THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY

BY-LAW NUMBER 05-06-251

A By-Law to Amend Zoning 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 REQUIREMENTS FOR HIGHWAY COMMERCIAL (HC) ZONE immediately following subsection 8.2.3 r) Highway Commercial Exception Eighteen (HC-E18) Zone as follows:

"s) Highway Commercial Exception Nineteen (HC-E19) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Highway Commercial Exception Nineteen (HC-E19) and located in Part Lot 20, Concession 2, FAL, in the geographic Township of Pembroke, in the Township of Laurentian Valley, the following provisions shall apply:

i) A minimum of three (3) loading spaces shall be provided for a building supply store and garden centre;

ii) Notwithstanding any consolidation or division of the same, the lands zoned Highway Commercial-Exception Nineteen (HC-E19) shall be treated as a single lot for zoning purposes. Internal lot lines shall not be construed to be lot lines for the purposes of any zoning regulations, provided all other applicable regulations of this by-law relative to all of the lands subject to this exception and their external lot lines are observed; and

iii) All other applicable provisions of the Highway Commercial zone and this By-law shall apply to lands zoned Highway Commercial Exception Nineteen (HC-E19)."

(b) By amending Section 3.21.1 (a)(xviii) to insert the words “building supply store, garden centre,” after the words “Retail, General” and deleting the words “5.4 parking spaces per 100 sq. metres of gross leasable area” and replacing them with the words “1 parking space per 20 sq. metres of gross leasable floor area”.

(c) Schedule ‘A’ to By-law Number 635-02-91, as amended, of the (former) Township of Pembroke is amended by rezoning lands located in Part Lot 20, Concession 2, FAL, in the geographic Township of Pembroke, now in the Township of Laurentian Valley, from “Suburban Reserve (SUR)” and “Highway Commercial (HC)” to Highway Commercial Exception Nineteen-holding (HC-E19-h) as shown on Schedule “A” attached hereto.

2. THAT save as aforesaid all other provisions of By-law 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.

Read a FIRST and SECOND time this 7th day of June, 2005.

[Signatures]

REEVE

CHIEF ADMINISTRATIVE OFFICER/CLERK

Read a THIRD time and FINALLY passed this 7th day of June, 2005.

[Signatures]

REEVE

CHIEF ADMINISTRATIVE OFFICER/CLERK
CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY

This is Schedule "A" to By-law Number 05-06-251
Passed the 7th day of July, 2005

Signatures of Signing Officers:

Reeve

Clerk

Legend

A
R1
R2
R3
LSR
TC
MC
HC

EM
FIM
EP
CF
OS
SUR

Agriculture
Residential One
Residential Two
Residential Three
Limited Service Residential
Tourist Commercial
Neighbourhood Commercial
Highway Commercial

SCALE

METERS 1000 500 0

Area Affected By Amendment from Highway Commercial (HC) to Highway Commercial-Exception Nineteen-holding (HC-E19-h)

Area Affected By Amendment from Suburban Reserve (SUR) to Highway Commercial-Exception Nineteen-holding (HC-E19-h)