THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY

BY-LAW NUMBER 06-05-293

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

PURSUANT TO SECTIONS 34 AND 36 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 900-4-93, as amended, of the (former) Township of Stafford is hereby further amended as follows:

(a) By adding a new subsection to SECTION 15.3 EXCEPTION ZONES immediately following subsection 15.3 a) Rural-Exception One (RU-E1) Zone as follows:

"Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Rural-Exception Two (RU-E2) and located in Part Lot 35, Concession 1, in the geographic Township of Stafford, in the Township of Laurentian Valley, the following provisions shall apply:

i) A mini storage establishment shall also be a permitted use;

ii) A "mini storage establishment" shall mean a building containing at least three (3) separate, individual self-storage units divided from the floor to ceiling or roof by a wall with an independent entrance to each unit, designed to be rented or leased to the general public or small businesses for private storage of personal goods, materials and equipment. A mini storage establishment shall not be used for the manufacture or sale of any commercial commodity or the provision of any service;

iii) A minimum of one (1) parking space per five (5) mini storage units shall be required; and

iv) All other applicable provisions of the Rural zone and this By-law shall apply to lands zoned Rural - Exception Two (RU-E2)."

(b) By adding a new clause to SECTION 15 REQUIREMENTS FOR RURAL (RU) ZONES immediately following subsection 15.2 as follows:

"15.2.1 Holding Zones

Any parcel of land zoned for development where the principle of development has been established (ie. RU, RU-E) may be further classified as a holding zone with the addition of the suffix "-h". Certain criteria for development (ie. phasing, financial considerations, geotechnical studies, access etc.) must be met to the satisfaction of Council prior to the removal of the holding provision.

Under this holding zone, interim and passive uses such as open space and conservation will be permitted. Uses existing at the time of passing of the By-law will also be permitted. When the holding provision is removed these uses would not longer apply. The individual zone provisions (ie. RU, RU-E, etc.) as the case may be would then apply.

The removal of the holding provisions shall require an amendment to this By-law. No public participation with mechanism for appeal shall be required where the principle of development has been established."

(c) Schedule 'A' to By-law Number 900-4-93 of the (former) Township of Stafford is amended by rezoning lands located in Part Lot 35, Concession 1, in the geographic Township of
Stafford, in the Township of Laurentian Valley, from “Rural (RU)” to “Rural - Exception Two-holding (RU-E2-h)” as shown on Schedule “A” attached hereto.

2. THAT save as aforesaid all other provisions of By-law Number 900-4-93, as amended, of the (former) Township of Stafford, 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 16th day of May, 2006.

REEVE

CHIEF ADMINISTRATIVE OFFICER/CLERK

Read a THIRD time and FINALLY passed this 16th day of May, 2006.

REEVE

CHIEF ADMINISTRATIVE OFFICER/CLERK