



AMENDMENT NUMBER 35 TO THE OFFICIAL PLAN OF THE URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND

Part of Lot 27, Concession 1 (O.S.), Parts 1 to 5, Plan 50R-4597, 909 and 915 St-Jean Street.

Prepared by the Community Development Department of the City of Clarence-Rockland

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February 2025

PART A – PREAMBLE – does not constitute part of this amendment.

PART B – AMENDMENT – consists of the following text and map (designated as Schedule “A”); it constitutes Amendment No. 35 to the Official Plan of the Urban Area of the City of Clarence-Rockland.

PART C – APPENDICES - does not constitute part of this amendment. These appendices contain the background information and information about the public involvement associated with this amendment.

PART A - THE PREAMBLE

Purpose

The purpose of this amendment, which has been requested by the Rockland Housing Corporation (Corporation de Logement de Rockland) is to modify the land use designation of the subject properties from "Low Density Residential" to "Medium Density Residential and High Density Residential".

Land affected

The subject lands are described as part of Lot 27, Concession 1 (O.S.), part 1 to 5 of Plan 50R-4597, 909 and 915 St-Jean Street.

Basis

The subject lands, described as part of Lot 27, Concession 1 (O.S.), part 1 to 5 of Plan 50R-4597, 909 and 915 St-Jean Street, are currently within the Urban Area and are under the land use designation "Low Density Residential Area".

The Official Plan Amendment has the intent of changing the land use designation of the subject lands from "Low Density Residential" to "Medium Density Residential and High Density Residential".

The purpose of the Official Plan amendment is to allow the construction of a 25-unit senior housing project by the Rockland Housing Corporation and 4 unit of townhouses.

PART B - THE AMENDMENT

Introductory Statement

All of this part of this document, entitled **PART B - THE AMENDMENT**, consisting of the following text and the attached map designated as Schedule "A", constitutes Amendment No. 35 to the Official Plan of the Urban Area of the City of Clarence-Rockland.

Details of the amendment

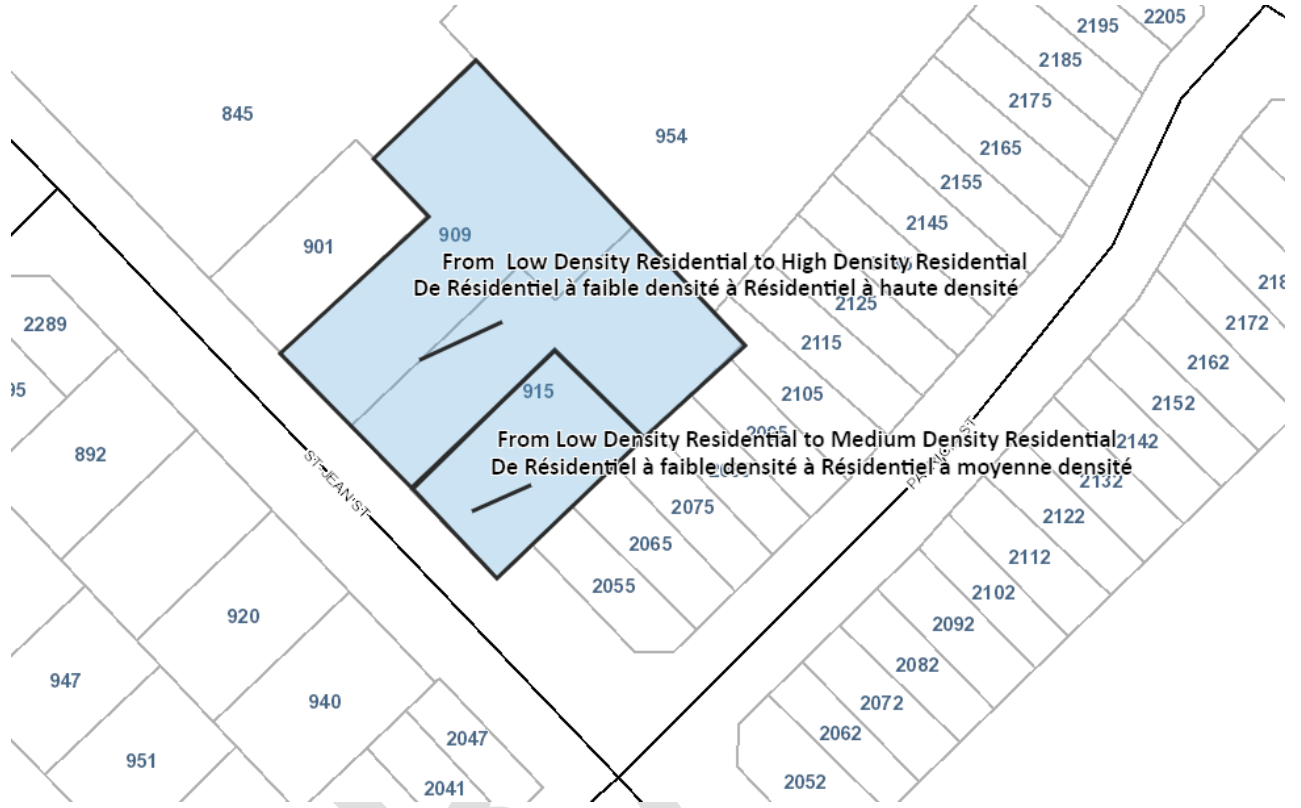
The Official Plan of the Urban Area of the City of Clarence-Rockland is amended as follows:

1. Schedule "A" – Land Use and Constraints of the Official Plan is hereby amended by changing the land use designation of the lands described as Part of Lot 27, Concession 1 (O.S.), Parts 1 to 5, Plan 50R-4597, 909 and 915 St-Jean Street Plan from "Low Density Residential" to "Medium Density Residential and High Density Residential".

Implementation and interpretation

The implementation and interpretation of this amendment shall be in accordance with all other relevant policies of the Official Plan of the Urban Area of the City of Clarence-Rockland.

Schedule "A"



PART C – APPENDICES

APPENDIX I: Excerpt of City of Clarence-Rockland Base Map Showing Affected Land



APPENDIX II: Notice of Public Meeting

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