1990, c.P.13, AS AMENDED**  
**NOTICE OF THE PASSING OF A ZONING BY-LAW BY**  
**THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY**

**TAKE NOTICE** that the Council of the Corporation of the Township of Laurentian Valley passed **By-Law No. 2020-02-010** on the **18<sup>th</sup> day February, 2020**, under Sections 34 and 36 of the Planning Act, R.S.O. 1990, c.P.13.

**PURPOSE, EFFECT & LOCATION OF ZONING BY-LAW AMENDMENT (Application File No. Z-2020-01)**

The purpose of the amendment is to rezone lands to satisfy conditions of consent approval in County of Renfrew Application for Consent File No B112/17 by rezoning the proposed severed lot to recognize the lot size and permit the keeping of several horses on a 2.9 hectare (7.16 acre) lot, in addition to its proposed use for a proposed single detached residential dwelling. The amendment is also to rezone the retained lands which were a portion of the former CN railway line, to recognize the proposed frontage on Hawthorne Lane, the minimum lot area of 4.5 hectares for other permitted uses and to rezone it to a holding zone to require additional supporting documentation to be provided to the Township prior to any redevelopment.

There is currently no proposed use of the proposed retained lands that are a portion of the former active CN railway line. The use of the holding symbol allows for the size of the retained parcel to be recognized in the zoning but places a holding symbol on the property that allows the Township to ensure that certain conditions are addressed prior to any redevelopment of the lands. The principle of use remains the underlying Agriculture (A) zone and it is those zone provisions that identify the possible permitted uses for the property once the holding symbol is removed. When the Comprehensive Zoning By-law for the Township was passed it had not been contemplated that the railway lines would be removed so there was no special zoning placed on those lands. The approval of the rezoning using the holding symbol on the retained lands allows the approval of the application for consent to proceed while at the same time providing the Township with the ability to ensure that certain studies required for the retained lands are provided prior to their redevelopment. The conditions for removal of the holding zone have been established by Council resolution and require the Owner of the retained lot at the time of any proposal for redevelopment to submit a Phase 2 Environmental Site Assessment (ESA), along with any additional assessment/recommendations required per the recommendations of the ESA and further, for the Owner to provide a Record of Site Condition for the retained lands prior to their redevelopment for a sensitive use such as residential. The holding symbol does not affect the severed lot as the necessary studies have been provided to authorize their proposed use.

As previously indicated the lands that are the subject of the application for rezoning are also the subject lands in County of Renfrew Application for Consent File No B112/17 which has been approved with conditions by the County of Renfrew Land Division Committee. That decision was appealed by the Owner to the Local Planning Appeal Tribunal (LPAT) being File Number PL190505, however with the filing of this application for zoning by-law amendment by the Owner and the passing of this zoning by-law amendment, the Owner is to be withdrawing their appeal of the associated application for consent to sever the new lot.

The effect of the amendment is as follows: Item 1: to establish an Agriculture-Exception Twenty-Seven (A-E27) Zone with special provisions to permit the keeping of two horses on a lot with a minimum lot area of 2.9 hectares and to rezone the proposed severed lot from Agriculture (A) to Agriculture-Exception Twenty-Seven (A-E27); and Item 2: to establish an Agriculture-Exception Twenty-Eight (A-E28) Zone with special provisions to establish a minimum lot area of 4.5 hectares and to rezone the subject lands from Agriculture to Agriculture-Exception Twenty-Eight-holding (A-E28-h).

The lands affected by the Amendment are located in Part of Lot 11, Concession 1, FAL, in the geographic Township of Pembroke, in the Township of Laurentian Valley, as shown on the Key Map.

## **EFFECT OF PUBLIC CONSULTATION ON DECISION**

No oral submissions were made at the Public Meeting by members of the Public and no written submissions were received from the public. The consideration of the comments did not change the content of the by-law which was passed as originally proposed.

**AND TAKE NOTICE** that any individual, corporation or public body may appeal to the Local Planning Appeal Tribunal (LPAT) in respect of the By-law by filing **no later than 4:00 p.m. on the 10<sup>th</sup> day of March 2020,** a notice of appeal with the Clerk of the Corporation of the Township of Laurentian Valley, which must set out the reasons for the appeal and must be accompanied by the prescribed fee of \$300.00 payable to the Minister of Finance by certified cheque or money order. The appeal must also be accompanied by the completed LPAT appeal form. If you wish to appeal to the Local Planning Appeal Tribunal (LPAT), a copy of an appeal form is available from the Tribunal website at <http://elto.gov.on.ca/tribunals/lpat/forms/> or by contacting the Township.

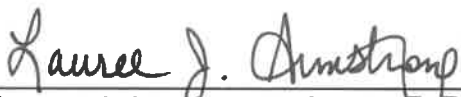
**A COPY** of the amendment and any additional information relating to the Zoning By-law Amendment, is available for inspection during office hours at the Township Office. Any questions related to the By-law should be directed to Lauree Armstrong, Township Planner.

**Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal (LPAT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.**

**No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.**

**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.

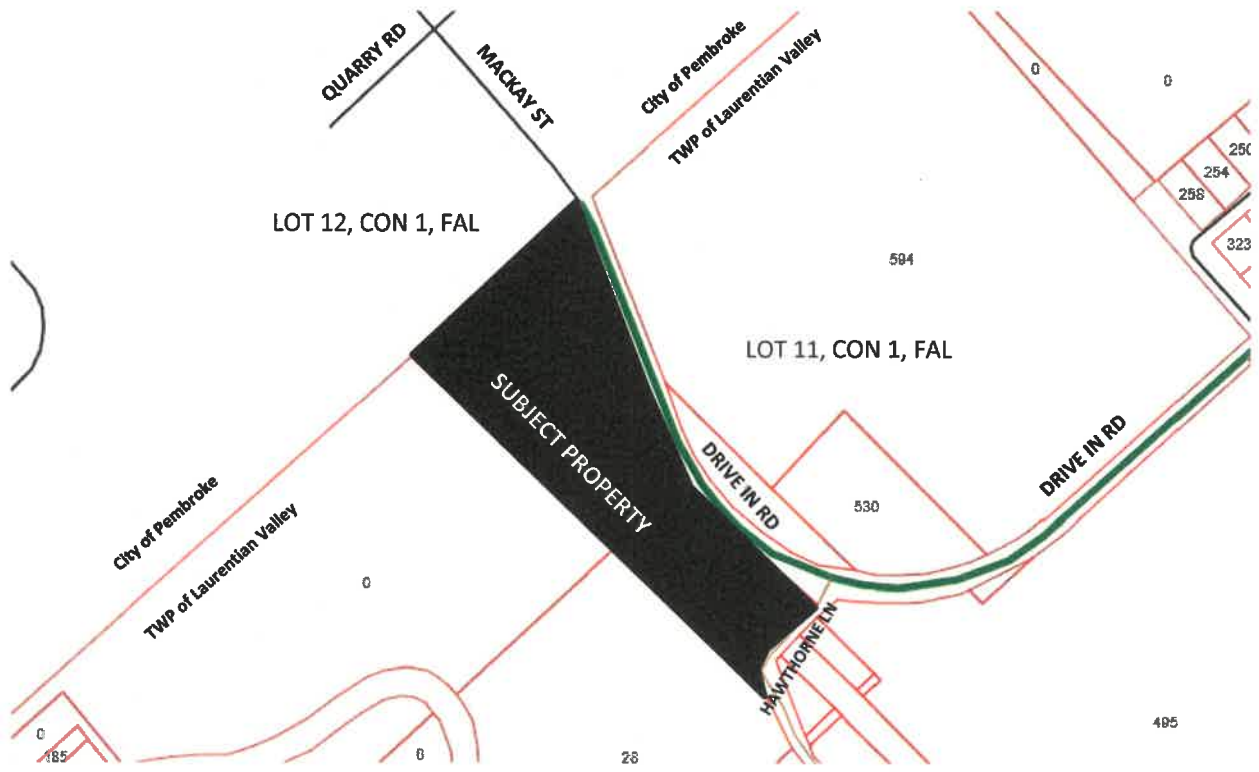
**DATED** at the Township of Laurentian Valley this 19<sup>th</sup> day of February 2020.



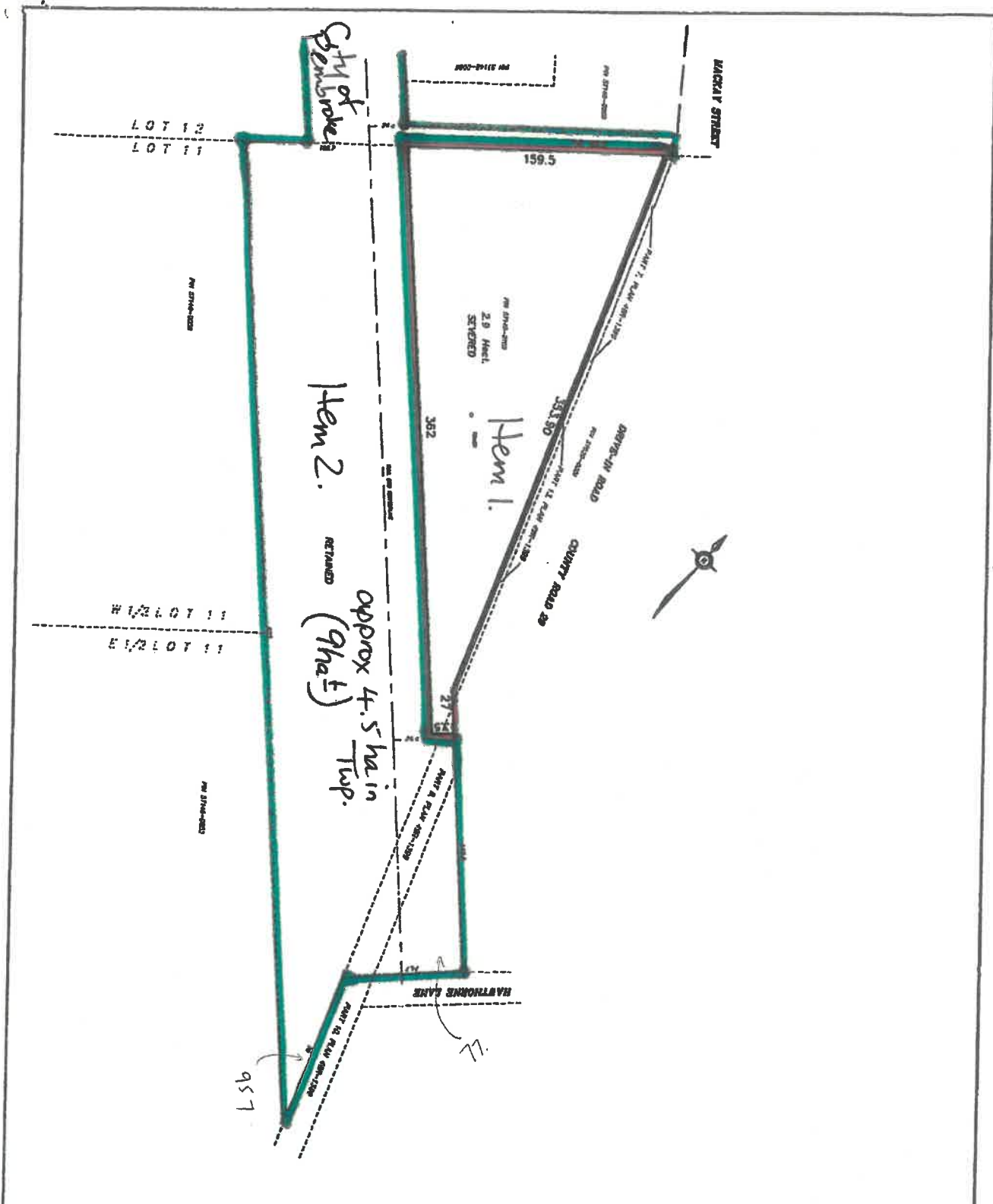
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Lauree J. Armstrong, MCIP, RPP Planner, Township of Laurentian Valley  
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**TOWNSHIP OF LAURENTIAN VALLEY  
KEY MAP  
(geographic Township of Pembroke)**



**APPROXIMATE LOCATION OF SUBJECT LANDS**  
Proposed Zoning By-Law Amendment File No. Z2020-01  
Being Part Lot 11, Concession 1, FAL, geographic Township of Pembroke  
in the Township of Laurentian Valley



**PROJECT SEVERANCE SKETCH**

LOCATION:  
 Part of  
 LOT 11,  
 CONVESSION 1 FRONTING ALBERTA LANE  
 CONVESSION 1 FRONTING ALBERTA LANE  
 TOWNSHIP OF LAURENTIAN VALLEY  
 COUNTY OF RENFREW  
 DISTRICT OF RENFREW  
 ASSESSMENT MAP NO. 128.

SCALE: 1:1000  
 DATE: 11/11/11

**K. L. L. L.**  
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 1000 SHEPPARD AVENUE EAST  
 SUITE 1000  
 SCARBOROUGH, ONTARIO M1S 1T7  
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DATE: 11/11/11	SCALE: 1:1000	PROJECT: 11-11-11
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