THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY

BY-LAW NUMBER 07-07-352

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, AS AMENDED, 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 14.0 REQUIREMENTS FOR AGRICULTURE (A) ZONES immediately following subsection 14.3 (h) Agriculture- Exception Eight (A-E8) Zone as follows:

"(i) Agriculture- Exception Nine (A-E9) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands zoned Agriculture- Exception Nine (A-E9) and located in Part Lot 7, Concession 2, in the geographic Township of Stafford, in the Township of Laurentian Valley, the following provisions shall apply:

i) An accessory bio-diesel facility shall also be permitted as a secondary use to the existing farm.

ii) ACCESSORY BIO-DIESEL FACILITY means a facility where an ester is made chemically from the reaction of methanol and either vegetable oil, animal fat and/or recycled food-based products including restaurant grease, and where no less than 50% of the supply material comes from crops grown either on the same farm where the facility is located and/or on farms that are leased or contracted by the operator of the facility, for growing supply crop(s). Such facility may also include an office and laboratory.

iii) The accessory bio-diesel facility shall have a maximum gross floor area of 600 square metres.

iv) All other applicable provisions of the Agriculture (A) zone and this By-law shall apply to lands zoned Agriculture-Exception Nine (A-E9)."

14.4 HOLDING ZONES

Any parcel of land zoned for development where the principle of development has been established (ie. A, A-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 legally existing at the time of passing of the By-law will also be permitted. When the holding provision is removed these uses would no longer apply. The individual zone provisions (ie. A, A-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."
(b) Schedule ‘A’ to By-law Number 900-4-93 of the (former) Stafford is amended by rezoning a portion of the lot known municipally as 1316 Ross Road and located within Part Lot 7, Concession 2, in the geographic Township of Stafford, in the Township of Laurentian Valley, from “Agriculture (A)” to “Agriculture-Exception Nine-holding (A-E9-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 17th day of July, 2007.

__________________________  ____________________________
MAYOR                      CHIEF ADMINISTRATIVE OFFICER/CLERK

Read a THIRD time and FINALLY passed this 17th day of July, 2007.

__________________________  ____________________________
MAYOR                      CHIEF ADMINISTRATIVE OFFICER/CLERK
Geographic Township of Stafford

CON 3

CON 2

LOT 8

LOT 7

From A-h
To A-E9-h

CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY

This is Schedule "A" to By-law Number _______
Passed the ______ day of ______, 2007

Signatures of Signing Officers:

Mayor

Chief Administrative Officer/Clerk

LEGEND:

R1  Residential One
R2  Residential Two
R3  Residential Three
R4  Residential Four
GC  General Commercial
SC  Suburban Commercial
GI  General Industrial
EI  Extractive Industrial
SF  Service Facilities
A  Agriculture
RV  Rural

SCALE

Area Affected By Amendment
From Agriculture (A) to
Agriculture-Exception Nine-holding (A-E9-h)