THE CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY

BY-LAW NUMBER 04-13-150

A By-law to amend By-law Number 900-4-93, as amended, of the (former) Township of Stafford.

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 900-4-93, as amended, of the (former) Township of Stafford is hereby further amended as follows:

   (a) By adding a new subsection immediately following subsection 9.5(f) Suburban Commercial-Exception Six (SC-E6) Zone as follows:

   "(g) Suburban Commercial-Exception Seven (SC-E7) Zone

   Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Suburban Commercial-Exception Seven (SC-E7) and located in Lot 24, Registered Plan No. 402, in the geographic Township of Stafford, an automotive-car wash shall be a permitted use and the following provisions shall apply:

   i) Side Yard Width (minimum) 1.2 metres
   ii) Accessory Buildings and Structures:
       1. Front Yard Depth (minimum) 5.0 metres
       2. Rear Yard Depth (minimum) 3.3 metres
   iii) Parking Requirements
       1. Automotive-Car Wash (minimum) 2 parking spaces

   All other applicable provisions of this By-law and the Suburban Commercial (SC) Zone shall also apply to lands zoned Suburban Commercial-Exception Seven (SC-E7).

   (b) Schedule 'A-1' to By-law Number 900-4-93 of the (former) Township of Stafford is amended by rezoning lands known municipally as 538 Boundary Road and located in Lot 24, Registered Plan No. 402, in the geographic Township of Stafford, within the Township of Laurentian Valley, from "Residential One (R1)" to "Suburban Commercial-Exception Seven-holding (SC-E7-h)" and as shown on Schedule "A" attached hereto.

2. That save as aforesaid all other provisions of By-law Number 900-4-93, as amended, of the (former) Township of Stafford, 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 17th day of December 2003.

This By-law read a THIRD time and finally passed this 17th day of December 2003.

[Signature]
REEVE

[Signature]
CLERK

CORPORATE SEAL OF MUNICIPALITY
CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY

This is Schedule "A" to By-law Number 01-12-150
Passed the 17th day of December, 2003.

Signatures of Signing Officers:

Reeve

Clerk

LEGEND

R1 Residential One
R2 Residential Two
R3 Residential Three
R4 Residential Four
SC Suburban Commercial
GC General Commercial
GI General Industrial
CF Community Facility
- Holding Zone (principle of development established)
- Exception One (numbered consecutively for each respective Zone classification, eg. R1-E1, R1-E2, etc.)
- Environmental Protection

SCALE

Area Affected by Amendment From
Residential One (R1) to Suburban Commercial-
Exception Seven-holding (SC-E7-h)
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 03-12-150 on the 17th day of December 2003, 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 amendment is to permit the use of the subject lands to permit a car wash, in addition to other uses permitted under the Suburban Commercial (SC) zone. The effect of this amendment is to establish a Suburban Commercial-Exception Seven (SC-E7) zone which includes a car wash as a permitted use and establishes a minimum parking requirement for the car wash use of 2 parking spaces, a minimum side yard width of 1.2 metres for all buildings and permits accessory buildings or structures to be constructed with a minimum front yard setback of 5.0 metres and a minimum rear yard setback of 3.3 metres. The minimum 7.5 front yard depth and rear yard depth requirements of the SC zone would apply to the main building. The amendment will also have the effect of rezoning the subject lands from Residential One (R1) to Suburban Commercial-Exception Seven-holding (SC-E7-h), with a condition for the removal of the holding requiring the Owner to submit a Site Plan and/or enter into a Site Plan Agreement to the satisfaction of the Township.

The lands affected by this amendment are located at 538 Boundary Road in Lot 24, Registered Plan No. 402, in the geographic Township of Stafford, 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 14th day of January 2003, 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 18th day of December 2003.

Mr. Darrel Ryan, C.A.O.
Township of Laurentian Valley
460 Witt Road, R.R. # 4
Pembroke, ON K8A 6W5
Phone No. (613) 735-6291
Fax: (613) 735-5820
Key Map

Location of Zoning By-law Amendment
(538 Boundary Road)
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 **Tuesday, December 17th, 2002 at 6:30 p.m.** at the Township Municipal Office at 460 Witt Road, to consider a proposed amendment to Comprehensive Zoning By-law 900-4-93 of the (former) Township of Stafford in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

**Purpose, Effect and Location of Zoning By-law Amendment**
The purpose of the proposed amendment is to permit the use of the subject lands to permit a car wash, in addition to other uses permitted under the Suburban Commercial (SC) zone. The effect of this amendment is to rezone the subject lands from Residential One (R1) to Suburban Commercial-Exception Seven (SC-E7) and establish a Suburban Commercial-Exception Seven (SC-E7) zone which includes a car wash as a permitted use and establishes a minimum parking requirement for the car wash use of 2 parking spaces, a minimum side yard width of 1.2 metres for all buildings and permits accessory buildings or structures to be constructed with a minimum front yard setback of 5.7 metres and a minimum rear yard setback of 3.3 metres. The minimum 7.5 front yard depth and rear yard depth requirements of the SC zone would apply to the main building.

The lands affected by this amendment are located at 538 Boundary Road in Lot 24, Registered Plan No. 402, in the geographic Township of Stafford, 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 27th day of November, 2002.

Mr. Darrel Ryan, C.A.O.
Township of Laurentian Valley
460 Witt Road, R.R. # 4
Pembroke, ON K8A 6W5
Phone No. (613) 735-6291
Fax: (613) 735-5820
Location of Zoning By-law Amendment
(538 Boundary Road)
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 900-4-93 of the (former) Township of Stafford and will hold a public meeting on **Tuesday December 17th, 2002 at 6:30 p.m.** at the Township Municipal Office at 460 Witt Road, 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.

**Purpose, Effect and Location of Zoning By-law Amendment**
The purpose of the proposed amendment is to permit the use of the subject lands to permit a car wash, in addition to other uses permitted under the Suburban Commercial (SC) zone. The effect of this amendment is to rezone the subject lands from Residential One (R1) to Suburban Commercial-Exception Seven (SC-E7) and establish a Suburban Commercial-Exception Seven (SC-E7) zone which includes a car wash as a permitted use and establishes a minimum parking requirement for the car wash use of 2 parking spaces, a minimum side yard width of 1.2 metres for all buildings and permits accessory buildings or structures to be constructed with a minimum front yard setback of 5.7 metres and a minimum rear yard setback of 3.3 metres. The minimum 7.5 front yard depth and rear yard depth requirements of the SC zone would apply to the main building.

The lands affected by this amendment are located at 538 Boundary Road in Lot 24, Registered Plan No. 402, in the geographic Township of Stafford, 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 **Tuesday December 17th, 2002**.

**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 27th day of November 2002.

Mr. Darrel Ryan, C.A.O.
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460 Witt Road, R.R. # 4
Pembroke, ON K8A 6W5
Phone: (613) 735-6291
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Location of Zoning By-law Amendment
(538 Boundary Road)