

# The Corporation of the City of Clarence-Rockland

## By-law 2024-XX

Being a By-law to amend Zoning By-law No. 2016-10.

Whereas Zoning By-Law no. 2016-10 regulates the use of land, and the use and erection of buildings and structures in the City of Clarence-Rockland; and

Whereas the Council of the Corporation of the City of Clarence-Rockland considers appropriate to amend Zoning By-Law No. 2016-10, as described;

Now therefore, the Council of the Corporation of the City of Clarence-Rockland enacts as follows:

1. The properties described as Part of Lot 24, Concession 2 (O.S.), Lots 1, 2, 3, 4 and 5 on Plan 50M-98 and identified on Schedule "A" attached to and forming part of this by-law shall be the lot affected by this by-law.
2. Map "B" of Zoning By-Law No. 2016-10 is hereby amended by changing the subject properties from "Urban Residential First Density Special – Exception 2 (R1S-2) Zone" to "Urban Residential Second Density – Exception 33 (R2-33) Zone", from "Urban Residential First Density Special – Exception 2 (R1S-2) Zone" to "Urban Residential Third Density – Exception 11 (R3-11) Zone" from "Urban Residential Second Density – Exception 33 (R2-33) Zone" to "Urban Residential Third Density – Exception 11 (R3-11) Zone" from "Urban Residential Third Density – Exception 11 (R3-11) Zone" to "Urban Residential Second Density – Exception 33 (R2-33) Zone" as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.
3. Subject to the giving of notice of passing of this by-law, in accordance with Section 34(18) of the Planning Act, R.S.O. 1990 as amended, this by-law shall come into force on the date of passing by the Council of the Corporation of the City of Clarence-Rockland subject to the following two provisions:
  - 1) The coming into force of the amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland with regards to the same property; and
  - 2) If a notice of appeal or objection is received, the approval of the Tribunal or where no notice of appeal or objection is received, pursuant to Section 34(21) of the Planning Act, R.S.O. 1990 as amended.
4. Read, passed and adopted in open council this \_\_\_\_ day of June 2024.

Mayor

Monique Ouellet, Clerk

DRAFT

## Explanatory Note

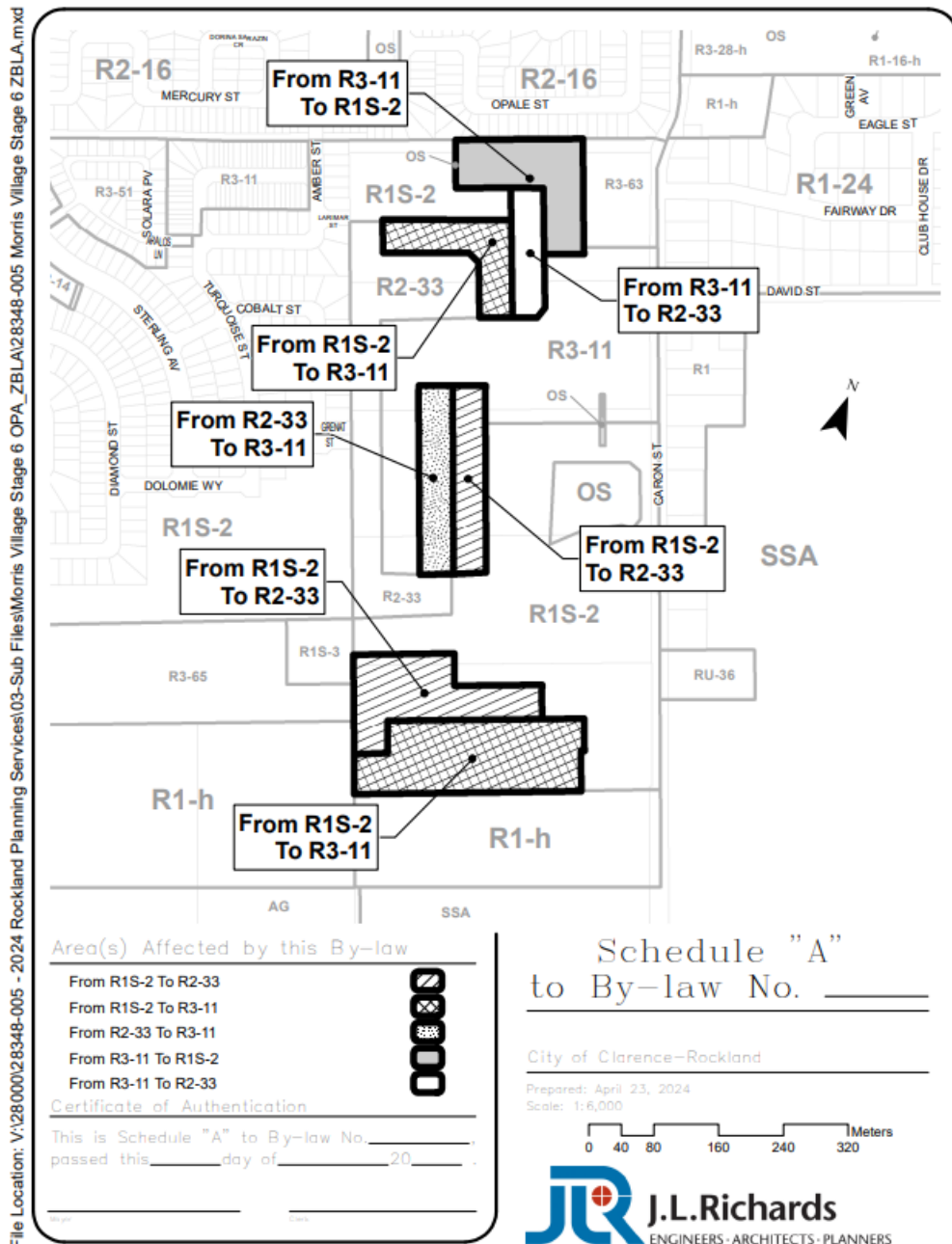
### Purpose and Effects of this By-Law

The purpose of the by-law is to amend Zoning By-Law No. 2016-10 in order to modify the zoning category of the properties described as Part of Lot 24, Concession 2 (O.S.), Lots 1, 2, 3, 4 and 5 on Plan 50M-98 from "Urban Residential First Density Special – Exception 2 (R1S-2) Zone" to "Urban Residential Second Density – Exception 33 (R2-33) Zone", from "Urban Residential First Density Special – Exception 2 (R1S-2) Zone" to "Urban Residential Third Density – Exception 11 (R3-11) Zone" from "Urban Residential Second Density – Exception 33 (R2-33) Zone" to "Urban Residential Third Density – Exception 11 (R3-11) Zone" from "Urban Residential Third Density – Exception 11 (R3-11) Zone" to "Urban Residential Second Density – Exception 33 (R2-33) Zone" following revisions to Morris Village Stage 6 subdivision. The future subdivision will consist of single detached and semi-detached dwellings, townhouse dwellings and a mid-high rise apartment block (previously approved).

For further information concerning the amendment to Zoning By-Law No. 2016-10, you may contact the Community Development Department, at the Town Hall, 1560 Laurier Street or by telephone at (613) 446-6022.

# Schedule A to By-law 2024-XX

## Certificate of Authentication



Not to scale

This is plan Schedule A to Zoning By-Law 2024-XX, passed the \_\_\_ day of June 2024.

Part of Lot 24, Concession 2 (O.S.), Lots 1, 2, 3, 4 and 5 on Plan 50M-98

Prepared by the City of Clarence-Rockland  
1560, Laurier Street, Rockland, Ontario K4K 1P7

Mayor

Monique Ouellet, Clerk

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