THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY

BY-LAW NUMBER 08-07-410

A By-Law to Amend Comprehensive Zoning By-law No. 08-04-391 of the Township of Laurentian Valley.

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 08-04-391 is hereby amended as follows:

(a) By amending Section 13.1 b) to delete the words “junior/discount department store (phase 1 only)” and replacing them with the words “retail store, which may include the retail sale of food/grocery products (phase 1)”.

(b) By amending the Zone Provisions for the Shopping Centre Commercial Area One (SC-A1) Zone to modify subsection 13.2 h) Floor Area, Gross Leasable by deleting subsection 13.2 h)1. in its entirety and replacing it with the following words under 13.2 h) (i) Phase 1:

“1. Retail Store
   There shall be no minimum or maximum gross leasable floor area for a retail store.
   Such Phase 1 retail store may include an expansion of the existing building.”

(c) By deleting subsection 13.2 i) Parking and Loading Spaces in its entirety and replacing it with the following:

“ j) Parking Areas
   Parking spaces and areas shall be provided in accordance with the provisions of Section 3 of this By-law.

k) Loading Spaces (minimum) 1 per building.”

(d) Schedule ‘A-3’ to By-law Number 08-04-391 of the Township of Laurentian Valley is amended by rezoning lands located at 1108 Pembroke Street East in Part 1 on Plan 49R-12405 and Parts 1 and 2 on Plan 49R-13334, within Part Lot 22, Concession 2, in the geographic Township of Pembroke, from “Shopping Centre Commercial Area One-Exception One (SC-A1-E1)” to “Shopping Centre Commercial Area One-Exception One-holding (SC-A1-E1-h)” as shown on Schedule “A” attached hereto.

2. That save as aforesaid all other provisions of Comprehensive Zoning By-law 08-04-391, 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 September, 2008.

MAYOR

CHIEF ADMINISTRATIVE OFFICER/CLERK

Read a THIRD time and FINALLY passed this 21st day of October, 2008.

MAYOR

CHIEF ADMINISTRATIVE OFFICER/CLERK
See
Schedule
A-17

CORPORATION OF THE
TOWNSHIP OF LAURENTIAN VALLEY

This is Schedule "A" to By-law Number D3-07-410
Passed the 11 day of October 2009

Signatures of Signing Officers:
Mayor
Chief Administrative Officer/Clerk

LEGEND

SHOPPING CENTRE COMMERCIAL
HC HIGHWAY COMMERCIAL
UR URBAN RESERVE
LSR LIMITED SERVICE RESIDENTIAL

SCALE

Metres

Area Affected By Amendment:
From Shopping Centre Commercial-Area One-Exception One (SC-A1-E1)
to Shopping Centre Commercial-Area One-Exception One-holding (SC-A1-E1-h)