THE CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY

BY-LAW NUMBER 00-06-59

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 (m) Highway Commercial-
Exception Thirteen (HC-E13) Zone as follows:

“(n) Highway Commercial-Exception Fourteen (HC-E14) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands
zoned Highway Commercial-Exception Fourteen (HC-E14) Zone and located in Part
of Lot 22, Concession II, F.A.L., in the geographic Township of Pembroke, the
following provisions shall apply:

i) A retail store shall also be included as a permitted use on lands zoned HC-E14;

ii) The minimum rear yard setback shall be 6.5 metres; and

iii) All other provisions of the Highway Commercial (HC) Zone and this By-law shall
apply to the lands zoned HC-E14.”

(b) Schedule ‘A’ to By-law Number 635-02-91 of the (former) Township of Pembroke, is amended
by rezoning lands located on Highway 148 in Part of Lot 22, Concession II, F.A.L., in the
geographic Township of Pembroke, on lands known municipally as 1115 Pembroke Street East,
from “Highway Commercial (HC)” to “Highway Commercial-Exception Fourteen (HC-E14)”
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 30th day of June 2000.

This By-law read a THIRD time and finally passed this 30th day of June 2000.

[Signatures: Reeve, Clerk]
CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY

This is Schedule “A” to By-law Number 00-06-52
Passed the 30th day of June, 2000.

Signatures of Signing Officers:

Reeve

Clerk

Legend

A  Agriculture
RU  Rural
R1  Residential One
R2  Residential Two
R3  Residential Three
LSR  Limited Service Residential
TC  Tourist Commercial
NC  Neighbourhood Commercial
HC  Highway Commercial
EM  Extractive Industrial
RM  Rural Industrial
E1 Environmental Protection (EP)
CF  Community Facility

Open Space
Suburban Reserve

Area Affected By Amendment
From Highway Commercial (HC) to
Highway Commercial-Exception Fourteen (HC-E14)
PLANNING ACT, R.S.O. 1990, C.P.13

NOTICE OF THE PASSING

OF AN OFFICIAL PLAN AMENDMENT BY

THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY

TAKE NOTICE that Council of the Corporation of the Township of Laurentian Valley passed By-law No. C...51...... thereby adopting Official Plan Amendment No. 8 to the Official Plan for the (former) Township of Pembroke on the 30th day of June................. 2000 in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13.

PURPOSE, EFFECT AND LOCATION
The purpose of the proposed Official Plan Amendment No. 8 is to redesignate the classification of approximately 2,266 square metres (0.56 acres) of land to permit the use of the property and existing building for a retail store. While the site is currently designated Highway Commercial, the designation only permits accessory retail uses. The effect of this amendment is to establish a new Highway Commercial - Exception Six classification in the Official Plan as a means of identifying the subject lands on Schedule “A” to the Official Plan and providing an exception to add a retail store as a permitted use on the site. An amendment to the Comprehensive Zoning By-law is being processed concurrently.

The lands affected by Official Plan Amendment No. 8 are known municipally as 1115 Pembroke Street East and are located on Highway 148, in Part Lot 22, Concession II, in the geographic Township of Pembroke, in the Township of Laurentian Valley as shown on the 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 amendments aforesaid.

A COPY of the proposed Official Plan Amendment and any additional related information is available for inspection during regular office hours at the Township Office.

ANY PERSON OR PUBLIC BODY will be entitled to receive notice of the proposed decision of the Approval Authority, the Ministry of Municipal Affairs and Housing, if a written request to be notified of the decision is made to the Ministry of Municipal Affairs and Housing at 777 Bay Street, 14th Floor, Toronto, Ontario, M5G 2E5.

DATED at the Township of Laurentian Valley this 30th day of June.................. 2000.

[Signature]
Darrel Ryan, C.A.O.
Township of Laurentian Valley
R.R. # 4, 460 Witt Road
Pembroke, Ontario
K8A 6W5
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 00-06-52 on the 30th day of June 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 rezone lands to permit the use of the subject property for a retail store. The effect of this amendment is to rezone lands from Highway Commercial to Highway Commercial - Exception Fourteen (HC-E14) and establish special provisions for lands zoned HC-E14 to identify the property and include a retail store as a permitted use on the site. The property is also the subject of Amendment #8 to the Official Plan of the (former) Township of Pembroke.

The lands affected by this Amendment, are known municipally as 1115 Pembroke Street East and are located on Highway 148, in Part Lot 22, Concession II, 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 18th day of July 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 28th day of June 2000.

[Signature]

Mr. Darrel Ryan, C.A.O.
Township of Laurentian Valley
460 Witt Road, R.R. # 4
Pembroke, Ontario
K8A 6W5
Phone No. (613) 735-6291
THE CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY
NOTICE OF PUBLIC MEETING

Concerning proposed amendments to the Official Plan and Zoning By-law for the (former) Township of Pembroke.

TAKE NOTICE that the Council of the Corporation of the Township of Laurentian Valley will hold a public meeting on June 20th 2000 at 6:30 p.m. at the Municipal Building to consider a proposed amendment to the Official Plan of the (former) Township of Pembroke and a proposed amendment to Comprehensive Zoning By-law No. 635-02-91 of the (former) Township of Pembroke. These amendments have been prepared in accordance with the provisions of Sections 17, 21 and 34 of the Planning Act, R.S.O. 1990, c.P.13.

PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT NO. 8
The purpose of the proposed Official Plan Amendment No. 8 is to redesignate the classification of approximately 2,266 square metres (0.56 acres) of land to permit the use of the property and existing building for a retail store. While the site is currently designated Highway Commercial, the designation only permits accessory retail uses. The effect of this amendment is to establish a new Highway Commercial - Exception Six classification in the Official Plan as a means of identifying the subject lands on Schedule “A” to the Official Plan and providing an exception to add a retail store as a permitted use on the site. An amendment to the Comprehensive Zoning By-law is being processed concurrently and is described below.

PURPOSE AND EFFECT OF ZONING BY-LAW AMENDMENT
The purpose of the proposed zoning by-law amendment is to rezone lands to permit the use of the subject property for a retail store. The effect of this amendment is to rezone lands from Highway Commercial to Highway Commercial - Exception Fourteen (HC-E14) and establish special provisions for lands zoned HC-E14 to identify the property and include a retail store as a permitted use on the site. The property is also the subject of proposed OPA # 8 as described above.

LOCATION OF AMENDMENTS
The lands affected by both the Official Plan and the Zoning By-law Amendment are known municipally as 1115 Pembroke Street East and are located on Highway 148, in Part Lot 22, Concession II, in the geographic Township of Pembroke, as shown on the 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 amendments aforesaid.

COPIES of the Proposed Official Plan Amendment and the Proposed Zoning By-law Amendments and any additional information relating to the proposed Amendments are available
for inspection during regular office hours at the Township Office.

If you wish to be notified of the adoption of the proposed Official Plan Amendment, you must make a written request to the Township of Laurentian Valley, R.R. # 4, 460 Witt Road, Pembroke, Ontario, K8A 6W5.

If a person or public body that files a notice of appeal of a decision of the Township of Laurentian Valley in respect of the proposed Official Plan Amendment and/or the proposed Zoning By-law Amendment does not make oral submission at a public meeting or make written submission to the Township of Laurentian Valley before the proposed Official Plan Amendment and/or Zoning By-law Amendment is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

DATED at the Township of Laurentian Valley this 30th day of May, 2000.

Darrel Ryan, C.A.O.
Township of Laurentian Valley
R.R. # 4, 460 Witt Road
Pembroke, Ontario
K8A 6W5
Phone: (613) 735-6291
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 the Official Plan of the (former) Township of Pembroke and Comprehensive Zoning By-law No. 635-02-91 of the (former) Township of Pembroke and will hold a public meeting on June 30th, 2000 at 6:30 p.m. at the Municipal Building to consider the proposed amendments. These amendments have been prepared in accordance with the provisions of Sections 17, 21 and 34 of the Planning Act, R.S.O. 1990, c.P.13.

PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT NO. 8  
The purpose of the proposed Official Plan Amendment No. 8 is to redesignate the classification of approximately 2,266 square metres (0.56 acres) of land to permit the use of the property and existing building for a retail store. While the site is currently designated Highway Commercial, the designation only permits accessory retail uses. The effect of this amendment is to establish a new Highway Commercial - Exception Six classification in the Official Plan as a means of identifying the subject lands on Schedule “A” to the Official Plan and providing an exception to add a retail store as a permitted use on the site. An amendment to the Comprehensive Zoning By-law is being processed concurrently and is described below.

PURPOSE AND EFFECT OF ZONING BY-LAW AMENDMENT  
The purpose of the proposed zoning by-law amendment is to rezone lands to permit the use of the subject property for a retail store. The effect of this amendment is to rezone lands from Highway Commercial to Highway Commercial - Exception Fourteen (HC-E14) and establish special provisions for lands zoned HC-E14 to identify the property and include a retail store as a permitted use on the site. The property is also the subject of proposed OPA # 8 as described above.

LOCATION OF AMENDMENTS  
The lands affected by both the Official Plan and the Zoning By-law Amendment are known municipally as 1115 Pembroke Street East and are located on Highway 148, in Part Lot 22, Concession II, in the geographic Township of Pembroke, as shown on the Key Map.

PURSUANT to Sections 17(21) and 34 (15) of the Planning Act, R.S.O. 1990, c.P.13, as amended, you are hereby requested to submit your comments to the Clerk by no later than June 30th, 2000.

COPIES of the Proposed Official Plan Amendment and Zoning By-law Amendment and any additional information relating to the proposed Amendments are available for inspection during regular office hours at the Township Office.

If you wish to be notified of the adoption of the proposed Official Plan Amendment, you must make a written request to the Township of Laurentian Valley, R.R. # 4, 460 Witt Road, Pembroke, Ontario K8A 6W5.
If a person or public body that files a notice of appeal of a decision of the Township of Laurentian Valley in respect of the proposed Official Plan Amendment and/or Zoning By-law Amendment does not make oral submission at a public meeting or make written submission to the Township of Laurentian Valley before the proposed Official Plan Amendment and/or Zoning By-law Amendment is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

DATED at the Township of Laurentian Valley this 30th day of May, 2000.

[Signature]

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

Location of Amendment