THE CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY

BY-LAW NUMBER 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 8.4.1.5 (b) immediately following subsection 8.4.1.5 (a) as follows:

   "(b) Shopping Centre Commercial-Area 1-Exception Two (SC-A1-E2) Zone

   Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Shopping Centre Commercial-Area 1-Exception Two (SC-A1-E2) Zone and located in Part of Lot 23, Concession II, F.A.L., in the geographic Township of Pembroke, the following provisions shall also apply:

   i) Subject to the following conditions, the minimum required side yard on the eastern side of the property, abutting Part 1, Plan 49R-12405 and Part 1, Plan 49R-13334, may be reduced to 0 metres only where:

   1. There is a registered easement(s) granted in favour of the Owner to provide for access to the rear of the property for emergency purposes, deliveries, construction and maintenance vehicles, and any other matter identified in the site plan agreement process; and

   2. A site plan agreement is entered into with the Township which satisfies all of the conditions for removal of the holding symbol for lands designated Shopping Centre Commercial Area One in the Official Plan for the Township of Pembroke

   ii) Notwithstanding the provisions of Section 3.7 of this By-law, an accessory greenhouse/frosthouse structure used only for the purposes of an outdoor garden centre, accessory to the main retail use on the property, may be located as close as 0.1524 metres to the side lot line on the western side of the property, abutting Lot 24, Concession II, F.A.L., (the Township boundary with the City of Pembroke) only where:

   1. For the purposes of this Section of the By-law, an outdoor garden centre shall mean the use of land or structures for the retail sale of flowers, bushes, shrubs, trees, plants and other nursery stock and may also include the incidental sale of such items as fertilizers, pesticides, soil, pots, garden ornaments, gardening tools and lawn furniture; and

   2. A site plan agreement is entered into with the Township which satisfies all of the conditions for removal of the holding symbol for lands designated Shopping Centre Commercial Area One in the Official Plan for the Township of Pembroke.

   iii) All other provisions of the Shopping Centre Commercial (SC-A1) Zone and this By-law shall apply to the lands zoned SC-A1-E2."

(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 23, Concession II, F.A.L., in the geographic Township of Pembroke, from "Shopping Centre Commercial-Area 1-holding (SC-A1-h)" to "Shopping Centre Commercial-Area 1-Exception Two-holding (SC-A1-E2-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 19th day of June 2001.

This By-law read a THIRD time and finally passed this 19th day of June 2001.

REEVE

CLERK

CORPORATE
SEAL OF
MUNICIPALITY
CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY

This is Schedule “A” to By-law Number 01-06-96
Passed the 19th day of June 2001

Signatures of Signing Officers:

[Signatures]

Legend

A  Agriculture
R1  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
PB  Park
EP  Environmental Protection
CF  Community Facility

From Shopping Centre-Commercial Area 1-holding (SC-A1-h) to Shopping Centre-Commercial Area 1-Exception Two-holding (SC-A1-E2-h)
Concerning a proposed amendment to 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 June 19, 2001 at 6:30 p.m. at the Township Municipal Office to consider a proposed amendment to Comprehensive Zoning By-law No. 635-02-91 of the (former) Township of Pembroke. The amendment has been prepared in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P.13.

PURPOSE, EFFECT AND LOCATION
The purpose of the proposed zoning by-law amendment is to rezone lands to permit the construction of a building with minimum side yard setbacks of 0 metres. The subject property is currently zoned Shopping Centre Commercial-Area 1-holding (SC-A1-h), which upon removal of the holding symbol, would permit the construction of the proposed maximum 85,000 square foot retail store (Phase 2A & 2B of the development concept for the entire site). The amendment is required as the SC-A1 zone requires a minimum side yard setback of 7.5 metres. The subject property, together with the adjacent Wal-Mart property, is part of a combined development concept subject to the policies of the Shopping Centre Commercial Area One designation of the Official Plan.

The effect of this amendment is to establish special provisions for lands zoned SC-A1-E2 to identify the property and permit a minimum side yard setback of 0 metres, subject to easements for access to the rear of the building, and to rezone the subject lands from Shopping Centre Commercial-Area 1-holding (SC-A1-h) to Shopping Centre Commercial-Area 1-Exception Two-holding (SC-A1-E2-h). The property would remain in a holding zone until such time as the conditions for removal of the holding symbol are met to the satisfaction of the Township (ie. easements, site plan agreement, etc.)

The lands affected by the proposed zoning by-law amendment are located between the Pembroke Mall and the existing Wal-Mart property on Pembroke Street East (Highway 148), in Part Lot 23, Concession II, F.A.L. 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 amendment aforesaid.

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

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 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 Amendment is adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

DATED at the Township of Laurentian Valley this 29th day of May, 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 Comprehensive Zoning By-law No. 635-02-91 of the (former) Township of Pembroke and will hold a public meeting on **Tuesday June 19th, 2001 at 6:30 p.m.** at the Township Municipal Office to consider the proposed amendment. The amendment was prepared in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P.13.

**PURPOSE, EFFECT AND LOCATION**
The purpose of the proposed zoning by-law amendment is to rezone lands to permit the construction of a building with minimum side yard setbacks of 0 metres. The subject property is currently zoned Shopping Centre Commercial-Area 1-holding (SC-A1-h), which upon removal of the holding symbol, would permit the construction of the proposed maximum 85,000 square foot retail store (Phase 2A & 2B of the development concept for the entire site). The amendment is required as the SC-A1 zone requires a minimum side yard setback of 7.5 metres. The subject property, together with the adjacent Wal-Mart property, is part of a combined development concept subject to the policies of the Shopping Centre Commercial Area One designation of the Official Plan.

The effect of this amendment is to establish special provisions for lands zoned SC-A1-E2 to identify the property and permit a minimum side yard setback of 0 metres, subject to easements for access to the rear of the building, and to rezone the subject lands from Shopping Centre Commercial-Area 1-holding (SC-A1-h) to Shopping Centre Commercial-Area 1-Exception Two-holding (SC-A1-E2-h). The property would remain in a holding zone until such time as the conditions for removal of the holding symbol are met to the satisfaction of the Township (ie. easements, site plan agreement, etc.)

The lands affected by the proposed zoning by-law amendment are located between the Pembroke Mall and the existing Wal-Mart property on Pembroke Street East (Highway 148), in Part Lot 23, Concession II, F.A.L. in the geographic Township of Pembroke, in the Township of Laurentian Valley, as shown on the Key Map.

**PURSUANT** to Section 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 **Tuesday June 19th, 2001.**

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

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 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 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 29th day of May, 2001.

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

Location of Amendment
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 \( \text{Q} \cdot \text{Q} \cdot \text{Q} \) on the \( 19^{\text{th}} \) day of June 2001, under Section 24(2) and 34 of the Planning Act, R.S.O. 1990, c.P.13.

PURPOSE, EFFECT AND LOCATION
The purpose of the proposed zoning by-law amendment is to rezone lands to permit the construction of a building with minimum side yard setbacks of 0 metres on the eastern side of the property, abutting Part 1, Plan 49R-12405 and Part 1, Plan 49R-13334. The amendment would also provide for the construction of an accessory greenhouse/frosthouse structure used only for the purposes of an outdoor garden centre, accessory to the main retail use on the property, to be located a minimum of 0.1524 metres to the side lot line on the western side of the property, abutting Lot 24, Concession II, F.A.L., (the Township boundary with the City of Pembroke).

The subject property, together with the adjacent Wal-Mart property, is part of a combined development concept subject to the policies of the Shopping Centre Commercial Area One designation of the Official Plan. The subject property is currently zoned Shopping Centre Commercial-Area 1-holding (SC-A1-h), which upon removal of the holding symbol, would permit the construction of a proposed maximum 85,000 square foot retail store (Phase 2A & 2B of the development concept for the entire site). The amendment is required as the SC-A1 zone requires a minimum side yard setback for the building of 7.5 metres and a minimum side yard setback of 1.0 metre for accessory structures.

The effect of this amendment is to establish special provisions for lands zoned SC-A1-E2 to identify the property and permit a minimum side yard setback of 0 metres on the eastern side of the building, subject to easement(s) for access to the rear of the building; permit a minimum side yard setback for an accessory greenhouse/frosthouse structure of 0.1524 metres; and rezone the subject lands from Shopping Centre Commercial-Area 1-holding (SC-A1-h) to Shopping Centre Commercial-Area 1-Exception Two-holding (SC-A1-E2-h). The property would remain in a holding zone until such time as the conditions for removal of the holding symbol are met to the satisfaction of the Township (ie. easements, site plan agreement, etc.)

The lands affected by the proposed zoning by-law amendment are located between the Pembroke Mall and the existing Wal-Mart property on Pembroke Street East (Highway 148), in Part Lot 23, Concession II, F.A.L. 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 \( 10^{\text{th}} \) day of July 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 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 \( 30^{\text{th}} \) day of June 2001.

Mr. Darrel Ryan, C.A.O.
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Pembroke, Ontario K8A 6W5
Phone No. (613) 735-6291
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