AMENDMENT NO. 2

TO THE

OFFICIAL PLAN

OF THE FORMER

TOWNSHIP OF STAFFORD

Prepared For: The Corporation of the Township of Laurentian Valley

Prepared By: Development & Property Department Planning Division County of Renfrew 9 International Drive Pembroke, Ontario K8A 6W5

July, 2002
AMENDMENT NO. 2
TO THE
OFFICIAL PLAN
OF THE FORMER
TOWNSHIP OF STAFFORD

This amendment was adopted by the Council of the Corporation of the Township of Laurentian Valley by By-law 04-02-303 in accordance with Sections 17 and 21 of the Planning Act on the 17th day of February, 2004.

REEVE

CAO/Clerk

CORPORATE SEAL OF MUNICIPALITY
This Amendment No. 2 to the Official Plan for the former Township of Stafford which has been adopted by the Corporation of the Township of Laurentian Valley, is hereby approved in accordance with Section 21 of the Planning Act.

DATE: ______________________________  APPROVAL AUTHORITY

__________________________________
THE CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY
By-Law No. 04-02-303

The Council of the Corporation of the Township of Laurentian Valley, in accordance with the provisions of Sections 17 and 21 of the Planning Act, hereby enacts as follows:

1. Amendment No. 2 to the Official Plan for the former Township of Stafford, consisting of the attached text and Schedule ‘A’ is hereby adopted.

2. That the CAO/Clerk is hereby authorized and directed to make application to the County of Renfrew for approval of Amendment No. 2 to the Official Plan for the former Township of Stafford.

3. This By-law shall come into force and effect on the day of final passing thereof.

This By-law given its FIRST and SECOND reading this ___th___ day of

February, 2004

This By-law read a THIRD time and finally passed this ___th___ day of


REEVE

CAO/Clerk

CORPORATE
SEAL OF
MUNICIPALITY
AMENDMENT NO. 2
TO THE OFFICIAL PLAN
OF THE FORMER
TOWNSHIP OF STAFFORD

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Appendices
THE CONSTITUTIONAL STATEMENT

PART A – THE PREAMBLE does not constitute part of this amendment.

PART B – THE AMENDMENT consisting of the following text and Schedule ‘A’ constitutes Amendment No. 2 to the Official Plan for the former Township of Stafford.
PART A – THE PREAMBLE

Purpose

The purpose of this amendment is to redesignate the lands shown on Schedule ‘A’ attached from Rural to Mineral Aggregate Resource in order to permit the opening of a new quarry.

Location

The land affected by this redesignation is located within Part Lot 12, Concession III, geographic Township of Stafford, now in the Township of Laurentian Valley.

Basis

The Official Plan for the former Township of Stafford was approved by the Minister of Municipal Affairs on March 18, 1992.

Proposal

The proponent has applied to the Ministry of Natural Resources (MNR) for a licence under the Aggregate Resources Act for a Category 2 - Class A Quarry Below Water. The applicant has submitted the required site plans and technical studies to the Ministry and has held a Public Information Session (September 13, 2000) as required under the Act. Since that date the applicant, in accordance with section 4.3 of the Notification and Consultation Standards for Category 2 applications, has been consulting with landowners in the area to resolve objections to the proposed quarry.

A corresponding Zoning By-law Amendment is being processed concurrently with this Official Plan Amendment.

Site

The area that is proposed to be redesignated is approximately 40.98 hectares (101.2 acres) and has approximately 390 metres (1,280 feet) of frontage on a paved Township road known as the Stafford Third Line. The proposed extraction for the quarry area comprises 23.6 hectares (58.3 acres) of land.

The site is vacant, flat and made up of bush and scrubland. There is a power line running north to south across the front of the property but outside of the area to be extracted.

Surrounding Land Uses

North: Dense bush, one single detached dwelling on Stafford Third Line approximately 600 metres away from the closest point of excavation.

South: Dense bush, three single detached dwellings on the Stafford Third Line, the closest of which is approximately 270 metres away from the nearest point of excavation.

East: Stafford Third Line, dense wood and several single detached dwellings located on Stafford Second Line the closest of which is approximately 600 metres away from the nearest point of excavation.
West: Dense bush, TransCanada pipeline which is approximately 240 metres away from the nearest point of excavation.
Part B - The Amendment

All of this part of the document entitled Part B - The Amendment, consisting of the following text constitutes Amendment No. 2 to the Official Plan for the former Township of Stafford.

Details of the Amendment

The Official Plan is amended as follows:

Schedule ‘A’ to the Official Plan of the former Township of Stafford is amended by redesignating the lands located within Part of Lot 12, Concession III, geographic Township of Stafford from Rural to Mineral Aggregate Resource as shown on Schedule ‘A’ attached hereto.

Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan of the former Township of Stafford.
AMENDMENT NO. 2 TO THE OFFICIAL PLAN
OF THE FORMER TOWNSHIP OF STAFFORD

SCHEDULE "A"

Note: This schedule forms part of Amendment No. 2 to the Official Plan of the former Township of Stafford and must be read in conjunction with the written text.

LEGEND

- A  Agriculture
- R  Rural
-  Mineral Aggregate Resource
-  Environmental Protection (EP)
-  Area affected by this Amendment
TOWNSHIP OF LAURENTIAN VALLEY

NOTICE OF PUBLIC MEETING

CONCERNING A PROPOSED

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Council of the Corporation of the Township of Laurentian Valley will hold a public meeting on September 3rd, 2008, at 7:00 p.m. at the Shady Nook Rec Centre to consider a proposal to amend the Official Plan and Zoning By-law of the former Township of Stafford. These amendments have been prepared in accordance with the provisions of Sections 17, 21 and 34 of the Planning Act.

THE PROPOSED AMENDMENTS

The purpose of the Official Plan Amendment is to redesignate 40.98 hectares of land from Rural to Mineral Aggregate Resource in order to permit the opening of a new quarry. The proposed area of extraction is 23.6 hectares.

The Zoning By-law Amendment would rezone the subject land from Rural (RU) to Extractive Industrial (EM) and Extractive Industrial – Exception One (EM-E1).

These amendments are being considered in conjunction with an application made by H&H Aggregates Inc. under the Aggregate Resource Act for a Category 2 – Class A Quarry Below Water.

LOCATION

The land affected by these amendments is located within Part of Lot 12, Concession III geographic Township of Stafford, 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 amendments aforesaid.

INQUIRIES AND WRITTEN SUBMISSIONS

Inquiries and written submissions about the amendments can be made to the Township Clerk at the telephone number and address shown below.

NEED TO MAKE SUBMISSIONS

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 or Zoning By-law amendments does not make oral submissions at a public meeting or make written submissions to the Township of Laurentian Valley before the proposed amendments are adopted, the Ontario Municipal Board may dismiss all or part of the appeal.
REQUESTING NOTICE OF DECISION

If you wish to be notified of the adoption of the proposed Official Plan Amendment you must make a written request to the Municipality at the address shown below.

GETTING ADDITIONAL INFORMATION

Additional information relating to the amendments is available for inspection during regular office hours at the Municipal Office. The mailing address is Township of Laurentian Valley, 460 Witt Road, Pembroke, Ontario K8H 6W5. The telephone number is (613) 735-6291.

Mr. Darrel Ryan
CAO/Clerk
Township of Laurentian Valley

DATED at the Township of Laurentian Valley this 13th day of August, 2003.
TOWNSHIP OF LAURENTIAN VALLEY

NOTICE TO PUBLIC BODIES

CONCERNING A PROPOSED

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

TAKE NOTICE that the Council of the Corporation of the Township of Laurentian Valley is considering a proposal to amend the Official Plan and Zoning By-law (By-law No. 1003/86) of the former Township of Stafford.

THE PROPOSED AMENDMENTS

The purpose of the Official Plan Amendment is to redesignate 40.98 hectares of land from Rural to Mineral Aggregate Resource in order to permit the opening of a new quarry. The proposed area of extraction is 23.6 hectares.

The Zoning By-law Amendment would rezone the subject land from Rural (RU) to Extractive Industrial (EM) and Extractive Industrial – Exception One (EM-E1).

These amendments are being considered in conjunction with an application made by H&H Aggregates Inc. under the Aggregate Resource Act for a Category 2 – Class A Quarry Below Water.

LOCATION

The land affected by these amendments is located within Part of Lot 12, Concession III geographic Township of Stafford, as shown on the attached key map.

PURSUANT to Sections 17(21) and 34(15) of the Planning Act, you are hereby requested to submit your comments to the Clerk no later than September 3rd, 2003. Additional information relating to the above is available during regular office hours at the Municipal 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 amendments does not make oral submissions at a public meeting or make written submissions to the Township of Laurentian Valley before the proposed amendments are adopted, the Ontario Municipal Board may dismiss all or part of the appeal.

DATED at the Township of Laurentian Valley this 13th day of August, 2003.

Mrs. Dorell Ryan, C.A.O./Clerk
Township of Laurentian Valley
460 Witt Road
Pembroke, ON, K8A 6W5
TOWNSHIP OF LAURENTIAN VALLEY

NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT

TAKE NOTICE that the Council of the Corporation of the Township of Laurentian Valley passed By-law No. 04-03-303 on the 11th day of February, 2004, thereby adopting Amendment No.2 to the Official Plan of the former Township of Stafford in accordance with Sections 17 and 21 of the Planning Act.

PURPOSE AND EFFECT OF THE OFFICIAL PLAN AMENDMENT

The purpose of the Official Plan Amendment is to redesignate 40.98 hectares of land from Rural to Mineral Aggregate Resource in order to permit the opening of a new quarry. The proposed area of extraction is 23.6 hectares.

This amendment is being considered in conjunction with an application under the Aggregate Resource Act for a Category 2 – Class A Quarry Below Water.

LOCATION

The land affected by this amendment is located within Part of Lot 12, Concession III geographic Township of Stafford, as shown on the attached key map.

A COPY of the proposed Official Plan Amendment and any available background information is available at the Municipal office, from Monday to Friday during normal business hours.

A ZONING BY-LAW amendment is being considered in conjunction with this Official Plan Amendment.

ANY PERSON or public body may request in writing to receive notice of the proposed decision from the approval authority (County of Renfrew, 9 International Drive, Pembroke, ON K8A 6W5) and may, not later than 20 days after the day that the giving of written notice from the approval authority is completed, request the approval authority to refer the matter to the Ontario Municipal Board.

DATED at the Township of Laurentian Valley this 19th day of February, 2004.

Mr. Darrel Ryan, CAO/Clerk
Township of Laurentian Valley
460 Witt Road
RR #4
Pembroke, ON K8A 6W5
Mark Reilander on behalf of the Laurentian Valley Ratepayers Coalition Against the Quarry has appealed to the Ontario Municipal Board under subsection 17(36) of the Planning Act, R.S.O. 1990, c. P.13, as amended, from a decision of the County of Renfrew to approve Proposed Amendment No. 2 to the Official Plan for the Township of Laurentian Valley (former Township of Stafford)
County File No.47-66-OPA2
OMB File No.O040039
OMB Case No. PL040089

Mark Reilander on behalf of the Laurentian Valley Ratepayers Coalition Against the Quarry has appealed to the Ontario Municipal Board under subsection 34(19) of the Planning Act, R.S.O. 1990, c. P.13, as amended, against Zoning By-law 04-02-204 of the Township of Laurentian Valley (former Township of Stafford)
OMB File No. R040041
OMB Case No. PL040089

At the request of H & H Construction Inc., the Minister of Natural Resources has referred to the Ontario Municipal Board under subsection 11(5) of the Aggregate Resources Act, R.S.O. 1990, c. A.8, as amended, an application for a Class A licence for the removal of aggregate from lands being composed of Part of Lot 12, Concession 3, in the Township of Laurentian Valley (former Township of Stafford)
OMB File No. M040012
OMB Case No. PL040089

H & H Construction Ltd. has appealed to the Ontario Municipal Board under subsection 17(36) of the Planning Act, R.S.O. 1990, c. P.13, as amended, from a decision of the County of Renfrew to approve the new Official Plan for Township of Laurentian Valley
County File No. 47-OP-0144
OMB File No. O040154
OMB Case No. PL040879

BEFORE:

N. C. Jackson
MEMBER

) Monday, the 22nd day of
) March 2005

THESE MATTERS having come on for public hearing, and the Board in its Decision issued December 16, 2004 having withheld its Order pending receipt of certain documents, and said documents having now been filed with the Board;
THE BOARD DIRECTS the Minister to issue the amended aggregate licence in accordance with the site plans prepared by T.J. Quesnel dated February 25, 2005;

AND THE BOARD ORDERS that the appeal against Zoning By-law 04-02-204 of the Township of Laurentian Valley is allowed in part, and By-law 04-02-204 is amended as set out in Attachment 1 to this Order;

AND THE BOARD ORDERS that the appeal against Amendment No. 2 to the Official Plan of the Township of Laurentian Valley is dismissed and Amendment No. 2 to the Official Plan for the Township of Laurentian Valley is approved of.

AND THE BOARD ORDERS that the appeal by H & H Construction against the new Official Plan is allowed in part and the Official Plan for the Township of Laurentian Valley is modified in accordance with Attachment 2 to this Order and as modified is approved save and except the land owned by Ed Lapa, shown as “item 2” in Attachment 2 to this order.

[Signature]
SECRETARY
THE CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY

BY-LAW NUMBER _________

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

PURSUANT TO SECTION 34 OF THE PLANNING ACT, THE TOWNSHIP OF LAURENTIAN VALLEY HEREBY ENACTS AS FOLLOWS:

1. THAT By-law Number 900-4-93 as amended, be and the same is hereby further amended as follows:

(a) By adding the following new section to Section 12 – Requirements for Extractive Industrial (EM) Zones immediately after subsection 12.2 (h).

"12.3 Exception Zones

a) Extractive Industrial – Exception One (EM-E1)

Notwithstanding any other provisions of this By-law to the contrary, for the lands in the EM-E1 Zone located within Part of Lot 12, Concession III, the only permitted uses shall be forestry, gravel pit and quarry and extractive industrial facilities related to the on-site quarry operation. Without limiting the generality of the phrase "related to the on-site quarry operation", an asphalt manufacturing plant and a concrete manufacturing plant are not permitted uses.

b) Extractive Industrial – Exception Two (EM-E2)

Notwithstanding any other provisions of this By-law to the contrary, for the lands in the EM-E2 Zone located within Part of Lot 12, Concession III, the only permitted uses shall be forestry and uses that are accessory to a quarry on the same lot therewith. Notwithstanding section 2.3 of the By-law, accessory uses shall be limited to weigh scale, fuel tank, office, monitoring wells and other similar uses as shown on the approved site plans under the Planning Act and the Aggregate Resources Act."
CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY

This is Schedule "A" to By-law Number ___________
Passed the _______ day of ________________ 20_____.

Signatures of Signing Officers

Reeve ________________ Clerk ________________

LEGEND

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<thead>
<tr>
<th>A</th>
<th>Agriculture</th>
<th>-E1</th>
<th>Exception One</th>
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Item 1:
From Rural to Mineral Aggregate Resource
(As modified by the Ontario Municipal Board under Section 17(50) of the Planning Act.)

Item 2:
Appealed to Ontario Municipal Board under Section 17(36) of the Planning Act.
Ed Lapa has appealed to the Ontario Municipal Board under subsection 17(36) of the Planning Act, R.S.O. 1990, c.P.13, as amended, against a decision of the County of Renfrew to approve the new Official Plan for the Township of Laurentian Valley.
OMB File No.O040154

APPEARANCES:

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<th>Parties</th>
<th>Counsel</th>
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<tr>
<td>Township of Laurentian Valley</td>
<td>R. Reiche</td>
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<tr>
<td>Ed Lapa</td>
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MEMORANDUM OF ORAL DECISION DELIVERED BY G. C. O’CONNOR ON FEBRUARY 16, 2005, AND ORDER OF THE BOARD

The Board held this Telephone Conference Call in response to the communication of a settlement Agreement in this matter.

The matter before the Board involves an appeal by Mr. Ed Lapa of the Township of Laurentian Valley Official Plan Amendment. He has requested a modification to Schedule “A-4” of the Official Plan, which would modify the width of the Environmental Protection designation as it relates to the portion of the Buckholtz Municipal Drain that travels through Mr. Lapa’s property. The subject property is Part Lot 18, concession 2, in the geographic Township of Stafford, in the Township of Laurentian Valley. The lands are zoned Agricultural/Environmental Protection.

Lauree Armstrong had submitted an affidavit to the Board prior to the Telephone Conference Call which included her curriculum vitae, Exhibit “A”, and information on her background and experience as a professional planner. The Board qualified Ms Armstrong who provided expert land use evidence in support of the appeal.

She indicated that she was responsible for preparing the Township’s new Official Plan and is very familiar with its policies and zoning by-laws applicable to the lands, which are subject of the site-specific appeal before the Board. She has prepared a series of exhibits included in the affidavit, which support the modification to the new
Official Plan and are a means of settlement to resolve the outstanding issues between the various parties. Exhibit "B" is Schedule "A", which incorporates a proposed modification to Schedule "A-4" of the new Official Plan along with her comments on the modification as in Exhibit "C". Exhibit "D" is a letter from the Township to Mr. Lapa supporting the modification and Exhibit "E" is a letter from Mr. Lapa expressing his agreement of the modification. There are also letters of support from the County of Renfrew, Exhibit "F", and the Ministry of Natural Resources, Exhibit "G"

Ms Armstrong reviewed all documentation and is of the opinion that all relevant planning matters have been thoroughly considered and addressed by the Township and the applicant and that the proposed modification represents good planning.

The Board asked the other participants in the Telephone Conference Call if anyone objected to the recommended modification. All parties were in agreement.

The Board Orders that the appeal is allowed and the Official Plan of the Township of Laurentian Valley is modified as per Schedule "A-4", as per Exhibit "D" attached to the affidavit, and as modified is approved.

"G. C. O'Connor"

G. C. O'CONNOR
MEMBER