

**THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY
NOTICE OF APPLICATION FOR ZONING BY-LAW AMENDMENT
AND NOTICE OF PUBLIC MEETING**

TAKE NOTICE that pursuant to the requirements of Section 34(10.7) of the Planning Act, R.S.O. 1990, c.P.13, as amended, the Corporation of the Township of Laurentian Valley advises that an application for amendment to Comprehensive Zoning By-law No. 08-04-391 of the Township of Laurentian Valley has been received and was deemed to be a complete application pursuant to the requirements of the Planning Act. **AND FURTHER, TAKE NOTICE** that as a result of the **COVID-19 PANDEMIC** the Corporation of the Township of Laurentian Valley will hold **AN ELECTRONIC PUBLIC MEETING ON TUESDAY, JUNE 15TH, 2021 at 5:30 p.m.** to consider the proposed amendment to Comprehensive Zoning By-law No. 08-04-391 of the Township of Laurentian Valley. The amendment has been prepared in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

AS THIS WILL BE AN ELECTRONIC PUBLIC MEETING WHERE THERE WILL BE NO PHYSICAL IN PERSON ATTENDANCE DUE TO COVID-19, THERE WILL BE OPPORTUNITIES PROVIDED TO WATCH THE MEETING LIVE AND PROVIDE INPUT ELECTRONICALLY, AS WELL AS, A VARIETY OF OTHER OPPORTUNITIES TO SUBMIT YOUR COMMENTS, CONCERNS OR SUPPORT FOR THE APPLICATION, PRIOR TO THE MEETING, SO THAT THEY CAN BE CONSIDERED BY COUNCIL PRIOR TO A DECISION BEING MADE ON THE APPLICATION.

PURPOSE, EFFECT & LOCATION OF ZONING BY-LAW AMENDMENT (Application Z2021-06)

The purpose of the amendment is to permit a hunting and fishing camp to be constructed on the subject property which is an approximately 1.4 hectare (3.46 acre) triangular shaped parcel of land. A hunting and fishing camp as defined in the zoning by-law means “a building or structure intended to provide basic shelter and accommodation on an occasional basis for a person or group of persons engaged in hunting or fishing activities or other outdoor recreational activities. Such structure may be described as being of light frame construction without any interior finish on its walls and ceiling.”

The effect of the amendment is to establish an Extractive Industrial Reserve – Exception Five (EMR–E5) Zone with a special provision that adds a hunting and fishing camp as a permitted use on the subject property and also to rezone the property from “Extractive Industrial Reserve (EMR)” to “Extractive Industrial Reserve – Exception Five (EMR–E5)”.

The lands affected by the Amendment are located on Colby Lake Road in Part 2 on Plan 49R-6631, within Part Lot 2, Concession X, in the geographic Township of Fraser, in the Township of Laurentian Valley, as shown on the Key Map.

COPIES of the proposed amendment, material provided under Section 34 (10.1) of the Planning Act and any additional information relating to the proposed Zoning By-law Amendment (Application File No. Z2021-06), are available for inspection **by contacting the Township office at 613-735-6291 during regular office hours or by emailing info@lvtownship.ca quoting File No. Z2021-06.** **Questions related to the application should be directed to Lauree Armstrong, Township Planner or Navada Sargent, Planning & Recreation Coordinator. Arrangements will be made to provide you with a copy of any requested materials by mail or email. Additional information will also be posted on the Township website.**

ANY PERSON may participate in the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed amendment. **You are strongly encouraged to**

contact the Township if you have any questions and either provide written or verbal comments to Township Staff prior to the Public Meeting. To ensure that your comments are clearly understood and received prior to Council making a decision, you are strongly encouraged to speak with Township Staff and submit written comments prior to the Public Meeting even if you intend to provide verbal comments at the electronic Public Meeting. Instructions on how to connect to the electronic public meeting will be available closer the Meeting date by checking the June 15th, 2021 Council Meeting Agenda on the Township website or by contacting the Township office at 613-735-6291 or at info@lvtownship.ca requesting information on how to access the June 15th, 2021, Public Meeting. We appreciate your understanding and cooperation as we work to limit the spread of COVID-19.

If a person or public body would otherwise have an ability to appeal the decision of the Township of Laurentian Valley to the Local Planning Appeal Tribunal (LPAT) but the 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, the person or public body is not entitled to appeal the decision. 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, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note the following changes to the Planning Act and its Regulations:

If you wish to be notified of the decision of Township of Laurentian Valley on the proposed zoning by-law amendment, you must make a written request to Township of Laurentian Valley c/o Lauree Armstrong, Township Planner at the address below or by email at info@lvtownship.ca

If you are receiving this notice because you are the owner of property in the area of the amendment that contains seven or more residential units, you must also post this notice in a location that is visible to all of the residents of your property.

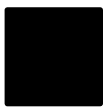
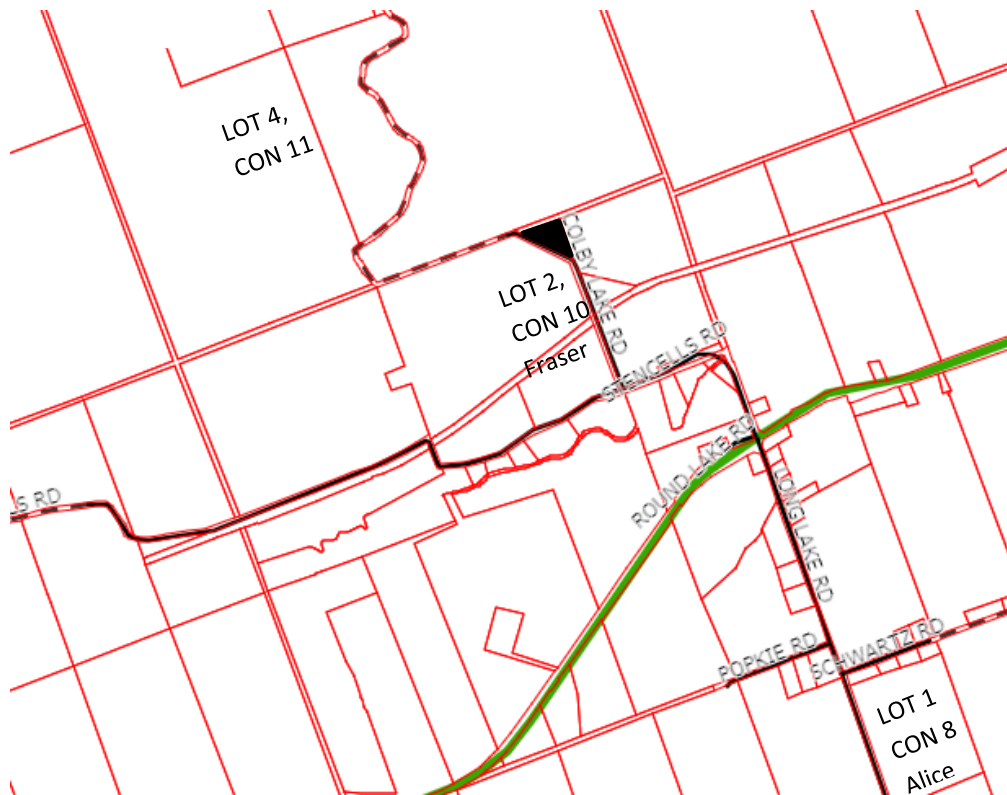
Privacy Disclosure: As one of the purposes of the Planning Act is to provide for planning processes that are open and accessible, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Township to such persons as the Township deems appropriate, including anyone requesting such information. Please note that by submitting any of this information, you are providing the Township with your consent to use and disclose this information as part of the planning process.

DATED at the Township of Laurentian Valley this 26th day of May, 2021

Lauree J. Armstrong

Lauree J. Armstrong, MCIP, RPP, Township Planner, Township of Laurentian Valley
460 Witt Road, Pembroke, ON K8A 6W5; Phone: 613-735-6291; Fax: 613-735-5820
larmstrong@lvtownship.ca

**TOWNSHIP OF LAURENTIAN VALLEY
KEY MAP
(geographic Township of Fraser)**



APPROXIMATE LOCATION OF SUBJECT LANDS

Proposed Zoning By-Law Amendment File No. Z2021-06
Located on Colby Lake Road being Part 2 of 49R-6631
within Part Lot 2, Concession 10, geographic Township of Fraser
in the Township of Laurentian Valley