THE CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY

BY-LAW NUMBER 04-02-004

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.”
By adding the following new subsection to Section 12 – Requirement for Extractive Industrial (EM) Zone immediately after 12.3(b).

12.4 INTERIM USES AND STANDARDS (HOLDING)

(b) Extractive Industrial- Exception One- Holding (EM-E1-h) – Part of Lot 12, Concession 3.

Extractive Industrial - Exception Two - Holding (EM-E2-h) – Part of Lot 12, Concession 3.

Until such time that the holding symbol is removed from any of the lands zoned EM-E1-h or EM-E2-h, in accordance with the conditions set forth here as, no person shall use land or erect or use a building or structure except in accordance with the following:

(1) Permitted Uses

- existing uses
- open space
- passive recreation that does not require a building

(2) Conditions for removal of Holding Symbol (h)

These conditions will be addressed in the approximate order as stated and all conditions must be satisfied prior to the passing of a by-law to remove the holding symbol:

(i) A site plan pursuant to Section 41 of the Planning Act for the development permitted under the EM-E1 and EM-E2 Zones is submitted to the Municipality.

(ii) When all initial site plan matters are addressed to the Township’s satisfaction, the Municipality circulates a notice of submission of a site plan to every owner of property within 120 metres of the subject land and advising the public of an open house.

(iii) The Township holds an open house to seek public comments on the site plan.

(iv) The Township determines what changes, if any, it requires to the site plan and advises the proponent accordingly.

(v) Council gives final approval to the site plan whereupon a site plan agreement under Section 41 of the Planning Act is executed and registered on title.”
(c) Schedule “A” is amended by rezoning land that is located within Part of Lot 12, Concession 3, geographic Township of Stafford, from Rural (RU) to Extractive Industrial – Exception One- Holding (EM-E1-h) as shown as Item 1 on Schedule “A” attached hereto and from Rural (RU) to Extractive Industrial – Exception Two-Holding (EM-E2-h) as shown as Item 2 on Schedule attached hereto.

2. THAT save as aforesaid all other provisions of By-law 900-4-93, as amended, 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 February, 2004.

This By-law read a THIRD time and finally passed this 17th day of February, 2004.

[Signatures]

REEVE

CORPORATE SEAL OF MUNICIPALITY

CAO/CLERK
CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY

This is Schedule "A" to By-law Number 04-03-304
Passed the 17th day of February 2004.

Signatures of Signing Officers

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LEGEND

<table>
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<th>A</th>
<th>Agriculture</th>
<th>-E1</th>
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<td>Rural</td>
<td>-h</td>
<td>Holding Zone</td>
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<td>EM</td>
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<td>EP</td>
<td>Environmental Protection</td>
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THE CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY
NOTICE OF THE PASSING OF A ZONING BY-LAW

TAKE NOTICE that the Council of the Corporation of the Township of Laurentian Valley passed
By-law C-02-2004 on the __________ day of ________________, 2004 under Section 34
of the Planning Act.

AND TAKE NOTICE that any person or public body may appeal in writing 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 __________ day of ________________, 2004 a notice
of appeal which must set out the objection to the by-law and the reason in support of the objection.
The notice of 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 on its behalf.

An explanatory note, describing the purpose and effect of the by-law, and a key map, showing the
location of the land affected by the by-law, are attached. The complete by-law is available for
inspection in my office during regular office hours.

EXPLANATORY NOTE

The Council of the Corporation of the former Township of Stafford passed a Comprehensive Zoning
By-law (By-law 900-4-93) on April 23, 1993 which applies to the entire Township.

The purpose of this zoning by-law amendment is to rezone 40.98 hectares (101 acres) of land in
order to permit the opening of a new quarry.

The effect of this zoning by-law is to rezone the subject property from Rural (RU) to Extractive
Industrial-Exception One- Holding (EM-E1-h) and Extractive Industrial-Exception Two-Holding
(EM-E2-h).

Official Plan Amendment Number 2 to the Official Plan of the former Township of Stafford is being
processed concurrently. An application under the Aggregate Resources Act for a Category - 2 Quarry
Below Water also applies to the subject lands. No development is allowed in the EM-E1-h or EM-
E2-h Zones until the conditions for the removal of the holding symbol have been met. These
conditions include the completion of a site plan under Section 41 of the Planning Act and the public
review of the site plan. Upon removal of the holding symbol the provisions of the EM-E1 and EM-
E2 Zones would apply. The EM-E1 Zone permits a quarry but not an asphalt manufacturing plant or
a concrete manufacturing plant. The EM-E2 Zone only permits forestry and uses accessory to a
quarry which are limited to a weigh scale, fuel tank, office, monitoring wells and other similar uses
as shown on an approved site plan under the Planning Act and the Aggregate Resources Act.

The land affected by this rezoning is located on Stafford Third Line, within Part of Lot 12,
Concession 3, geographic Township of Stafford as shown on the attached key map.
Dated at the Township of Laurentian Valley this ___ day of ___ , 2004.

Mr. Darrel Ryan  
CAO/Clerk  
Township of Laurentian Valley  
460 Witt Road, RR#4  
Pembroke, ON K8A 6W5
TOWNSHIP OF LAURENTIAN VALLEY
(geographic Township of Stafford)

KEY MAP

Location of Amendment
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."
(b) Schedule "A" is amended by rezoning land that is located within Part of Lot 12, Concession 3, geographic Township of Stafford, from Rural (RU) to Extractive Industrial – Exception One (EM-E1) as shown as Item 1 on Schedule "A" attached hereto and from Rural (RU) to Extractive Industrial – Exception Two (EM-E2) as shown as Item 2 on Schedule attached hereto.

2. THAT save as aforesaid all other provisions of By-law 900-4-93, as amended, 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 _____ day of ____________, 20__.

This By-law read a THIRD time and finally passed this _____ day of ____________, 20__.

___________________________________________
REEVE

___________________________________________
CAO/CLERK

___________________________________________
CORPORATE SEAL OF MUNICIPALITY
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

A  Agriculture
  -E1  Exception One
RU  Rural
    Item 1: From RU to EM-E1
EM  Extractive Industrial
    Item 2: From RU to EM-E2
EP  Environmental Protection