THE CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY

BY-LAW NUMBER 03-05-169

A By-law to amend By-law Number 92-19, as amended, of the (former) Township of Alice and Fraser.

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 92-19, as amended, of the (former) Township of Alice and Fraser is hereby further amended as follows:

   (a) By adding a new subsection immediately following Section 6.4 b) Residential Two-Exception Two (R2-E2) Zone as follows:

      “c) Residential Two-Exception Three (R2-E3) Zone

      Notwithstanding any other provision of this By-law to the contrary, for the lands zoned Residential Two-Exception Three (R2-E3) and located in Part Lot 25, Concession “B”, in the geographic Township of Alice, the minimum lot frontage requirement shall be 52.4 metres.”

   (b) Schedule ‘A’ to By-law Number 92-19 of the (former) Township of Alice and Fraser, is amended by rezoning lands on Round Lake Road in Part 1, Plan 49R-15128, within Part Lot 25, Concession “B”, in the geographic Township of Alice, from “Residential Two (R2)” to “Highway Commercial (HC)”, as shown as Item 1 on Schedule “A” attached hereto.

   (c) Schedule ‘A’ to By-law Number 92-19 of the (former) Township of Alice and Fraser, is amended by rezoning lands located at 11552 Round Lake Road and located in Part Lot 25, Concession “B”, in the geographic Township of Alice, from “Residential Two (R2)” to “Residential Two-Exception Three (R2-E3)” as shown as Item 2 on Schedule “A” attached hereto.

2. THAT save as aforesaid all other provisions of By-law Number 92-19, as amended, of the (former) Township of Alice and Fraser, 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 10th day of May 2003.

This By-law read a THIRD time and finally passed this 10th day of May 2003.

[Signature]
REEVE

[Signature]
CLERK

[Stamp]
CORPORATE SEAL OF MUNICIPALITY
Geographic Township of Alice

CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY

This is Schedule "A" to By-law Number 03-05-169
Passed the 6th day of May, 2003

Signatures of Signing Officers:

Reeve

Clerk

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<thead>
<tr>
<th>ZONES</th>
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<th>Legend</th>
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<tbody>
<tr>
<td>R1</td>
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Green Land

Roads

Item 1: Area Affected By Amendment from Residential Two (R2) to Highway Commercial (HC)

Item 2: Area Affected By Amendment from Residential Two (R2) to Residential Two-Exception Three (R2-E3)

SCALE

0 660' 1320'

Legend:
A - Agriculture
F - Farmland
E - Environmental Protection (EP)
D - Open Space
R - Rural Community Facility
R - Residential
S - Suburban Reserve
L - Light Industrial
E - Extractive Industrial Reserve
M - Mining Exploitation
C - Community Facilities
H - Highway Commercial
D - Disposal Industrial
C - Commercial
M - Medium Industrial
S - Suburban
K - Industrial
A - Agricultural
K - Industrial
L - Light Industrial
E - Extractive Industrial
M - Mining Exploitation
C - Community Facilities
H - Highway Commercial
D - Disposal Industrial
C - Commercial
M - Medium Industrial
S - Suburban Reserve
L - Light Industrial
E - Extractive Industrial Reserve
M - Mining Exploitation
C - Community Facilities
H - Highway Commercial
D - Disposal Industrial
C - Commercial
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, May 6th, 2003 at 6:30 p.m., at the Township's Municipal Office located at 460 Witt Road, to consider a proposed amendment to Comprehensive Zoning By-law 92-19 of the (former) Township of Alice and Fraser in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

This notice is a re-circulation of an application filed for Item 1, which relates to a lot addition being County of Renfrew Consent File No. B191/02. Upon receipt of a copy of the registered survey for the lot addition, it was determined that it was necessary to re-circulate the application to add Item 2 as the survey created a retained lot with a lot frontage that is less than the minimum required by Zoning By-law 92-19 of the (former) Township of Alice and Fraser.

Purpose, Effect and Location of Zoning By-law Amendment

Item 1:
The purpose of the amendment to Zoning By-law 92-19 of the (former) Township of Alice and Fraser, is to rezone lands that are to be severed as a lot addition through County of Renfrew Consent Application File No. B191/02. The amendment is required as a condition of the approval of the consent and would rezone the lot addition to permit the same range of uses as those permitted on the lands to which the lot addition will be added to. The lands to be added to are currently occupied by a gas bar and a convenience store (known locally as Cloutier's Store). The effect of this amendment is to rezone the subject lands from Residential Two (R2) to Highway Commercial (HC).

The lands affected by this amendment are located on Round Lake Road in Part 1, Plan 49R-15128, within Part Lot 25, Concession “B”, in the geographic Township of Alice, within the Township of Laurentian Valley as shown on the attached Key Map.

Item 2:
The purpose of the amendment to Zoning By-law 92-19 of the (former) Township of Alice and Fraser, is to rezone lands that are to be retained as part of a consent to sever a lot addition (Item 1) through File No. B191/02. The amendment is required as the minimum lot frontage requirement for the Residential Two (R2) zone is 53 metres and the survey shows that the retained lot will only have 52.4 metres of lot frontage. The effect of this amendment is to rezone the subject lands from Residential Two (R2) to Residential Two-Exception Three (R2-E3) to provide an exception to permit a minimum lot frontage of 52.4 metres.

The lands affected by this amendment are located on 11552 Round Lake Road in Part 1, Plan 49R-15128, within Part Lot 25, Concession “B”, in the geographic Township of Alice, 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 16th day of April, 2003.

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
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 92-19 of the (former) Township of Alice and Fraser and will hold a public meeting on Tuesday, May 6th, 2003 at 6:30 p.m., at the Township’s Municipal Office located 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.

This notice is a re-circulation of an application filed for Item 1, which relates to a lot addition being County of Renfrew Consent File No. B191/02. Upon receipt of a copy of the registered survey for the lot addition, it was determined that it was necessary to re-circulate the application to add Item 2 as the survey created a retained lot with a lot frontage that is less than the minimum required by Zoning By-law 92-19 of the (former) Township of Alice and Fraser.

Purpose, Effect and Location of Zoning By-law Amendment

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The lands affected by this amendment are located on 11552 Round Lake Road in Part 1, Plan 49R-15128, within Part Lot 25, Concession “B”, in the geographic Township of Alice, 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, May 6th, 2003.

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 16th day of April, 2003.

Mr. Darrel Ryan, C.A.O.
Township of Laurentian Valley
460 Witt Road, R.R. # 4
Pembroke, Ontario, K8A 6W5
Phone (613) 735-6291
Fax (613) 735-5820
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 03-05-169 on the 6th day of May 2003, under Section 34 of the Planning Act, R.S.O. 1990, c.P.13.

Purpose, Effect and Location of Zoning By-law Amendment

Item 1:
The purpose of the amendment to Zoning By-law 92-19 of the (former) Township of Alice and Fraser, is to rezone lands that are to be severed as a lot addition through County of Renfrew Consent Application File No. B191/02. The amendment is required as a condition of the approval of the consent and would rezone the lot addition to permit the same range of uses as those permitted on the lands to which the lot addition will be added to. The lands to be added to are currently occupied by a gas bar and a convenience store (known locally as Cloutier’s Store). The effect of this amendment is to rezone the subject lands from Residential Two (R2) to Highway Commercial (HC).

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The lands affected by this amendment are located on 11552 Round Lake Road in Part 1, Plan 49R-15128, within Part Lot 25, Concession “B”, in the geographic Township of Alice, 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 31st day of May 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 7th day of May 2003.

[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
Fax (613) 735-5820
TOWNSHIP OF LAURENTIAN VALLEY
KEY MAP

Location of Amendment
(Part Lot 25, Concession B, geographic Township of Alice)