



AMENDMENT NUMBER 38 TO THE OFFICIAL PLAN OF THE URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND

Part of Lot 23, Concession 1 (O.S.), being Part 1 on plan 50R9934
(1231 Caron Street) and

Part of Lot 23, Concession 1 (O.S.) being Part 1 on plan 50R9899
(1253 Caron Street)

*Prepared by the Community Development Department of the City of Clarence-Rockland
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June 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. 38 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 Owner (2828436 Ontario Inc.) is to modify the land use designation of the subject properties from "Low Density Residential" to "Medium Density Residential".

Land affected

The subject lands are described as Part of Lot 23, Concession 1 (O.S.), being Part 1 on plan 50R9934 (1231 Caron Street) and Part of Lot 23, Concession 1 (O.S.) being Part 1 on plan 50R9899 (1253 Caron Street)

Basis

The subject lands, described as Part of Lot 23, Concession 1 (O.S.), being Part 1 on plan 50R9934 (1231 Caron Street) and Part of Lot 23, Concession 1 (O.S.) being Part 1 on plan 50R9899 (1253 Caron 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".

The purpose of the Official Plan amendment is to allow the development of a medium-density residential project consisting of more than twelve units across the combined 0.73-hectare site.

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. 38 to the Official Plan of the Urban Area of the City of Clarence-Rockland.

Details of the amendment

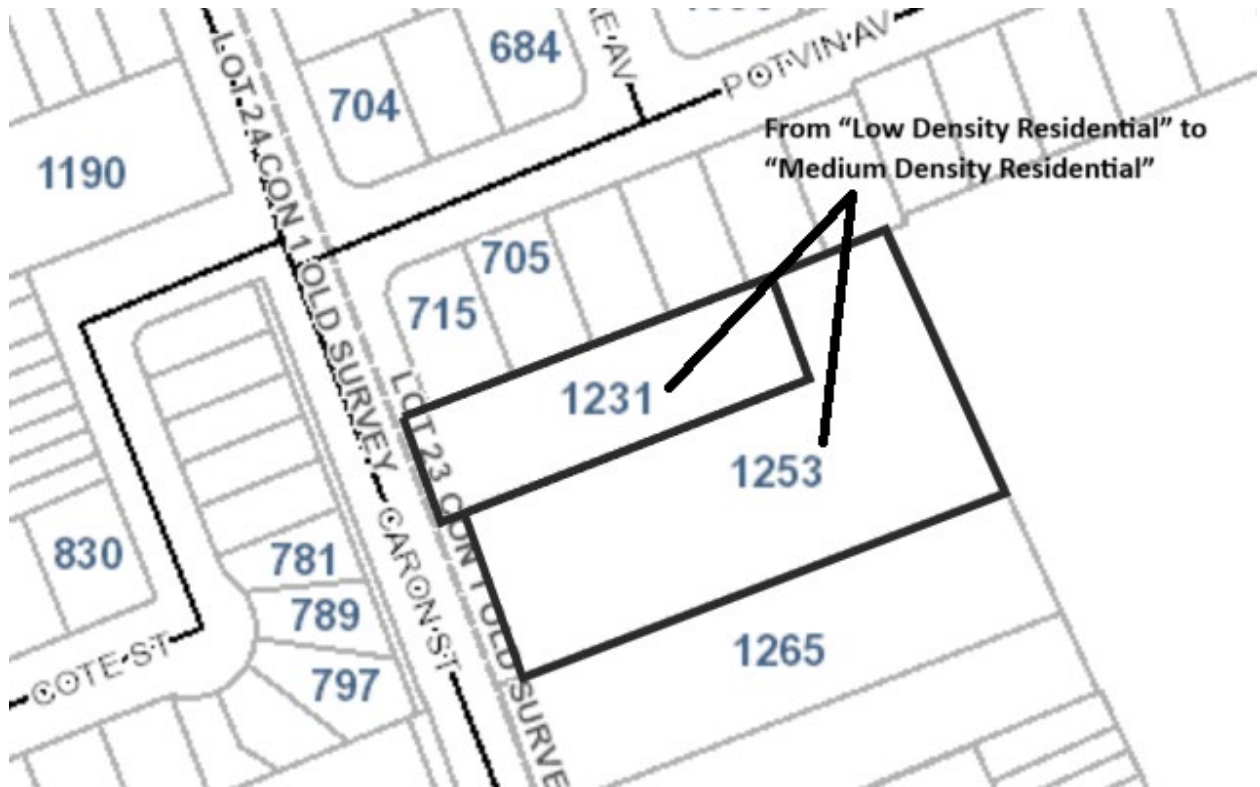
The Official Plan of the Urban Area of the City of Clarence-Rockland is amended as follows:

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 23, Concession 1 (O.S.), being Part 1 on plan 50R9934 (1231 Caron Street) and Part of Lot 23, Concession 1 (O.S.) being Part 1 on plan 50R9899 (1253 Caron Street) from "Low Density Residential" to "Medium 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"



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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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