A By-law to amend Comprehensive Zoning By-law Number 92-19, as amended, of the (former) Township of Alice and Fraser.

PURSUANT TO SECTIONS 34 AND 36 OF THE PLANNING ACT, R.S.O. 1990, c.P.13, AS AMENDED, THE TOWNSHIP OF LAURENTIAN VALLEY HEREBY ENACTS AS FOLLOWS:

1. THAT By-law Number 92-19, as amended, of the (former) Township of Alice and Fraser is hereby further amended as follows:

(a) By adding a two new subsections to SECTION 11.0 REQUIREMENTS FOR RECREATION COMMERCIAL (RC) ZONES immediately following subsection 11.2 as follows:

**11.3 EXCEPTION ZONES**

(a) Recreation Commercial - Exception One (RC-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Recreation Commercial - Exception One (RC-E1) and located on TV Tower Road in Part Lots 32 and 33, Concession A, in the geographic Township of Alice, in the Township of Laurentian Valley, the following provisions shall apply:

(i) No person shall use land or erect, alter or use any building or structure except for:

- a gymnasium; and
- use(s) legally existing on the day of passing of the By-law.

(ii) GYMNASIUM means a facility designed and equipped for the conduct of sports, leisure time and fitness activities and other customary and usual recreational activities, wholly within an enclosed building and shall not include a premises licensed under the Liquor Licence Act, an amusement arcade or any other use as defined in this By-law.

(iii) The minimum front yard depth for a gymnasium shall be 60 metres.

(iv) The minimum side yard width for a gymnasium shall be 60 metres.

(v) A strip of landscaped open space with a minimum width of 3.0 metres shall be maintained abutting the street allowance. Notwithstanding, this requirement, an access lane shall be permitted to travel through the landscaped open space.

(vi) All other applicable provisions of the Rural zone and this By-law shall apply to lands zoned Recreation Commercial - Exception One (RC-E1).

11.4 HOLDING ZONES

(a) Recreation Commercial - Exception One-holding (RC-E1-h) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Recreation Commercial - Exception One-holding (RC-E1-h) and located on TV Tower Road in Part Lots 32 and 33, Concession A, in the geographic Township of Alice, in the Township of Laurentian Valley, until such time that the holding symbol is removed from land zoned RC-E1-h, in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure except in accordance with the following:

(i) Permitted Uses:
- existing uses that legally existed on the date of passing of this By-law;
- open space
(ii) Conditions for Removal of a Holding Symbol (h):
The conditions that must be satisfied prior to the removal of the holding symbol are as follows:

1. The submission of a site plan showing the location of all buildings, structures, parking areas, drainage, landscaping and buffering and the entering into of a site plan agreement between the Township and the property owner, all of which documentation is to be to the satisfaction of the Township. Once the site plan agreement is executed it is to be registered on title. Prior to Council approving the site plan, Council shall hold a public meeting to seek input on the site plan. Subsequent to the holding of the public meeting, Council will determine what changes, if any, it requires to the site plan and advise the proponent accordingly. Upon submission of a site plan to the satisfaction of Council, final approval of the site plan would be given, whereupon a site plan agreement under Section 41 of the Planning Act will be executed between the Township and the property owner and be registered on title.

2. The proponent demonstrates to Council’s satisfaction that the servicing systems (sewage and water systems) shown on the site plan meet the requirements of the applicable approval authority.

3. The proponent demonstrates to Council’s satisfaction that a safe and adequate access point is available, or will be provided upon completion of required improvements appropriately secured by agreement to the satisfaction of the County of Renfrew."

(b) By amending subsection 3.25.1(a) ix) to add the words “or persons design capacity” immediately following the word “capacity”.

(c) Schedule ‘A’ to By-law Number 92-19 of the (former) Township of Alice and Fraser is amended by rezoning the subject lands located on TV Tower Road in Part Lot 32 and 33, Concession A, in the geographic Township of Alice, in the Township of Laurentian Valley, from “Rural (RU)” to “Recreation Commercial - Exception One-holding (RC-E1-h)” as shown on Schedule “A” attached hereto.

2. THAT save as aforesaid all other provisions of By-law Number 92-19, as amended, of the (former) Township of Alice and Fraser, 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 19th day of June, 2007.

[Signature]
MAYOR

[Signature]
CHIEF ADMINISTRATIVE OFFICER/CLERK

Read a THIRD time and FINALLY passed this 19th day of June, 2007.

[Signature]
MAYOR

[Signature]
CHIEF ADMINISTRATIVE OFFICER/CLERK
CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY

This is Schedule "A" to By-law Number 07-06-347
Passed the 19th day of June, 2007

Signatures of Signing Officers:

Mayor

Chief Administrative Officer/Clerk

ZONES

Legend

SCALE

1:500

1:1,000

1:1,500

1:2,000

From RU To RC-E1-h

Area Affected By Amendment
From Rural (RU) to Recreation Commercial-Exception One-holding (RC-E1-h)