THE CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY

BY-LAW NUMBER C0-635-02-91

A By-law to amend By-law Number 635-02-91, as amended, of the (former) Township of Pembroke.

PURSUANT TO SECTION 34 OF THE PLANNING ACT, R.S.O. 1990, c.P. 13, THE TOWNSHIP OF LAURENTIAN VALLEY HEREBY ENACTS AS FOLLOWS:

1. That By-law Number 635-02-91, as amended, of the (former) Township of Pembroke is hereby further amended as follows:

   (a) By adding a new subsection immediately following Section 8.2.3 (1) Highway Commercial-Exception Twelve (HC-E12) Zone as follows:

   "m) Highway Commercial-Exception Thirteen (HC-E13) Zone

   Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Thirteen (HC-E13) Zone and located in Part 1, Plan 49R-6571 within Part of Lot 2, Concession I, in the geographic Township of Pembroke, the following provisions shall apply:

   i) The permitted uses of the lands shall be limited to business and professional offices with a maximum gross leasable floor area of 237 square metres;

   ii) The minimum lot frontage shall be 30 metres; and

   iii) All other provisions of the Highway Commercial (HC) Zone and this By-law shall apply to the lands zoned HC-E13."

   (b) Schedule ‘A’ to By-law Number 635-02-91 of the (former) Township of Pembroke, is amended by rezoning lands located on Brazeau Road in Part 1, Plan 49R-6571 within Part of Lot 2, Concession I, in the geographic Township of Pembroke, from “Residential One (R1)” to “Highway Commercial-Exception Thirteen (HC-E13)” as shown on Schedule “A” attached hereto.

2. That save as aforesaid all other provisions of By-law Number 635-02-91, as amended, of the (former) Township of Pembroke, shall be complied with.

3. This by-law shall come into force and take effect on the day of final passing thereof.

This By-law given its FIRST And SECOND reading this 7th day of March 2000.

This By-law read a THIRD time and finally passed this 7th day of March 2000.

REEVE

CLERK

CORPORATE SEAL OF MUNICIPALITY
FROM R1 TO HC-E13

CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY

This is Schedule “A” to By-law Number 00-03-30
Passed the 7th day of March, 2000

Signature of Signing Officers:

Legend

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<thead>
<tr>
<th>Code</th>
<th>Description</th>
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<tbody>
<tr>
<td>A</td>
<td>Agriculture</td>
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<td>SUR</td>
<td>Suburban Reserve</td>
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<tr>
<td>h</td>
<td>Halting Zone (principle of development established)</td>
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<tr>
<td>E1</td>
<td>Exception One - numbered consecutively for each respective zone classification e.g. R-E1, R-E2 etc.</td>
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Area Affected by Amendment from Residential One (R1) to Highway Commercial-Exception Thirteen (HC-E13)

SCALE

0

1000 METERS
FORM 1

PLANNING ACT, R.S.O. 1990, c.P.13

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 00-03-30 on the 7th day of March 2000, under Section 34 of the Planning Act, R.S.O. 1990, c.P.13.

Purpose, Effect and Location of Zoning By-law Amendment

The purpose of the proposed zoning by-law amendment is to amend By-law No. 635-02-91 of the (former) Township of Pembroke to permit the conversion of an existing single detached dwelling into business offices. The effect of this amendment is to establish a Highway Commercial-Exception Thirteen (HC-E13) zone with special provisions to limit the use of the subject property to business and professional offices with a maximum gross leasable floor area of 237 square metres and to rezone the subject property from Residential One (R1) to Highway Commercial-Exception Thirteen (HC-E13).

The lands affected by this amendment are known municipally as 195 Brazee Road and are located in Part 1, Plan 49R-6571 within Part Lot 2, Concession I, in the geographic Township of Pembroke, within the Township of Laurentian Valley as shown on the attached Key Map.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the By-law by filing with the Clerk of the Corporation of the Township of Laurentian Valley not later than the 39th day of March 2000, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection. The appeal must be accompanied by the prescribed fee of $125.00 payable to the Minister of Finance. Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. 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.

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.

DATED at the Township of Laurentian Valley this 9th day of March 2000.

[Signature]

Mr. Darcel Ryan, Clerk-Administrator
Township of Laurentian Valley
460 Witt Road, R.R. # 4
Pembroke, Ontario
K8A 6W5
Phone No. (613) 735-6291
KEY MAP
TOWNSHIP OF LAURENTIAN VALLEY

LOCATION OF AMENDMENT
(GEOGRAPHIC TOWNSHIP OF PEMBROKE)
THE CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY
NOTICE OF PUBLIC MEETING

Concerning a proposed Zoning By-law Amendment.

TAKE NOTICE that the Council of the Corporation of the Township of Laurentian Valley, will hold a public meeting on February 24th, 2000 at 7:00 p.m. at the Township’s Municipal Offices at 460 Witt Road (formerly the Township of Alice and Fraser Municipal Office) to consider a proposed amendment to Zoning By-law Number 635-02-91 of the former Township of Pembroke in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended. (Please note that this is the second Public Meeting being held for this proposed amendment as an error was made in the circulation of the notice for the first meeting.)

Purpose, Effect and Location of Zoning By-law Amendment
The purpose of the proposed zoning by-law amendment is to amend By-law No. 635-02-91 of the (former) Township of Pembroke to permit the conversion of an existing single detached dwelling into business offices. The effect of this amendment is to establish a Highway Commercial-Exception Thirteen (HC-E13) zone with special provisions to limit the use of the subject property to business and professional offices with a maximum gross leasable floor area of 237 m² and to rezone the subject property from Residential One (R1) to Highway Commercial-Exception Thirteen (HC-E13).

The lands affected by this amendment are known municipally as 195 Brazeau Road and are located in Part 1, Plan 49R-6571 within Part Lot 2, Concession I, in the geographic Township of Pembroke, within the Township of Laurentian Valley as shown on the attached Key Map.

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 that files an appeal of a decision of the Township of Laurentian Valley in respect of the proposed zoning by-law does not make oral submissions at a public meeting or make written submissions to the Township of Laurentian Valley before the proposed zoning by-law is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

A COPY of the proposed amendment and any additional information relating to the proposed Zoning By-law Amendment, is available for inspection during regular office hours at the Township Office.

DATED at the Township of Laurentian Valley this 4th day of February 2000.

[Signature]

Mr. Darrel Ryan, Clerk-Administrator
Township of Laurentian Valley
460 Witt Road, R.R. # 4
Pembroke, Ontario
K8A 6W5
Phone No. (613) 735-6291
KEY MAP
TOWNSHIP OF LAURENTIAN VALLEY

LOCATION OF AMENDMENT
(GEOGRAPHIC TOWNSHIP OF PEMBROKE)
THE CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY
NOTICE TO PUBLIC BODIES

TAKE NOTICE that the Council of the Corporation of the Township of Laurentian Valley intends to amend Comprehensive Zoning By-law 635-02-91 of the (former) Township of Pembroke and will hold a public meeting on February 24th, 2000 at 7:00 p.m. at the Township’s Municipal Office at 460 Witt Road (formerly the Township of Alice and Fraser Municipal Office) to consider the proposed amendment in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended. (Please note that this is the second Public Meeting being held for this proposed amendment as an error was made in the circulation of the notice for the first meeting.)

Purpose, Effect and Location of Zoning By-law Amendment
The purpose of the proposed zoning by-law amendment is to amend By-law No. 635-02-91 of the (former) Township of Pembroke to permit the conversion of an existing single detached dwelling into business offices. The effect of this amendment is to establish a Highway Commercial-Exception Thirteen (HC-E13) zone with special provisions to limit the use of the subject property to business and professional offices with a maximum gross leasable floor area of 237 m² and to rezone the subject property from Residential One (R1) to Highway Commercial-Exception Thirteen (HC-E13).

The lands affected by this amendment are known municipally as 195 Brazeau Road and are located in Part 1, Plan 49R-6571 within Part Lot 2, Concession I, in the geographic Township of Pembroke, within the Township of Laurentian Valley as shown on the attached Key Map.

Pursuant to Sections 34(15) of the Planning Act, R.S.O. 1990, c.P.13, you are hereby requested to submit your comments to the clerk by no later than February 24th, 2000.

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 that files an appeal of a decision of the Township of Laurentian Valley in respect of the proposed zoning by-law does not make oral submissions at a public meeting or make written submissions to the Township of Laurentian Valley before the proposed zoning by-law is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

A COPY of the proposed amendment and any additional information relating to the proposed Zoning By-law Amendment, is available for inspection during regular office hours at the Township Office.

DATED at the Township of Laurentian Valley this 4th day of February, 2000.

Mr. Darrel Ryan, Clerk-Administrator
Township of Laurentian Valley
460 Witt Road, R.R. # 4
Pembroke, Ontario
K8A 6W5
Phone (613) 735-6291
KEY MAP
TOWNSHIP OF LAURENTIAN VALLEY

LOCATION OF AMENDMENT
(GEOGRAPHIC TOWNSHIP OF PEMBROKE)