THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY

BY-LAW NO. 2010-04-013

The Council of the Corporation of the Township of Laurentian Valley in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P. 13, hereby enacts as follows:

1. Amendment No. 6 to the Official Plan for the Township of Laurentian Valley (OPA No. 6), consisting of the attached text is hereby adopted.

2. That the Clerk is hereby authorized and directed to make application to the County of Renfrew for approval of Amendment No. 6 to the Official Plan for the Township of Laurentian Valley.

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 TWENTIETH DAY OF APRIL, 2010.

READ A THIRD TIME AND PASSED THIS TWENTIETH DAY OF APRIL, 2010.

Jack Wilson, Mayor

John Baird, Chief Administrative Officer

CORPORATE SEAL OF MUNICIPALITY
AMENDMENT NO. 6

TO THE

OFFICIAL PLAN

OF THE

TOWNSHIP OF LAURENTIAN VALLEY

This amendment, was adopted by the Council of the Corporation of the Township of Laurentian Valley by By-law 2010-04-013 in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13, as amended, on the 20th day of April 2010.

MAYOR

CORPORATE SEAL OF MUNICIPALITY

CAO/CLERK
June 10, 2010

Mr. John Baird  
CAO/Clerk  
Township of Laurentian Valley  
RR#4, 460 Witt Road  
LAURENTIAN VALLEY, ON K8A 6W5

Dear Mr. Baird:

Re: Status of Decision on the Amendment No. 6 to the Official Plan of the Township of Laurentian Valley  
County File No.: 47-62-OPA6

This letter is further to the Notice of Decision given on May 19, 2010 under subsection 17(34) and (35) of the Planning Act with respect to Amendment No. 6 to amend the Official Plan of the Township of Laurentian Valley. It is intended to provide you with the status of the decision on the Official Plan Amendment pursuant to subsection 17(36) and (38) of the Planning Act which pertain to appeals, when decisions become final, and when approvals come into effect.

Please be advised that no appeals have been lodged within the 20 day appeal period and that all of the Official Plan Amendment No. 6 as approved by the County of Renfrew on May 19, 2010, came into force on June 8, 2010.

Enclosed for your records are the original and duplicate original copies of the amendment.

Should you have any questions regarding the above information, please feel free to contact me at (613) 735-3204 or 1-800-273-0183, ext. 426, or via email at ccheesman@countyofrenfrew.on.ca.

Sincerely,

[Signature]

Charles Cheesman, MCIP, RPP  
Acting Director of Development & Property  
ccheesman@countyofrenfrew.on.ca

Encl.
DECISION
With respect to Official Plan Amendment No. 6
Subsection 17(34) of the Planning Act

I hereby approve all of the proposed Amendment No. 6 to the Official
Plan for the Township of Laurentian Valley adopted by By-law No. 2010-04-013.

Dated at Pembroke, this 19th day of May, 2010.

W. James Hutton, MCIP, RPP
CAO/Clerk
County of Renfrew
THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY

BY-LAW NO. 2010-04-013

The Council of the Corporation of the Township of Laurentian Valley in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P. 13, hereby enacts as follows:

1. Amendment No. 6 to the Official Plan for the Township of Laurentian Valley (OPA No. 6), consisting of the attached text is hereby adopted.

2. That the Clerk is hereby authorized and directed to make application to the County of Renfrew for approval of Amendment No. 6 to the Official Plan for the Township of Laurentian Valley.

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 TWENTIETH DAY OF APRIL, 2010.

READ A THIRD TIME AND PASSED THIS TWENTIETH DAY OF APRIL, 2010.

Jack Wilson, Mayor

John Baird, Chief Administrative Officer

CORPORATE SEAL OF MUNICIPALITY

CERTIFIED A TRUE COPY

TOWNSHIP OF LAURENTIAN VALLEY

JOHN Baird
C.A.O.
AMENDMENT NO. 6
TO THE
OFFICIAL PLAN
OF THE
TOWNSHIP OF LAURENTIAN VALLEY

This amendment, was adopted by the Council of the Corporation of the Township of Laurentian Valley by By-law 2010-04-013 in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13, as amended, on the 20th day of April 2010.

MAYOR

CORPORATE SEAL OF MUNICIPALITY

CAO/CLERK
AMENDMENT NO. 6

TO THE

OFFICIAL PLAN

FOR THE

TOWNSHIP OF LAURENTIAN VALLEY

Prepared By: The Corporation of the
Township of Laurentian Valley
460 Witt Road, R.R. # 4,
Pembroke, ON K8A 6W5
Phone: 613-735-6291; Fax: 613-735-5820
This Amendment No. 6 to the Official Plan for the Township of Laurentian Valley which has been adopted by the Council of the Corporation of Township of Laurentian Valley, is hereby approved in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13.

Date: ____________________________

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THE CONSTITUTIONAL STATEMENT

Part A - The Preamble does not constitute part of this amendment.

Part B - The Amendment consists of the following Schedule “A” and constitutes Amendment No. 6 to the Official Plan for the Township of Laurentian Valley.

Also attached is Part C - The Appendices which does not constitute part of this amendment.
Part A - The Preamble

PURPOSE

The purpose of this amendment is to redesignate lands in order to remove the aggregate designation and permit their use for rural and residential purposes.

LOCATION

The lands affected by this amendment are located on Schultz Road and Highway 17, in Part of Part 1, Plan 49R-8809 and Part Lots 22, 23 and 24, Concession A, in the geographic Township of Alice, in the Township of Laurentian Valley.

BASIS

The Official Plan for the Township of Laurentian Valley was approved, with modifications, by the County of Renfrew on June 30, 2004 and by the Ontario Municipal Board by oral decision December 10, 2004.

General

The lands affected by this amendment are designated “Mineral Aggregate Resource” on Schedule “A-1” to the Official Plan for the Township of Laurentian Valley. The purpose of the application is to remove all of the aggregate designation from the subject property. A small area in the northern corner of the subject property is already designated “Rural”.

The Site

The entire Site is comprised of approximately 24.5 hectares (60.55) acres of land which has frontage on Schultz Lane and also abuts Provincial Highway 17. The Site is currently an undeveloped lot.

Surrounding Land Use

Existing land use in the vicinity of the property can be summarized as follows:

To the North: Provincial Highway 17

To the South: Undeveloped lands/farm land designated Mineral Aggregate Resource.

To the East: Farm/bush land.

To the West: Five single detached residential dwellings, Schultz Road and on the other side of Schultz Road, additional lands designated Mineral Aggregate Resource.

The Site is within an area where there is some existing single detached strip residential development along Schultz Road. The Site is part of a larger area identified.
Services
There are no municipal sewer and water services provided in the area. Surrounding development is serviced by private individual wells and septic systems.

Access
Access to the Site is from Schultz Road. No vehicular access to the property is from Highway 17. Any entrances onto Highway 17 are subject to the approval of the Ministry of Transportation (MTO).

Official Plan
The lands affected by this amendment are designated “Mineral Aggregate Resource” on Schedule “A-1” to the Official Plan for the Township of Laurentian Valley. The small area of the Site currently designated as “Rural” would remain as such, with the rest of the site being proposed to be also designated as Rural.

Portions of the subject lands are shown on the Aggregate Resources mapping produced by the Ontario Ministry of Northern Development and Mines (MNDM) and the Ontario Ministry of Natural Resources (MNR) as being of secondary significance.

Section 13.3 (6) of the Official Plan, states the following:

“Certain deposits within the Mineral Aggregate Resource designation have higher aggregate potential than others. Notwithstanding the provisions of policy (1) above, Council may consider rezoning without the need for an Official Plan amendment, to allow uses and development permitted under an abutting designation provided justification for such rezoning is clearly demonstrated and the need for an appropriate alternative land use is documented. In considering a zoning by-law amendment, Council shall consult with the County of Renfrew and shall take into account the following:

(a) evidence indicating that the extraction of aggregate is unfeasible due to quality, quantity or other development constraints;

(b) the necessity of the land use change serving the greater long-term public interest in comparison to the necessity of the mineral aggregate resource;

(c) the reason for the choice of location and consideration given to alternate locations on non-aggregate lands;

(d) the amount of land required for the proposed use and the possibility of retaining as much of the mineral aggregate potential as possible;

(e) the consideration given to the option of sequential land use in which the mineral aggregate is removed prior to development of land for the proposed use;

(f) the impact that the proposed use may have on any existing pits and quarries in the vicinity and on future aggregate extraction in the surrounding area; and
(g) the impact on adjacent designations."

In this regard, the property owner has provided a copy of a letter report dated August 25, 2009, from the Miller Group, describing the results of a test-pitting exercise undertaken on the property. Based on this exercise, it was noted in the letter that "No significant amount of gravel or cobble was found. This information was reviewed by the Pembroke District Office of the Ministry of Natural Resources.

As a result of pre-consultation undertaken by the property owner directly with MNR, the results of which were reconfirmed with MNR by the Township, MNR have advised that although the information provided by the Owner of the Site is not what is usually required to support such a request for redesignation, in this case the Ministry would not issue an objection to an amendment to redesignate the property to Rural and rezone it to Rural (RU). MNR have stressed that the procedure followed for this property is site specific and other similar requests may require a report prepared by a different type of professional. It was also noted that the designation and zoning is to remain on abutting lands and therefore, there is still a requirement of a 150 metre setback for any new dwelling to be located away from any lands zoned EM or EMR.

Zoning By-law
A corresponding application for amendment to Comprehensive Zoning By-law No. 08-04-391 of the Township of Laurentian Valley is being processed concurrently with this Amendment to the Official Plan. A copy of the proposed Zoning By-law Amendment is attached as Appendix IV.

The purpose of the proposed amendment to Comprehensive Zoning By-law 08-04-391, is to rezone lands to remove the ability to use the property for aggregate extraction and to permit their use for a single detached residential dwelling and rural uses. The effect of the amendment is to rezone lands on Schedule ‘A-1’- Alice of the Zoning By-law, from “Extractive Industrial Reserve (EMR)” to “Rural (RU)”. The lands that are the subject of the rezoning are the same lands that are the subject of OPA No. 6.

Provincial Policy Statement (P.P.S.)
Section 2.5 of the Provincial Policy Statement contains policies on Mineral Aggregate Resources. Specifically, Section 2.5.2 includes policies on the Protection of Long-Term Resource Supply.

Policy 2.5.2.5 states: “In areas adjacent to or in known deposits of mineral aggregate resources, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

a. resource use would not be feasible; or
b. the proposed land use or development serves a greater long-term public interest; and
c. issues of public health, public safety and environmental impact are addressed.”

As MNR has concurred with the property owner’s assertion supported by the results of the test pit
exercise, that there is no viable resource on the property, it would appear that resource use on the property would not be feasible from either the quantity or quality perspective. Also, there are five existing single detached dwellings in strip development along Schultz Road which are surrounded by the property. The presence of these dwellings and the abutting Highway 17 would sterilize portions of the property by impacting the size of any extraction area once setbacks were established. As a result, the use of the site for extraction does not appear to be a viable use of the property.

As a result, the amendment is in accordance with the policies of the Provincial Policy Statement and does not contravene the PPS.

**Summary**

The amendment to the Official Plan for the Township of Laurentian Valley is considered to be appropriate for the following reasons:

1. The existing single detached strip residential development along Schultz Road and the proximity of Highway 17, sterilizes a portion of the area that had been designated aggregate, preventing extraction on those lands.

2. The Owner has provided a report from a local aggregate firm summarizing the results of an exercise wherein they dug a series of 20 feet deep test pits on the site which indicated that no significant amount of gravel or cobble was found to be on the Site.

3. The Ministry of Natural Resources have reviewed the Site and the supporting documentation and have advised that they support the property owner’s proposed removal of the aggregate designation.

2. The property owner’s assertion that it would not be economically viable to develop the property for aggregate extraction due to the lack of quantity and quality of material, appears to be supported by the results of the test pit exercise and the proximity of existing single detached residential dwellings and Highway 17.
**Part B - The Amendment**

All of this part of the document entitled Part B - The Amendment, consisting of the following text and Schedule “A”, constitutes Amendment No. 6 (OPA No. 6) to the Official Plan for the Township of Laurentian Valley.

**Details of the Amendment**

Schedule “A-1” (Alice) to the Official Plan for the Township of Laurentian Valley is amended by redesignating the classification of lands located on Schultz Road and Highway 17, in Part of Part 1, Plan 49R-8809, in Part Lots 22, 23 and 24, Concession A, in the geographic Township of Alice, in the Township of Laurentian Valley, from “Mineral Aggregate Resource” to “Rural”, as shown on Schedule “A” attached hereto.
Amendment No. 6 to the Official Plan for the Township of Laurentian Valley

Schedule “A”

NOTE: This Schedule forms part of Amendment No. 6 to the Official Plan for the Township of Laurentian Valley and must be read in conjunction with the written text.

This Schedule represents an excerpt from the Official Plan document.
Part C - Appendices

Appendix I: Public Involvement
Notice Requirements and Correspondence

Appendix II: Location of Amendment (Key Map)

Appendix III: Additional Supporting Information Provided by Applicant

Appendix IV: Proposed Zoning By-law Amendment
CERTIFICATE OF COMPLIANCE WITH
PUBLIC INVOLVEMENT AND NOTICE REQUIREMENTS
FOR OFFICIAL PLAN AMENDMENT NO. 6
TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF LAURENTIAN VALLEY

I, John A. Baird, the C.A.O. of the Township of Laurentian Valley certify that:

1. Notice of a public meeting pursuant to subsection 17 (15) and 22.(1) of the Planning Act, R.S.O. 1990, c.P. 13, has been given in accordance with the procedure set forth in Ontario Regulation 543/06, as amended.

2. Public meetings in respect of the proposed Official Plan Amendment were held on Tuesday April 13th, 2010 at 5:00 p.m. at the Township Municipal Office.

3. Notice of adoption has been given on _______________ pursuant to subsection 17 (23) of the Planning Act, R.S.O. 1990, c.P. 13.

Dated at the Township of Laurentian Valley this _____ day of _____________, 2010.

_________________________________________
John Baird
C.A.O., Township of Laurentian Valley
R.R. # 4, 460 Witt Road
Pembroke, ON K8A 6W5
Phone: 613-735-6291; Fax 613-735-5820
THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY
NOTICE OF APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
AND NOTICE OF PUBLIC MEETING

TAKE NOTICE that pursuant to the requirements of Sections 22(6.4) and 34(10.7) of the Planning Act, RSO 1990, c.P.13, as amended, the Corporation of the Township of Laurentian Valley advise that applications for amendment to the Official Plan of the Township of Laurentian and for amendment to Comprehensive Zoning By-law No. 08-04-391 of the Township of Laurentian Valley have been received and were deemed to be complete applications pursuant to the requirements of the Planning Act.

AND FURTHER, TAKE NOTICE that the Council of the Corporation of the Township of Laurentian Valley will hold a PUBLIC MEETING ON TUESDAY APRIL 13th, 2010 at 5:00 p.m. at the Township Municipal Office at 460 Witt Road, to consider the proposed amendments to the Official Plan of the Township of Laurentian Valley and Comprehensive Zoning By-law No. 08-04-391 of the Township of Laurentian Valley. The amendments have been prepared in accordance with the provisions of Sections 17, 21, 22, and 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

Item 1: PURPOSE & EFFECT OF OFFICIAL PLAN AMENDMENT (OPA No. 6) - Application File No. O-2010-01
The purpose of proposed OPA No. 6 to the Official Plan of the Township of Laurentian Valley is to redesignate lands in order to remove the aggregate designation and permit their use for a single detached dwelling and other rural uses. The effect of this amendment is to redesignate lands from “Mineral Aggregate Resource” to “Rural” on Schedule ‘A-1-’ (Alice). A concurrent amendment to the Comprehensive Zoning By-law is being processed by the Township which also affects the subject property and is Application File No. Z-2010-03 as described below.

Item 2: PURPOSE & EFFECT OF ZONING BY-LAW AMENDMENT (Application File No. Z-2010-03)
The purpose of the proposed amendment to Comprehensive Zoning By-law 08-04-391, is to rezone lands to remove the ability to use the lands for aggregate extraction (ie. a gravel pit) and to permit their use for a single detached dwelling and other rural uses. The effect of the amendment is to rezone lands on Schedule ‘A-1-’ Alice of the Zoning By-law, from “Extractive Industrial Reserve (EMR)” to “Rural (RU)”. This amendment corresponds to OPA No. 6 (Application File No. O-2010-01) above.

LOCATION OF LANDS AFFECTED BY AMENDMENTS
The lands affected by OPA No. 6 (Application O-2010-01) and the corresponding Zoning By-law Amendment (Application No. Z-2010-03) are located in Part of Part 1, Plan 49R-8809 and in Part Lots 22, 23 and 24, Concession A, in the geographic Township of Alice, in the Township of Laurentian Valley, as shown on Items 2 and 4 on the Key Map.

COPIES of the proposed amendments, material provided under Sections 22(4) and 34 (10.1) of the Planning Act and any additional information relating to the proposed Official Plan Amendment (OPA No. 6 - Application File No. O-2010-01) and Zoning By-law Amendment (Application File No. Z-2010-03), are available for inspection during regular office hours at the Township Office. Questions related to the application should be directed to Lauree Armstrong, Township Planner.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the amendments aforesaid.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Laurentian Valley before the by-law is passed or the County of Renfrew before a decision is issued on the proposed Official Plan Amendment, the person or public body is not entitled to appeal the decision of the Township of Laurentian Valley or the County to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Laurentian Valley before the by-law is passed or the County of Renfrew before a decision is issued on the proposed Official Plan Amendment, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the adoption of the proposed Official Plan Amendments, you must make a written request to the Township of Laurentian Valley, 460 Witt Road, Pembroke, ON K8A 6W5.

PLEASE NOTE that one of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Township to such persons as the Township deems appropriate, including anyone requesting such information. Accordingly, in providing any such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

DATED at the Township of Laurentian Valley this 24th day of March, 2010.

John Haar, CAO, Township of Laurentian Valley
R.R. # 4, 460 Witt Road, Pembroke, ON K8A 6W5
Phone: 613-735-6291; Fax: 613-735-5820
THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY
NOTICE OF APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
AND NOTICE TO PUBLIC BODIES

TAKE NOTICE that pursuant to the requirements of Sections 22(6.4) and 34(10.7) of the Planning Act, RSO 1990, c.P.13, as amended, the Corporation of the Township of Laurentian Valley advise that applications for amendment to the Official Plan of the Township of Laurentian and for amendment to Comprehensive Zoning By-law No. 08-04-391 of the Township of Laurentian Valley have been received and were deemed to be complete applications pursuant to the requirements of the Planning Act.

AND FURTHER, TAKE NOTICE that the Council of the Corporation of the Township of Laurentian Valley will hold a PUBLIC MEETING ON TUESDAY APRIL 13th, 2010 at 5:00 p.m. at the Township Municipal Office at 460 Witt Road, to consider the proposed amendments to the Official Plan of the Township of Laurentian Valley and Comprehensive Zoning By-law No. 08-04-391 of the Township of Laurentian Valley. The amendments have been prepared in accordance with the provisions of Sections 17, 21, 22, 34 and 36 of the Planning Act, R.S.O. 1990, c.P.13, as amended. PURSUANT to Sections 17(21) and 34(15) of the Planning Act, R.S.O. 1990, c.P.13, you are hereby requested to submit your comments to the CAO by no later than 4:30 pm on Tuesday April 13th, 2010.

Item 1: PURPOSE & EFFECT OF OFFICIAL PLAN AMENDMENT (OPA No. 6) - Application File No. O-2010-01
The purpose of proposed OPA No. 6 to the Official Plan of the Township of Laurentian Valley is to redesignate lands in order to remove the aggregate designation and permit their use for a single detached dwelling and other rural uses. The effect of this amendment is to redesignate lands from “Mineral Aggregate Resource” to “Rural” on Schedule ‘A-1′(Alice). A concurrent amendment to the Comprehensive Zoning By-law is being processed by the Township which also affects the subject property and is Application File No. Z-2010-03 as described below.

Item 2: PURPOSE & EFFECT OF ZONING BY-LAW AMENDMENT (Application File No. Z-2010-03)
The purpose of the proposed amendment to Comprehensive Zoning By-law 08-04-391, is to rezone lands to remove the ability to use the lands for aggregate extraction (i.e. a gravel pit) and to permit their use for a single detached dwelling and other rural uses. The effect of the amendment is to rezone lands on Schedule ‘A-1′- Alice of the Zoning By-law, from “Extractive Industrial Reserve (EMR)” to “Rural (RU)”. This amendment corresponds to OPA No. 6 (Application File No. O-2010-01) above.

LOCATION OF LANDS AFFECTED BY AMENDMENTS
The lands affected by OPA No. 6 (Application O-2010-01) and the corresponding Zoning By-law Amendment (Application No. Z-2010-03) are located in Part of Part 1, Plan 49R-8809 and in Part Lots 22, 23 and 24, Concession A, in the geographic Township of Alice, in the Township of Laurentian Valley, as shown on Items 2 and 4 on the Key Map.

COPIES of the proposed amendments, material provided under Sections 22(4) and 34 (10.1) of the Planning Act and any additional information relating to the proposed Official Plan Amendment (OPA No. 6 - Application File No. O-2010-01) and Zoning By-law Amendment (Application File No. Z-2010-03), are available for inspection during regular office hours at the Township Office. Questions related to the application should be directed to Lauree Armstrong, Township Planner.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the amendments aforesaid.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Laurentian Valley before the by-law is passed or the County of Renfrew before a decision is issued on the proposed Official Plan Amendment, the person or public body is not entitled to appeal the decision of the Township of Laurentian Valley or the County to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Laurentian Valley before the by-law is passed or the County of Renfrew before a decision is issued on the proposed Official Plan Amendment, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the adoption of the proposed Official Plan Amendments, you must make a written request to the Township of Laurentian Valley, 460 Witt Rd, Pembroke, ON K8A 6W5.

PLEASE NOTE that one of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Township to such persons as the Township deems appropriate, including anyone requesting such information. Accordingly, in providing any such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

DATED at the Township of Laurentian Valley this 24th day of March, 2010.

John Baird, CAO, Township of Laurentian Valley
R.R. # 4, 460 Witt Road, Pembroke, ON K8A 6W5
Appendix I - Public Participation
(to be completed after public meeting)

Amendment No. 6

Township of Laurentian Valley

Minutes of Public Meeting
PLANNING ACT, R.S.O. 1990, C.P.13
NOTICE OF THE ADOPTION
OF AN OFFICIAL PLAN AMENDMENT BY
THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY

TAKE NOTICE that Council of the Corporation of the Township of Laurentian Valley passed By-law No. 08-04-013, thereby adopting Official Plan Amendment No. 6 to the Official Plan for the Township of Laurentian Valley on the _____ day of ____________________, in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

PURPOSE, EFFECT AND LOCATION OF OFFICIAL PLAN AMENDMENT (OPA No. 6) - Application File No. O-2010-01
The purpose of proposed OPA No. 6 to the Official Plan of the Township of Laurentian Valley is to redesignate lands in order to remove the aggregate designation and permit their use for a single detached dwelling and other rural uses. The effect of this amendment is to redesignate lands from “Mineral Aggregate Resource” to “Rural” on Schedule ‘A-1’ (Alice). A concurrent amendment to Comprehensive Zoning By-law 08-04-391, being Zoning By-law Amendment Application File No. Z-2010-03, is also being processed by the Township of Laurentian Valley and the corresponding By-law 08-04-014 received two readings by Council on ________________.

The lands affected by OPA No. 6 (Application O-2010-01) and the corresponding Zoning By-law Amendment (Application No. Z-2010-03) are located in Part of Part 1, Plan 49R-8809 and in Part Lots 22, 23 and 24, Concession A, in the geographic Township of Alice, in the Township of Laurentian Valley, as shown on the Key Map.

A COPY of the proposed Official Plan Amendment (OPA No. 6) and any additional related information is available for inspection during regular office hours at the Township Office and at the County of Renfrew, Department of Development and Planning, 9 International Drive, Pembroke, ON. Any questions related to the proposed plan of subdivision should be directed to either Mr. Charles Cheesman, Manager of Planning & Forestry Services at the County of Renfrew at the address below or Ms. Lauree Armstrong, the Township Planner.

ANY PERSON OR PUBLIC BODY will be entitled to receive notice of the decision of the Approval Authority which is the County of Renfrew, if a written request to be notified of the decision (including the mailing address of the person or public body) is made to the County of Renfrew, Department of Development and Planning, Attention: Mr. Charles Cheesman, MCIP, RPP, Manager of Planning and Forestry Services, 9 International Drive, Pembroke, Ontario, K8A 6W5.

DATED at the Township of Laurentian Valley this ______ day of ______________________

John A. Baird
C.A.O., Township of Laurentian Valley
R.R. # 4, 460 Witt Road
Pembroke, ON, K8A 6W5
Phone: 613-735-6291; Fax: 613-735-5820
Appendix I - Correspondence

Official Plan Amendment No. 6

Township of Laurentian Valley

Correspondence

(To be attached prior to adoption.)
Appendix II: Location of Amendment (Key Map)
APPROXIMATE LOCATION OF SUBJECT LAND - Schultz Road
PROPOSED OFFICIAL PLAN AMENDMENT (OPA NO. 6) - File No. O-2010-01 AND
CORRESPONDING ZONING BY-LAW AMENDMENT - File No. Z-2010-04
Pt of Part 1, Plan 49R-8809, Part Lots 22, 23 & 24, Conc A, geographic Township of Alice

SCALE 1 : 17,500

METERS
Appendix III - Additional Supporting Information Provided by Applicant
August 25, 2009

Jennifer Obrovac
Primorje ulica 10, #109.
23231 Kozino CROATIA

Dear Ms. Obrovac:

I can acknowledge receipt of your email dated August 24, 2009 wherein you request a formal letter providing our findings from test pits dug on your property. I am happy to oblige and offer the following:

On Wednesday, August 19th, 2009 Jason Roesner, our Aggregate Operations Supervisor, travelled to the site in question and supervised the digging of test pits. A Caterpillar 330 excavator was used to dig test pits approximately 20 feet deep at several locations on the property (see enclosed diagram). Materials excavated were visually reviewed.

The results of this exercise returned material that was relatively consistent and was comprised of claylike materials. No significant amount of gravel or cobble was found. Owing to the lack of significant resource found in the cleared areas, Mr. Roesner made a decision to not continue farther to the South, choosing not to disturb any of the trees.

Based on the information returned, Smiths Construction Company is not interested in pursuing acquisition of the property nor any sort of royalty agreement previously discussed.

Sincerely,

[Signature]
Tim Pollard, B.Sc.
General Manager

TP/lp
Enclosure(s): 1
THE CORPORATION OF THE TOWNSEND OF LAURENTIAN VALLEY

BY-LAW NUMBER 2010-04-014

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

PURSUANT TO SECTION 34 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:

   Schedule ‘A-1’ to By-law Number 08-04-391 of the Township of Laurentian Valley is amended by rezoning lands located on Schultz Road and Provincial Highway 17, in Part of Part 1, Plan 49R-8809 and in Part Lots 22, 23 and 24, Concession A, in the geographic Township of Alice, in the Township of Laurentian Valley, from “Mineral Aggregate Reserve (EMR)” to “Rural (RU)” 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 TWENTIETH DAY OF APRIL, 2010.

Jack Wilson, Mayor

John Baird, Chief Administrative Officer

READ A THIRD TIME AND PASSED THIS _____ DAY OF __________, 2010.

Jack Wilson, Mayor

John Baird, Chief Administrative Officer