AMENDMENT NO. 12

TO THE

OFFICIAL PLAN

FOR THE

(FORMER) TOWNSHIP OF PEMBROKE

Prepared For: The Corporation of the
Township of Laurentian Valley

Prepared By: Jp2g Consultants Inc.
Engineers • Planners • Project Managers
12 International Drive
Pembroke, Ontario
K8A 6W5
AMENDMENT NO. 12

TO THE

OFFICIAL PLAN

OF THE (FORMER)

TOWNSHIP OF PEMBROKE

This amendment, was adopted by the Council of the Corporation of the Township of Laurentian Valley by By-law 03-07-718 in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13, on the 8th day of July, 2003.

REEVE

CORPORATE SEAL OF MUNICIPALITY

CLERK
This Amendment No. 12 to the Official Plan for the (former) Township of Pembroke which has been adopted by the Council of the Corporation of Township of Laurentian Valley, is hereby approved in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13.

Date: ______________________

Approval Authority
THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY

BY-LAW NO. 03-07-178

The Council of the Corporation of the Township of Laurentian Valley in accordance with the provisions of Section 17 and 21 of the Planning Act, R.S.O. 1990, c.P. 13, hereby enacts as follows:

1. Amendment No. 12 to the Official Plan for the (former) Township of Pembroke, consisting of the attached text and Schedule “A”, is hereby adopted.

2. That the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of Amendment No. 12 to the Official Plan for the (former) Township of Pembroke.

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 8th day of July, 2003.

This By-law read a Third time and finally passed this 8th day of July, 2003.

REEVE

CLERK

CORPORATE SEAL OF MUNICIPALITY
AMENDMENT NO. 12 TO THE OFFICIAL PLAN FOR
THE (FORMER) TOWNSHIP OF PEMBROKE

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THE CONSTITUTIONAL STATEMENT

Part A - The Preamble does not constitute part of this amendment.

Part B - The Amendment consists of the following text and Schedule “A” and constitutes Amendment No. 12 to the Official Plan for the (former) Township of Pembroke.

Also attached is Part C - The Appendices which does not constitute part of this amendment.
Part A - The Preamble

Purpose

The purpose of this amendment is:

a) To amend SECTION 5.0 HIGHWAY COMMERCIAL of the Official Plan for the (former) Township of Pembroke thereby providing an exception to the Highway Commercial policies in order to include retail store as a permitted use on lands designated Highway Commercial - Exception Seven; and further,

b) To redesignate the classification of lands shown on Schedule “A” attached hereto from Highway Commercial to Highway Commercial - Exception Seven.

Location

The lands affected by this amendment are known municipally as 1043 Pembroke Street East and are located in Part 1, Plan 49R-9844, being Part of Spring Street, Plan 26 and Part 3, Plan 49R-8995 within Part Lot 24, Concession II, F.A.L., in the geographic Township of Pembroke, in the Township of Laurentian Valley, in the County of Renfrew, in the Province of Ontario.

Basis

The Official Plan for the (former) Township of Pembroke was approved, with modifications, by the Ministry of Municipal Affairs on January 21, 1991. While the former Township of Pembroke was amalgamated with the former Township of Stafford to form the Township of Stafford-Pembroke on January 1, 1997, that new municipality has subsequently amalgamated with the former Township of Alice and Fraser on January 1, 2000 to form the Township of Laurentian Valley. A new Official Plan for the Township of Laurentian Valley was adopted by the Township of Laurentian Valley on July 23, 2002, however, the new Plan has not yet been approved by the Approval Authority, the Ministry of Municipal Affairs and Housing. In the interim, the existing planning documents of the former municipalities continue to apply to the specific geographic areas within the new municipality.

General

The lands affected by this amendment are designated Highway Commercial on Schedule “A” to the Official Plan. The purpose of the application is to provide an exception to the Official Plan policies to expand the uses permitted on the property to include retail stores, in addition to the uses permitted in the Highway Commercial designation. The amendment is required as the Highway Commercial policies contained in the Official Plan only permit accessory retail stores.
The Site

The subject property is comprised of approximately 3,176 m² (0.8 acres) of land with 44.7 metres (146.7 feet) of frontage on Pembroke Street East, in the geographic Township of Pembroke, near the boundary with the City of Pembroke. The existing buildings were previously used for a car wash, gas bar, convenience store, automotive service centre and oil changer use. The property owner proposes to re-open the oil changer use which is currently permitted, and also convert portions of the existing building to accommodate retail use. The existing carwash building is to be removed.

Surrounding Land Use

Existing land use in the vicinity of the property can be summarized as follows:

To the West: A converted former single detached dwelling now occupied by a State Farm Insurance business on property zoned Highway Commercial.

To the East: Undeveloped property zoned Highway Commercial.

To the North: Mountainview Drive, CPR Railway right-of-way, single detached residential dwelling on other side of railway.

To the South/Southeast: Pembroke Street East. The other side of Pembroke Street East is in the City of Pembroke and includes several properties occupied by a range of uses including, a single detached residential dwelling, a chiropractor’s office, a motel and Pembroke Mall (a large retail shopping centre).

The property is within a larger area of the Township which is designated Highway Commercial and which runs along both sides of Highway 148, south of the boundary with the City of Pembroke. The area is a mixed use area that is increasingly being developed for commercial uses. The northeast (rear) boundary of the site is located approximately 10.7 metres (35 feet) from the Canadian Pacific Railway right-of-way. Beyond the C.P.R. there is a strip of lots occupied by single detached residential development along the Ottawa River.

Services

The site is occupied by an existing building which is serviced by piped municipal sewer and water services provided through agreement from the City of Pembroke. The proposed new use on the property is a retail store which is not a type of use which requires the use of large quantities of water. Access to the lot is via Pembroke Street East.

Official Plan

The subject property is presently designated Highway Commercial on Schedule “A” to the Official Plan for the (former) Township of Pembroke. Permitted uses outlined in Section 5.3 (1) of the
Highway Commercial Policies include those which are economically dependent or associated with heavy flows of vehicular traffic for their livelihood. The permitted retail uses are limited to accessory retail stores.

A new classification will be established in the Highway Commercial designation of the Official Plan to provide a means of identifying the subject lands on Schedule “A” and permit its use for a retail store as the primary use and not just as an accessory use to a permitted use. All other provisions of the Highway Commercial designation would continue to apply to the Highway Commercial- Exception Seven designation. A corresponding application for amendment to Comprehensive Zoning By-law No. 635-02-91 of the (former) Township of Pembroke is being processed concurrently.

Section 12.2 (1) provides for the requirement for the provision of buffering where different land uses abut. Section 12.2 (2) of the Official Plan contains general provisions related to commercial uses which require the Township to have consideration for special measures, such as landscaping, buffering, location of parking, to protect the amenities of the surrounding residential area.

Section 14.8 of the Official Plan contains site plan control policies which along with the Township’s site plan control by-law, provides Council with the ability to require the property owner to provide a site plan and enter into a site plan agreement to ensure the proper and orderly development of the site. In this regard, there is an existing site plan agreement registered on title which will either need to be amended or a new agreement negotiated and registered on title, as a condition for the removal of the holding symbol.

There is no existing buffering, such as privacy fencing or trees/shrubs, between the site and the adjacent insurance business or the vacant lot. No new buffering is currently proposed by the applicant on the preliminary site plan, attached as Appendix III, given the established history of the site usage, and the existing Highway Commercial zoning on the adjacent properties. However, site plan control remains a tool available to the Township to address the issue of buffering adjacent land use, location of parking areas, etc.

**Zoning By-law**

The subject property is zoned Highway Commercial in the Comprehensive Zoning By-law No. 635-02-91. Permitted uses listed in Section 8.2.1 of the Highway Commercial (HC) zone provisions include a range of uses oriented towards the travelling public such as an antique furniture restoration workshop, cabinet making shop and showroom, service station, car wash, automotive store, gasoline bar, boat, snowmobile, trailer and cycle sales and rentals, building supply store, convenience store, eating establishments, motels, accessory retail stores, etc. As a retail store is not listed as a permitted use and only an accessory retail store is permitted, an amendment to the Comprehensive Zoning By-law is also required to permit the retail use on the site. A copy of the proposed amending by-law is attached as Appendix IV to this Amendment.
Provincial Policy Statement (P.P.S.)

As one of the past uses of the site was a gas station, in order to address Section 3.2.2 of the P.P.S., the Township required that the property owner submit a copy of the report on the result of the soil sampling undertaken when the underground storage tanks were removed. In this regard the property owner provided a copy of a report entitled Site Inspection and Soil Verification for UST Removal 1043 Pembroke Street West Pembroke, Ontario, prepared WESA (Water and Earth Science Associates Ltd.) and dated August 16, 2002. (It is noted that the title of the report mistakenly refers to the site address as Pembroke Street West, however it does in fact relate to the property in question being 1043 Pembroke Street East).

The report indicated that: “Based on observations made during the tank removal work and subsequent soil testing results, no adverse environmental impact from the tanks is evident, and consequently, no additional soil remedial work is deemed necessary.” As a result, no adverse affect on the proposed use commercial use of the site is anticipated. The amendment does not contravene the Provincial Policy Statement.

Summary

The amendment to the Official Plan for the (former) Township of Pembroke is considered to be appropriate for the following reasons:

1. The addition of retail store as a permitted use on the subject property is compatible with the types of uses permitted in the Highway Commercial designation.

2. The site and existing building have an established history of use for commercial purposes.

3. The proposed use of the property is compatible with the existing development in the area, along Pembroke Street East/Highway 148.

4. The Township has the ability to apply site plan control as a tool to address issues such as the location of parking spaces and buffering of adjacent residential land use.

5. The site has sufficient lot frontage and lot area to accommodate the proposed change in use.

6. The size of the existing building, the size of the property and the requirements of the Zoning By-law (ie. parking requirements, setbacks, etc.) limit the extent to which any future redevelopment of the site could intensify its usage.
Part B - The Amendment

All of this part of the document entitled Part B - The Amendment, consisting of the following text and Schedule "A", constitutes Amendment No.12 to the Official Plan for the (former) Township of Pembroke.

Details of the Amendment

(a) Subsection 5.3 (7) Exceptions of SECTION 5.0 - HIGHWAY COMMERCIAL of the Official Plan is amended by adding the following new subsection immediately after subsection 5.3 (7) (f) Highway Commercial - Exception Six as follows:

"(g) Highway Commercial - Exception Seven

Notwithstanding the policies of subsection 5.3 (1), for the lands designated Highway Commercial - Exception Seven and located in Part 3, Plan 49R-8995 and Part 1, Plan 49R-9844, within Part Lot 24, Concession II, F.A.L., in the geographic Township of Pembroke, retail store shall also be a permitted use."

(b) Schedule “A” to the Official Plan for the (former) Township of Pembroke is amended by redesignating the classification of lands known municipally as 1043 Pembroke Street East and located in Part 3, Plan 49R-8995 and Part 1, Plan 49R-9844, within Part Lot 24, Concession II, F.A.L., in the geographic Township of Pembroke, in the Township of Laurentian Valley, from “Highway Commercial” to “Highway Commercial- Exception Seven” as shown on Schedule “A” attached hereto.
Amendment No. 12 to the Official Plan for the (former) Township of Pembroke

Schedule “A”

TE: This Schedule forms part of Amendment No.12 to the Official Plan for the (former) Township of Pembroke in conjunction with the written text.

This Schedule represents an excerpt from the Official Plan document.

**Legend**

- Suburban Residential
- Rural
- Agriculture
- Environmental Protection Area
- Highway Commercial
- Industrial - modification No. 24
- Area to be redesignated from Highway Commercial to Highway Commercial - Exception Seven

**Scale**

0 500 1000 metres
Part C - Appendices

Appendix I:  Public Involvement
             Notice Requirements and Correspondence

Appendix II: Location of Amendment (Key Map)

Appendix III: Preliminary Site Plan

Appendix IV: Proposed Zoning By-law Amendment
CERTIFICATE OF COMPLIANCE WITH
PUBLIC INVOLVEMENT AND NOTICE REQUIREMENTS
FOR OFFICIAL PLAN AMENDMENT NO. 12
TO THE OFFICIAL PLAN FOR THE (FORMER) TOWNSHIP OF PEMBROKE

I, Darrel Ryan, the C.A.O. of the Township of Laurentian Valley certify that:

1. Notice of a public meeting pursuant to subsection 17 (15) of the Planning Act, R.S.O. 1990, c.P. 13, has been given in accordance with the procedure set forth in Ontario Regulation 198/96.

2. A public meeting in respect of the proposed Official Plan Amendment was held on Tuesday July 8, 2003 at 6:30 p.m. at the Township Municipal Office.

3. Notice of adoption has been given pursuant to subsection 17 (23) of the Planning Act, R.S.O. 1990, c.P. 13.

Dated at the Township of Laurentian Valley this 10th day of July, 2003.

Darrel Ryan, C.A.O.
Township of Laurentian Valley
R.R. # 4, 460 Witt Road
Pembroke, Ontario
K8A 6W5
Appendix I - Public Participation
(to be completed after public meeting)

Amendment No. 12

Township of Laurentian Valley

Minutes of Public Meeting
COMMITTEE MEMBERS:  
Jack Wilson  
Steve Bennett  
Dennis Gauthier  
Jim Sheedy  
Kellard Witt  
Allan Wren  

STAFF PRESENT:  
Secretary Darrel Ryan  

MOVED BY:  
Steve Bennett  
SECONDED BY:  
Allan Wren  

That the Planning Meeting be opened.  
CARRIED.  

MINUTES:  
No minutes were approved.  

BUSINESS - ITEM #1  

1. a) Purpose, Effect and Location of Official Plan Amendment No. 11  
The purpose of the proposed Official Plan Amendment No. 11 is to increase the maximum permitted gross leasable floor area (GLA) of Phase 2B of development on the new Canadian Tire site, from 35,000 square feet to 38,650 square feet, in order for the enclosure and winterization of the entire garden centre canopy area of the Canadian Tire Store which is currently under construction. When Phase 2A and 2B are combined, this would result in a total maximum gross leasable floor area (GLA) for the new Canadian Tire Store of 88,650 square feet versus the maximum 85,000 square feet currently permitted under the policy, for a total difference of 3,650 square feet GLA.  
The effect of this amendment is to amend the text of Section 12.4(1) to increase the maximum gross leasable floor area (GLA) permitted for Phase 2B to 38,650 square feet GLA. A corresponding amendment to the Comprehensive Zoning By-Law is being processed concurrently.  

1. b) Purpose, Effect and Location of Zoning By-Law Amendment  
The purpose of the proposed Amendment to By-Law Number 635-02-91, of the (former) Township of Pembroke is to increase the maximum permitted gross leasable floor area (GLA) of Phase 2B of development on the new Canadian Tire site, from 3,252 square metres (35,000 square feet) to 3,591 square metres (38,650 square feet), in order to allow for the enclosure and winterization of the entire garden centre canopy area of the Canadian Tire Store which is currently under construction.
The effect of this amendment is to amend the text of Section 8.4.1.2 h) to increase the maximum gross leasable floor area (GLA) permitted for Phase 2B to 3,591 square metres GLA. The corresponding Official Plan Amendment No. 11 is being processed concurrently and is described above.

Location of Amendments

The lands affected by both the Official Plan Amendment No. 11 and the corresponding Zoning By-Law Amendment are located on Highway 148, in Part Lot 23, Concession II, in the geographic Township of Pembroke, in the Township of Laurentian Valley and includes lands more particularly described as Part 1, Plan 49R-7552 and Part 1, Plan 49R-12484.

PUBLIC PARTICIPATION:

There was no public participation.

MOVED BY: Kellard Witt
SECONDED BY: Dennis Gauthier

The Planning Committee recommend to Council that they approve the proposed Official Plan Amendment No. 11 By-Law Number 03-07-176 and Zoning By-Law Amendment Number 03-07-177.
CARRIED.

BUSINESS - ITEM #2

2. a) Purpose, Effect and Location of Official Plan Amendment No. 12

The purpose of Official Plan Amendment No. 12 to the Official Plan of the (former) Township of Pembroke, is to redesignate the classification of the subject land to permit the use of the property and existing building for a retail store, in addition to oil changer use of the building. While the 3,176 square metre (0.8 acres) site is currently designated Highway Commercial, the designation only permits accessory retail uses. The site is occupied by an existing building that was previously used for a car wash, gas bar, convenience store, automotive service centre and oil changer use. The property owner proposes to re-open the oil-changer use which is permitted, and also convert an area of the existing building to accommodate retail use. The retail use proposed for the site is not an accessory retail use to the oil changer use, and therefore, an amendment to the Official Plan is required. The effect of this amendment is to establish a new Highway Commercial-Exception Seven 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 retail store as a permitted use on the site. An amendment to the Comprehensive Zoning By-Law is being processed concurrently.

2.b) Purpose and Effect of Zoning By-Law Amendment

The purpose of the proposed Zoning By-Law Amendment is to zone the subject lands to include retail store as a permitted use of the subject property. The effect of this amendment is to zone lands from Highway Commercial to Highway Commercial-Exception Seventeen-holding (HC-E17-h) and establish special provisions for lands zoned HC-E17 to identify the property and include a retail store as a permitted use on the site. 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 (i.e. amended/new site plan agreement, etc.) The property is also the subject of proposed Official Plan Amendment No. 12 as described above.
Location of Amendments

The lands affected by both the Official Plan and Zoning By-Law Amendment are known municipally as 1043 Pembroke Street East and are located in Part 3, Plan 49R08995 and Part 1, Plan 49R-9844, within Part Lot 24, Concession II, F.A.L., in the geographic Township of Pembroke, in the Township of Laurentian Valley.

PUBLIC PARTICIPATION:

There was no public participation.

MOVED BY: Steve Bennett
SECONDED BY: Kellard Witt

The Planning Committee recommend to Council that they approve the proposed Official Plan Amendment No. 12 By-Law Number 03-07-178 and Zoning By-Law Amendment No. 03-07-179.
CARRIED.

BUSINESS - ITEM #3

3. a) Purpose and Effect of Official Plan Amendment No. 13

The purpose of Official Plan Amendment No. 13 to the Official Plan of the (former) Township of Pembroke, is to redesignate the classification of the subject land to permit the expansion of an existing health food/nutritional supplement store on the property. The subject property is currently occupied by an existing residential dwelling with a health food/nutritional supplement store occupying the 45 square metres (484.4 square feet) converted attached garage. The property owner is proposing an addition which would expand the retail store to 70 square metres (753.5 square feet) and add 30 square metres (322.9 square feet) of office space. The site is currently designated Highway Commercial-Exception Three, however, the designation only permits accessory retail uses. While the original store was considered to be accessory to the existing residential dwelling, the proposed expansion would increase the size of the retail area such that it was determined than an amendment to permit a retail store and offices is required.

The effect of this amendment is to revise the policies of the Highway Commercial-Exception Three designation in the Official Plan, to include a retail store as a permitted use on the subject property. An amendment to the Comprehensive Zoning By-Law is being processed concurrently and is described below.

3.b) Purpose and Effect of Zoning By-Law Amendment

The purpose of the proposed Zoning By-Law Amendment is to rezone lands to permit the expansion of an existing health food/nutritional supplement store. The effect of this amendment is amend the provisions for lands zoned HC-E15 to permit a retail store and a reduction in the minimum required side yard width from 3.0 metres to 2.58 metres, and to rezone lands from Highway Commercial-Exception Fifteen (HC-E15) to Highway Commercial-Exception Fifteen-holding (HC-E15-h). An amendment is required as the provisions of the HC-E15 zone only permits a retail store accessory to an existing residential use as a permitted use on the site with a limit on the size of the store to a maximum 45 square metres of gross floor area. 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. site plan agreement). The property is also the subject of proposed Official Plan Amendment No. 13 as described above.
Location of Amendments

The lands affected by both the Official Plan and Zoning By-Law Amendment are known municipally as 1107 Pembroke Street East and are located on Highway 148, in Part I, Plan 49R-8769 within Part of Lots 22 and 23, Concession II, F.A.L., in the geographic Township of Pembroke.

PUBLIC PARTICIPATION:

There was no public participation.

MOVED BY: Allan Wren
SECONDED BY: Jim Sheedy

The Planning Committee recommend to Council that they approve the proposed Official Plan Amendment No. 13 By-Law Number 03-07-180 and Zoning By-Law Amendment Number 03-07-181.
CARRIED.

ADJOURNMENT:

MOVED BY: Kellard Witt
SECONDED BY: Jim Sheedy

To adjourn the meeting.
CARRIED.

SECRETARY
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 Tuesday, July 8, 2003, at 6:30 p.m. at the Township Municipal Office at 460 Witt Road, 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. 12
The purpose of Official Plan Amendment No. 12 to the Official Plan of the (former) Township of Pembroke, is to redesignate the classification of the subject land to permit the use of the property and existing building for a retail store, in addition to oil changer use of the building. While the 3,176 square metre (0.8 acres) site is currently designated Highway Commercial, the designation only permits accessory retail uses. The site is occupied by an existing building that was previously used for a car wash, gas bar, convenience store, automotive service centre and oil changer use. The property owner proposes to re-open the oil changer use which is permitted, and also convert an area of the existing building to accommodate retail use. The retail use proposed for the site is not an accessory retail use to the oil changer use, and therefore, an amendment to the Official Plan is required. The effect of this amendment is to establish a new Highway Commercial - Exception Seven 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 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 the subject lands to include retail store as a permitted use of the subject property. The effect of this amendment is to rezone lands from Highway Commercial to Highway Commercial - Exception Seventeen-holding (HC-E17-h) and establish special provisions for lands zoned HC-E17 to identify the property and include a retail store as a permitted use on the site. 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. amended/new site plan agreement, etc.) The property is also the subject of proposed OPA # 12 as described above.

LOCATION OF AMENDMENTS
The lands affected by both the Official Plan and the Zoning By-law Amendment are known municipally as 1043 Pembroke Street East and are located in Part 3, Plan 49R-8995 and Part 1, Plan 49R-9844, within Part Lot 24, 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 amendments aforesaid.

COPIES of the Proposed Official Plan Amendment and the Proposed 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 and Zoning By-law 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 18th day of June, 2003.

[Signature]
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 is considering amendments to 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 Tuesday, July 8th, 2003, at 6:30 p.m. at the Township Municipal Office located at 460 Witt Road, 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. 12
The purpose of Official Plan Amendment No. 12 to the Official Plan of the (former) Township of Pembroke, is to redesignate the classification of the subject land to permit the use of the property and existing building for a retail store, in addition to oil changer use of the building. While the 3,176 square metre (0.8 acres) site is currently designated Highway Commercial, the designation only permits accessory retail uses. The site is occupied by an existing building that was previously used for a car wash, gas bar, convenience store, automotive service centre and oil changer use. The property owner proposes to re-open the oil changer use which is permitted, and also convert an area of the existing building to accommodate retail use. The retail use proposed for the site is not an accessory retail use to the oil changer use, and therefore, an amendment to the Official Plan is required. The effect of this amendment is to establish a new Highway Commercial - Exception Seven 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 retail stores as 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 the subject lands to include retail store as a permitted use of the subject property. The effect of this amendment is to rezone lands from Highway Commercial to Highway Commercial - Exception Seventeen-holding (HC-E17-h) and establish special provisions for lands zoned HC-E17 to identify the property and include a retail store as a permitted use on the site. 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. amended/new site plan agreement, etc.) The property is also the subject of proposed OPA # 12 as described above.

LOCATION OF AMENDMENTS
The lands affected by both the Official Plan and the Zoning By-law Amendment are known municipally as 1043 Pembroke Street East and are located in Part 3, Plan 49R-8995 and Part 1, Plan 49R-9844, within Part Lot 24, 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 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 Tuesday, July 8, 2003.
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 18th day of June, 2003.

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
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. 03-01-178, thereby adopting Official Plan Amendment No. 12 to the Official Plan for the (former) Township of Pembroke, on the 8th day of July 2003, in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13.

PURPOSE AND EFFECT OF OFFICIAL PLAN AMENDMENT NO. 12
The purpose of Official Plan Amendment No. 12 to the Official Plan of the (former) Township of Pembroke, is to redesignate the classification of the subject land to permit the use of the property and existing building for a retail store, in addition to oil changer use of the building. While the 3,176 square metre (0.8 acres) site is currently designated Highway Commercial, the designation only permits accessory retail uses. The site is occupied by existing buildings which were previously used for a car wash, gas bar, convenience store, automotive service centre and oil changer use. The property owner proposes to re-open the oil changer use which is permitted, and also convert an area of the existing building to accommodate retail use. The existing car wash building is proposed to be removed. The retail use proposed for the site is not an accessory retail use to the oil changer use, and therefore, an amendment to the Official Plan is required. The effect of this amendment is to establish a new Highway Commercial - Exception Seven 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 retail store as a permitted use on the site. An amendment to the Comprehensive Zoning By-law has been processed concurrently.

The lands affected by both the Official Plan and the Zoning By-law Amendment are known municipally as 1043 Pembroke Street East and are located in Part 1, Plan 49R-9844, being Part of Spring Street, Plan 26 and Part 3, Plan 49R-8995 within Part Lot 24, 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 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 Eastern Municipal Services Office, Rockwood Place, 8 Estate Lane, Kingston, Ontario, K7M 9A8.

DATED at the Township of Laurentian Valley this 10th day of July, 2003.

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
Appendix I - Correspondence

Amendment No. 12

Township of Laurentian Valley

Correspondence
Appendix II: Location of Amendment (Key Map)
Location of Proposed OPA#12 and Corresponding Zoning By-law Amendment
1043 Pembroke Street East
(geographic Township of Pembroke)
Appendix III: Preliminary Site Plan
Appendix IV: Proposed Zoning By-law Amendment
THE CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY
BY-LAW NUMBER 03-01-179

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 to Section 8.2.3, immediately following subsection (p) Highway Commercial-Exception Sixteen (HC-E16) Zone as follows:

“(q) Highway Commercial-Exception Seventeen (HC-E17) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial-Exception Seventeen (HC-E17) and located in Part 1, Plan 49R-9844, being Part of Spring Street, Plan 26 and Part 3, Plan 49R-8995 within Part Lot 24, Concession II, F.A.L., in the geographic Township of Pembroke, retail store shall also be a permitted use. All other provisions of the Highway Commercial (HC) Zone and this By-law shall apply to the lands zoned HC-E17.”

(b) Schedule ‘A’ to By-law Number 635-02-91 of the (former) Township of Pembroke, is amended by rezoning lands located in Part 1, Plan 49R-9844, being Part of Spring Street, Plan 26 and Part 3, Plan 49R-8995 within Part Lot 24, Concession II, F.A.L., in the geographic Township of Pembroke, from “Highway Commercial (HC)” to “Highway Commercial-Exception Seventeen-holding (HC-E17-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 8th day of July 2003.

This By-law read a THIRD time and finally passed this 8th day of July 2003.

[Signatures]

REEVE

CLERK

CORPORATE
SEAL OF
MUNICIPALITY
Geographic Township of Pembroke

FROM HC TO HC-E17

Cedar Beach

CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY

This is Schedule "A" to By-law Number 03-01-179
Passed the 8th day of July, 2003.

Signatures of Signing Officers:
Reeve
Clerk

Legend

A Agriculture
RU Rural
RI 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
EP Environmental Protection (EP)

CF Community Facility
OS Open Space
SUR Suburban Reserve

h Holding Zone (principle of development established)
E1 Exception One - numbered consecutively for each respective zone classification e.g. Tr-E1, R-E2 etc.

SCALE

0 500 metres

Area Affected By Amendment from Highway Commercial (HC) to Highway Commercial-Exception Seventeen (HC-E17)