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

PURSUANT TO SECTIONS 24(2) AND 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 amending Section 8.4.1.2 (h) Floor Area, Gross Leasable by inserting the words “maximum and minimum” immediately after the words “other permitted uses” and before the word “nil” on the last line under the requirements for phase 1 and phase 2A and the fourth line under the requirements for phase 3.

   (b) By adding a new subsection immediately following subsection 8.4.1.4 (a) as follows:

   "8.4.1.5 Exception Zones

   (a) Shopping Centre Commercial-Area 1-Exception One (SC-A1-E1) Zone

   Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Shopping Centre Commercial-Area 1-Exception One (SC-A1-E1) Zone and located in Part of Lots 22 and 23, Concession II, F.A.L., in the geographic Township of Pembroke, the following provisions shall also apply:

   i) Retail store(s) (Phase 4) shall be a permitted use;

   ii) Floor Area, Gross Leasable
   a) retail stores (Phase 4)
   - maximum (total of all retail stores in Phase 4) 1,505 square metres
   - minimum nil;

   iii) Parking in accordance with the provisions for Parking Requirements in section 3 General Provisions of this By-law;

   iv) Loading Spaces (minimum) 1 per building; and

   v) All other provisions of the Shopping Centre Commercial (SC-A1) Zone and this By-law shall apply to the lands zoned SC-A1-E1."

   (c) 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, from “Shopping Centre Commercial-Area 1 (SC-A1)” to “Shopping Centre Commercial-Area 1-Exception One-holding (SC-A1-E1-h)” 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 15th day of May, 2001.

This By-law read a THIRD time and finally passed this 15th day of May, 2001.

REEVE

CLERK

CORPORATE SEAL OF MUNICIPALITY
KEY MAP
TOWNSHIP OF LAURENTIAN VALLEY
(Geographic Township of Pembroke)

Location of Amendment
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 17th day of May 2001.

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
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 01-05-94 on the 15th day of May 2001, under Section 24(2) and 34 of the Planning Act, R.S.O. 1990, c.P.13.

Purpose, Effect and Location of Zoning By-law Amendment

The proposed Amendment to By-law Number 635-02-91, as amended, of the (former) Township of Pembroke contains two (2) parts as follows:

Item 1:
The purpose of Item 1 of the proposed zoning by-law amendment is to rezone lands to permit the construction of up to a maximum total of 1,505 m² (16,200 square feet) of additional gross leasable floor area (g.l.a.) for retail store(s) (Phase 4) on the subject property. The effect of this amendment is to rezone lands from Shopping Centre Commercial-Area 1 (SC-A1) to Shopping Centre Commercial-Area 1-Exception One (SC-A1-E1-h) and establish special provisions for lands zoned SC-A1-E1 to identify the property and permit the construction of additional retail space which may contain a total maximum of 1,505 m² (16,200 square feet) of g.l.a. No minimum g.l.a. will be required for an individual retail use in Phase 4 and there will be no restrictions on the timing of when construction can occur. The property is also the subject of a corresponding OPA # 9.

Item 2:
The purpose of Item 2 of the Amendment is to clarify that there is no restrictions on the minimum or maximum gross leasable floor area of other uses permitted in the Shopping Centre Commercial-Area 1 (SC-A1) zone. The other permitted uses include: eating establishment, full service; eating establishment, drive-in; business and professional offices; service shop, general; service shop, personal; and financial office. The effect of the amendment is to add the words “minimum and maximum” before the word “nil” in the gross leasable floor area provisions for other permitted uses of the SC-A1 zone. The lands affected by this amendment are all of the lands zoned SC-A1 and SC-A1-E1.

The lands affected by the Amendment are located on the existing Wal-Mart property on Highway 148, in Part Lots 22 & 23, Concession II, in the geographic Township of Pembroke, in the Township of Laurentian Valley, as shown on the 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 10th day of June, 2001, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection. The appeal must be
KEY MAP
TOWNSHIP OF LAURENTIAN VALLEY
(Geographic Township of Pembroke)

Location of Amendment
Item 2:
The purpose of Item 2 of the Amendment is to clarify that there is no restrictions on the minimum or maximum gross leasable floor area of other uses permitted in the Shopping Centre Commercial-Area 1 (SC-A1) zone. The other permitted uses include: eating establishment, full service; eating establishment, drive-in; business and professional offices; service shop, general; service shop, personal; and financial office. The effect of the amendment is to add the words “minimum and maximum” before the word “nil” in the gross leasable floor area provisions for other permitted uses of the SC-A1 zone. The lands affected by this amendment are all of the lands zoned SC-A1 and SC-A1-E1.

LOCATION OF LANDS AFFECTED BY AMENDMENTS
The lands affected by both OPA # 9 and the corresponding Zoning By-law Amendment are located on the existing Wal-Mart property on Highway 148, in Part Lots 22 & 23, Concession II, in the geographic Township of Pembroke, in the Township of Laurentian Valley, 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, you are hereby requested to submit your comments to the Clerk by no later than April 17th, 2001.

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 37th day of March, 2001.

Darrel Ryan, C.A.O.
Township of Laurentian Valley
R.R. # 4, 460 Witt Road
Pembroke, Ontario
K8A 6W5
Phone: (613) 735-6291
Fax: (613) 735-5820
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 April 17th 2001 at 6:30 p.m. at the Township Municipal Office to consider the proposed amendments. The amendments were 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. 9
The purpose of the proposed Official Plan Amendment No. 9 is to redesignate the classification of approximately 6.07 square metres (15 acres) of land to permit the construction an additional 1,505 m² (16,200 square feet) of gross leasable floor area (g.l.a.) devoted to retail use (Phase 4). It is proposed that there be no minimum g.l.a. for each individual retail use in Phase 4 and no time limitation on when construction can occur. The amendment is required as the policies of the current Shopping Centre Commercial-Area One only permit the development of the site as follows: a junior/discount department store with a maximum floor area of 110,000 square feet (Phase 1 - the existing Wal-Mart) and either a maximum 85,000 square foot retail store (Phase 2A & 2B) or a maximum 50,000 square foot retail store (Phase 2A) and additional retail use(s) with a total maximum g.l.a. of 35,000 square feet and a minimum g.l.a. for each use of 10,000 square feet (Phase 3). Specified time-frames for each phase of development to occur are also included in the Official Plan policy.

The effect of this amendment is to establish a new Shopping Centre Commercial-Area One-Exception One classification in the Official Plan to provide an exception to permit the construction of the requested additional 1,505 m² (16,200 square feet) of g.l.a. (Phase 4) and as a means of identifying the subject lands on Schedule “A” to the Official Plan. 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 proposed Zoning By-law Amendment contains two (2) parts as follows:

Item 1:
The purpose of Item 1 of the proposed zoning by-law amendment is to rezone lands to permit the construction of up to a maximum total of 1,505 m² (16,200 square feet) of additional gross leasable floor area (g.l.a.) for retail store(s) (Phase 4) on the subject property. The effect of this amendment is to rezone lands from Shopping Centre Commercial-Area 1 (SC-A1) to Shopping Centre Commercial-Area 1-Exception One (SC-A1-E1) and establish special provisions for lands zoned SC-A1-E1 to identify the property and permit the construction of additional retail space which may contain a total maximum of 1,505 m² (16,200 square feet) of g.l.a. No minimum g.l.a. will be required for an individual retail use in Phase 4 and there will be no restrictions on the timing of when construction can occur. The property is also the subject of proposed OPA # 9 as described above.
KEY MAP
TOWNSHIP OF LAURENTIAN VALLEY
(Geographic Township of Pembroke)

Location of Amendment
individual retail use in Phase 4 and there will be no restrictions on the timing of when construction can occur. The property is also the subject of proposed OPA # 9 as described above.

Item 2:
The purpose of Item 2 of the Amendment is to clarify that there is no restrictions on the minimum or maximum gross leasable floor area of other uses permitted in the Shopping Centre Commercial-Area 1 (SC-A1) zone. The other permitted uses include: eating establishment, full service; eating establishment, drive-in; business and professional offices; service shop, general; service shop, personal; and financial office. The effect of the amendment is to add the words “minimum and maximum” before the word “nil” in the gross leasable floor area provisions for other permitted uses of the SC-A1 zone. The lands affected by this amendment are all of the lands zoned SC-A1 and SC-A1-E1.

LOCATION OF LANDS AFFECTED BY AMENDMENTS
The lands affected by both OPA # 9 and the corresponding Zoning By-law Amendment are located on the existing Wal-Mart property on Highway 148, in Part Lots 22 & 23, 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.

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 7th day of March, 2001.

Signed: Darrell Ryan, C.A.O.
Township of Laurentian Valley
R.R. # 4, 460 Witt Road
Pembroke, Ontario
K8A 6W5
Phone: (613) 735-6291
Fax: (613) 735-5820
Concerning proposed amendments to the Official Plan and Comprehensive Zoning By-law 635-02-91 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 **Tuesday April 17, 2001** at **2:30 p.m.** at the Township Municipal Office 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. The 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. 9**
The purpose of the proposed Official Plan Amendment No. 9 is to redesignate the classification of approximately 6.07 square metres (15 acres) of land to permit the construction an additional 1,505 m² (16,200 square feet) of gross leasable floor area (g.l.a.) devoted to retail use (Phase 4). It is proposed that there be no minimum g.l.a. for each individual retail use in Phase 4 and no time limitation on when construction can occur. The amendment is required as the policies of the current Shopping Centre Commercial-Area One only permit the development of the site as follows: a junior/discount department store with a maximum floor area of 110,000 square feet (Phase 1 - the existing Wal-Mart) and either a maximum 85,000 square foot retail store (Phase 2A & 2B) or a maximum 50,000 square foot retail store (Phase 2A) and additional retail use(s) with a total maximum g.l.a. of 35,000 square feet and a minimum g.l.a. for each use of 10,000 square feet (Phase 3). Specified time-frames for each phase of development to occur are also included in the Official Plan policy.

The effect of this amendment is to establish a new Shopping Centre Commercial-Area One-Exception One classification in the Official Plan to provide an exception to permit the construction of the requested additional 1,505 m² (16,200 square feet) of g.l.a. (Phase 4) and as a means of identifying the subject lands on Schedule “A” to the Official Plan. 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 proposed Zoning By-law Amendment contains two (2) parts as follows:

**Item 1:**
The purpose of Item 1 of the proposed zoning by-law amendment is to rezone lands to permit to permit the construction of up to a maximum total of 1,505 m² (16,200 square feet) of additional gross leasable floor area (g.l.a.) for retail store(s) (Phase 4) on the subject property. The effect of this amendment is to rezone lands from Shopping Centre Commercial-Area 1 (SC-A1) to Shopping Centre Commercial-Area 1-Exception One (SC-A1-E1) and establish special provisions for lands zoned SC-A1-E1 to identify the property and permit the construction of additional retail space which may contain a total maximum of 1,505 m² (16,200 square feet) of g.l.a. No minimum g.l.a. will be required for an
CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY

This is Schedule “A” to By-law Number 01-05-94
Passed the 15th day of May 2001

Signatures of Signing Officers:

Reeve

Clerk

From Shopping Centre Commercial-Area 1 (SC-A1) To Shopping Centre Commercial-Area 1-Exception One-holding (SC-A1-E1-h)