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Clarence Crossing East Lands Planning Rationale in Support of Zoning By-law Amendment Application

Prepared for: Riverlands of Rockland Inc.

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PLANNING RATIONALE

**In support of a
Zoning By-law Amendment Application**

**Clarence Crossing East Lands
Clarence-Rockland, ON**



Prepared For:
Riverlands of Rockland Inc.
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December 2022
Novatech File: 112057
Ref: R-2022-200

December 19, 2022

City of Clarence-Rockland
Planning Department
1560 Laurier Street
Rockland, ON K4K 1P7

Attention: Marie-Eve Bélanger, RPP, MCIP Development Manager

**Reference: Clarence Crossing East Lands - Clarence-Rockland, ON
Zoning By-law Amendment Applications
Our File No.: 112057**

Novatech has prepared this Planning Rationale on behalf of Riverlands of Rockland Inc. in support of an amendment to the City's Comprehensive Zoning By-law 2016-10 for lands located on Part of Lot 19, 20, 21, Concession 1 (Old Survey), former Geographic Township of Clarence, in the City of Clarence Rockland.

The Zoning By-law amendment application will rezone a portion of lands within the master planned community, known as Clarence Crossing East, to accommodate the first phases of development. The amendment would appropriately zone lands for residential, employment, parks and conservation uses consistent with the Clarence Crossing East subdivision and to implement Official Plan policies for the Clarence Crossing East community.

The Planning Rationale provides a description of the proposed development, the zoning amendments being requested and demonstrates the proposal conforms to the 2020 Provincial Policy Statement and relevant municipal policy documents such as the United Counties of Prescott Russell Official Plan and the City of Clarence Rockland Official Plan including Official Plan Amendment No. 19.

Please do not hesitate to contact the undersigned should you require additional information or clarification with respect to what has been provided in the enclosed Planning Rationale.

Regards,

NOVATECH



**Jordan Jackson, RPP, MCIP
Project Planner**

cc: Evan Garfinkel, Regional Group of Companies
Riverlands of Rockland Inc.

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- Appendix B: Draft Plan of Subdivision
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1.0 INTRODUCTION

1.1 Purpose

Novatech has been retained by Riverlands of Rockland Inc. to prepare this Planning Rationale in support of an amendment to the City's Comprehensive Zoning By-law 2016-10, as amended, for a portion of lands located within the proposed Clarence Crossing East Community. The Zoning By-law amendment proposes to rezone lands to appropriate zone categories to permit various land uses consistent with the first phases of the Clarence Crossing East subdivision including a mix of low and medium density residential uses, local commercial, open space, conservation and business park uses.

1.2 Site Location, Description and Community Context

The lands subject to the Zoning By-law amendment application are legally described as Part of Lot 19, 20 and 21, Concession 1 (Old Survey), former Township of Clarence, now the City of Clarence-Rockland (**Figure 1**).



Figure 1: Key Map of Lands Subject to Zoning By-law Amendment

The subject lands are presently undeveloped and are comprised of either forest-covered lands or former agricultural fields. The lands are situated north of County Road 17, east of Pago Drive and south of the Ottawa River. The lands are situated just east of Clarence Creek and west of the Clarence Point settlement area.

The subject lands are located within the Clarence Crossing East Master Plan community and an approved draft plan of subdivision (City File No. D-12-126). In November 2021, Riverlands of Rocklands Inc. applied to the City of Clarence-Rockland for draft plan approval and an Official Plan amendment for the master planned community which will consist of a mix of land uses to be developed on full municipal services. A brief description of the proposed subdivision is provided in **Section 1.3** of this Report.

Within the existing United Counties of Prescott and Russell Official Plan (1999), the subject lands are designated as Community Policy Area on Schedule A, which is a land use designation intended to accommodate settlement area growth. Further, within the United Counties recently adopted Official Plan (2022), the subject lands are designated as Urban Policy Area on Schedule A2. It is noted the United Counties new Official Plan (2022) requires approval from the Ministry at the time of writing this report.

The subject lands are designated within the Official Plan for the Urban Area for the City of Clarence-Rockland as Medium Density Residential – Exception 8 and Business Park – Exception 1 (**Appendix A**). These land use designations were recently approved by the United Counties of Prescott and Russell through Official Plan Amendment No. 19 (CROPA No. 19).

On Zoning Map C of the City of Clarence-Rockland Zoning By-law No. 2016-10, the subject lands are zoned Wetlands (WL), Village Residential First Density (RV1) and Village Residential First Density - Special Exception (RV1-20-h).

1.3 Clarence Crossing East – Draft Plan of Subdivision Application

As noted, Riverlands of Rockland Inc applied for draft plan of subdivision approval in November 2021 to develop approximately 57 ha of land with a mix of land uses including residential, local commercial, business park, local parks and open spaces. The proposed plan of subdivision is planned to comprise of a total of 766 residential dwelling units including four hundred three (403) single detached dwellings, twelve (12) semi-detached dwellings, two hundred thirty-one (231) street townhouse dwellings and one hundred twenty (120) multi-residential units to be developed on full municipal services, **Figure 2** (see **Appendix B**). On December 9, 2022 draft approval was received by the City for the proposed subdivision.

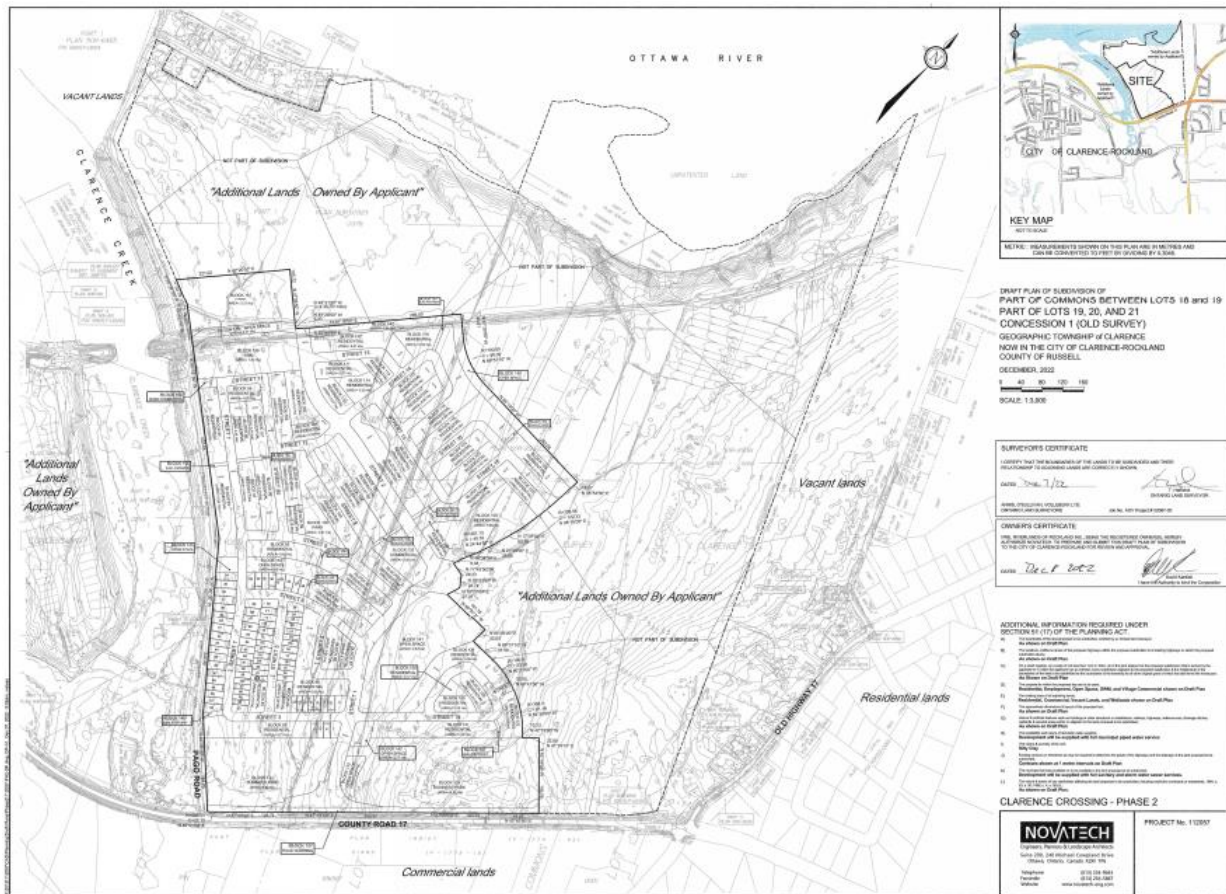


Figure 2: Draft Plan of Subdivision - (refer to Appendix B)

Residential dwelling types are proposed to consist of a mix of bungalow and two-storey dwellings, as determined by client interests. **Figures 3-5** provide an illustration of typical dwellings to be provided within the first phases of the subdivision, as proposed by eQ Homes.



Figure 3: Rendering of Proposed Single Dwellings by eQ Homes



Figure 4: Rendering of Proposed Bungalow Townhouse Dwellings by eQ Homes



Figure 5: Rendering of Proposed Two-Storey Townhouse Dwellings by eQ Homes

The proposed subdivision is designed to be consistent with the master plan concept prepared for the entire area known as Clarence Crossing East (Clarence Crossing East Master Plan) which includes areas for the protection of natural heritage features as well as providing an abundance of parkland and open space blocks (**Figure 6**).

The draft plan of subdivision also includes two blocks (Block 133 & Block 134) which comprise of approximately 7.57 ha of lands for economic development purposes. These lands are designated as Business Park – Exception 1, as approved through Official Plan amendment No. 19 (CROPA No. 19) . Furthermore, a 0.58 ha commercial block (Block 135) is proposed towards the centre of the draft plan of subdivision which is intended to serve as a local commercial core for the overall community.

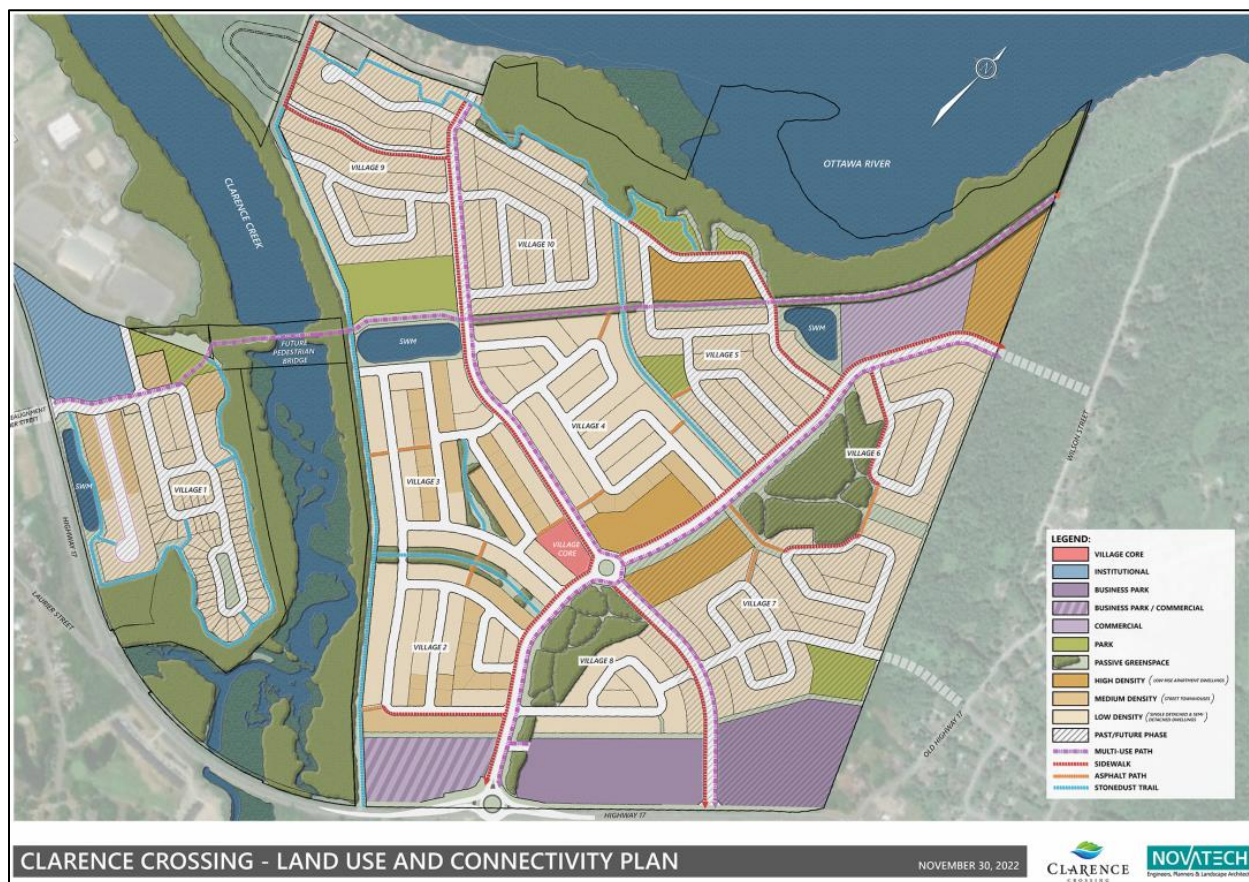


Figure 6: Clarence Crossing Land Use and Connectivity Plan (Clarence Crossing East Master Plan)

The Clarence Crossing East community is proposed to be developed in a series of “Villages” (phases), with each Village proposed to provide a range of dwelling unit types. As further described in **Section 2.0** of this Report, the zoning by-law amendment application proposes to only rezone lands within Villages 2, 3, and part of Village 4, local parks and open spaces, the local commercial core and the proposed business park lands along County Road 17. Conditions No. 11 & 12 of the draft approved subdivision (File No. D-12-126) require that the owner obtain a zoning by-law amendment to ensure the proposed subdivision respects the Zoning By-law and to permit development on the lands consistent with the Clarence Crossing East Master Plan, subdivision design and Official Plan designations.

1.4 Additional Supporting Reports

The Official Plan amendment and draft plan of subdivision applications were supported by a number of reports and studies to address servicing and transportation requirements as well as natural heritage or natural hazards constraints present on the site.

This report should be read in conjunction with the approved reports and plans prepared for the subdivision application. A summary of the supporting reports follows.

1.4.1 Conceptual Servicing and Stormwater Management Report

A Conceptual Servicing and Stormwater Management Report has been prepared by Novatech dated November 5, 2021 (revised June 30, 2022) based on the proposed development potential and layout. The report demonstrates that the development can be adequately serviced with storm and sanitary sewers and watermain. The report further demonstrates that there is residual capacity within wastewater and the municipal water system to allow the phased development of the Clarence Crossing East Lands. Staged upgrades to the wastewater collection system and Clarence Crossing Pumping Station will be required as the total 3,086 unit potential development advances for the overall Clarence Crossing East community. Further, the subdivision has been designed to include a 1.53 ha block for a stormwater management pond to accommodate stormwater for the proposed subdivision. Detailed designs will be provided to the City for approval to address draft plan conditions prior to registration of the proposed subdivision. Please see the full report for details.

1.4.2 Environmental Impact Study and Preliminary Fish Habitat Assessment

An Environmental Impact Statement (EIS) (dated March 24, 2022) and a Preliminary Fish Habitat Assessment (dated April 5, 2022) were prepared by GEMTEC to support the proposed plan of subdivision and Official Plan amendment applications. Through a desk top review and series of site visits, the natural heritage features and presence or absence of species at risks on the lands were reviewed and assessed. Within the subject lands a local wetland and existing watercourse were identified. The proposed draft plan and Clarence Crossing East Master Plan were designed to consider these natural heritage features through the design and layout of open space blocks and road alignments. The Rockland Marsh Provincially Significant Wetland (PSW) boundary was identified on-site and within the study area. It was identified through field investigations that the PSW boundary provided by the Ministry of Natural Resources and Forestry (MNRF) did not coincide with site conditions. A wetland boundary assessment was then submitted to the MNRF which is currently under review. The EIS provides a series of recommendations and best management practices within Section 7 of the report including recommended development setbacks and buffers which are implemented in the subdivision design. The EIS draws the following general conclusions:

- “No significant impacts to natural heritage features identified on-site, including, provincially significant wetlands, fish habitat, significant wildlife habitat or habitats of species at risk are anticipated as a result of future residential development.
- The proposed project complies with the natural heritage policies of the Provincial Policy Statement.”

The Clarence Crossing East Master Plan includes a pedestrian bridge crossing over Clarence Creek/Rockland Marsh to which the report notes that an addendum to the EIS will be required once development plans are underway for the bridge crossing to evaluate any potential impacts and mitigation measures. Further, Butternut Health Assessments (BHA) will need to be submitted to the Ministry of Environment, Conservation and Parks (MECP) in areas where development cannot avoid these trees. An updated EIS will be prepared to address field investigations completed in 2022 and will be submitted to the City to address conditions of draft approval for the proposed subdivision. Please see the full reports for details.

1.4.3 Traffic Impact Study

A Traffic Impact Study was prepared by Novatech, dated November 5, 2021 (revised June 29, 2022). The purpose of the study was to identify any operational concerns at the study area intersections and to review on-site design. It was found that an eastbound left turn lane, westbound right turn lane and southbound left turn lane are recommended at the County Road 17/Phase 2 Access. At 60% buildout of the Draft Plan, monitoring for a roundabout is recommended at the County Road 17/Phase 2 Access, monitoring for signals is recommended at the County Road 17/De La Berge Street intersection (assuming no realignment of Laurier Street), and signals are recommended at County Road 17/Laurier Street. At full build out of the Draft Plan, a roundabout is recommended at the County Road 17/Phase 2 Access. Signals are recommended at the Laurier Street/De La Berge Street/County Road 17 intersection whenever Laurier Street is realigned based on background traffic. Please see the full report for details

1.4.4 Phase 1 – Environmental Site Assessment

A Phase I - Environmental Site Assessment for the subject lands was prepared by Paterson Group dated April 17, 2020. The purpose of the assessment was to research past and current uses of the site (Villages 2-4 and the Commercial Block of the proposed subdivision) and surrounding lands to identify any environmental concerns with the potential to have impacted the subject lands. The report states, "No environmental concerns were identified with the current use of the subject property and neighbouring lands.". It is the opinion of the authors that a Phase II – Environmental Site Assessment is not required for the subject lands based on the findings of the Phase I ESA. Please see the full report for details.

1.4.5 Stage 1 and Stage 2 Archaeological Assessment

A Stage 1 Archaeological Assessment for the subject property was conducted by Paterson Group (dated January 2021) to assess the archaeological potential of the site (Villages 2-4 of the Clarence Crossing East Master Plan). Based on the results of the Stage 1 Assessment, a Stage 2 Archaeological Assessment is recommended. Please see the full report for details.

The Stage 2 Assessment was prepared by Matrix Heritage Inc. (dated October 27, 2021) which involved on site assessments and surveys to review the archaeological potential of the lands within the draft plan of subdivision lands. The Stage 2 Assessment "resulted in no indication of archaeological remains with cultural heritage value or interest within the proposed development area.". Based on the investigations completed, no further archaeological study is required for the lands noted in the Report. A Stage 2 Assessment will be required for remaining lands within the Clarence Crossing East Master Plan that were not included in this Report prior to any site alteration or registration of various phases of the proposed plan of subdivision. Please see full report for details.

1.4.6 Geotechnical and Hydrogeological Investigation

A Geotechnical and Hydrogeological Investigation was prepared by GEMTEC dated November 5, 2021 to support the plan of subdivision application. The purpose of the investigation was to identify the general subsurface conditions of the site and to provide engineering guidelines on the geotechnical design aspects of the proposed development. The investigation included obtaining information from a limited number of test holes to provide guidance on the engineering

design. The report also included a preliminary slope stability assessment to establish the “Erosion Hazard Limit” for the site adjacent to Clarence Creek and the Ottawa River. The results of this study will be reviewed and incorporated into the detailed design of the proposed subdivision. Please see the full report for details on the assessments completed.

2.0 ZONING BY-LAW AMENDMENT APPLICATION

2.1 Purpose and Effect of Zoning By-law Amendment

The subject lands are presently predominately zoned Village Residential First Density (RV1) with small portions of the property zoned Wetlands (WL) and Village Residential First Density - Special Exception (RV1-20-h) on Map C of the City of Clarence-Rockland Zoning By-law No. 2016-10 (**Figure 7**).

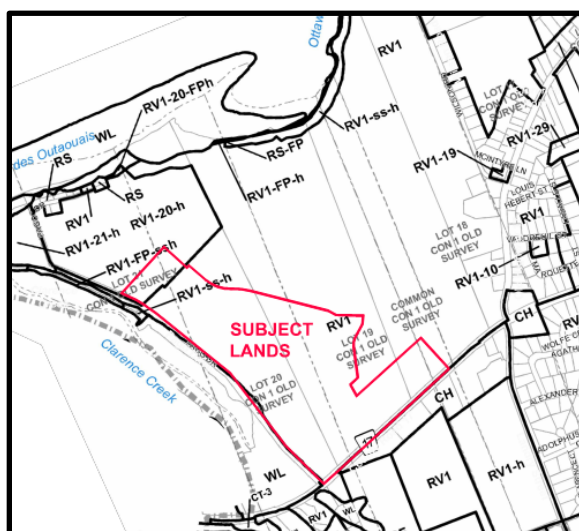


Figure 7: Excerpt of Map C – Zoning By-law 2016-10

The Zoning By-law amendment application proposes to rezone lands in accordance with the proposed land uses of the Clarence Crossing East Master Plan and related draft plan of subdivision. The lands proposed to be rezoned include lands east of Pago Drive and south of Street 2 while also including three open space blocks. As such, the amendment proposes to rezone lands from Village Residential First Density (RV1), Village Residential First Density - Special Exception (RV1-20-h) and Wetlands (WL) to the following zone categories, as identified on **Figure 8 (Appendix C)**:

- Urban Residential Third Density – Special Exception x (R3-x) Zone;
- General Industrial – Special Exception x (MG-x) Zone
- Local Commercial – Special Exception x (CL-x) Zone; and
- Conservation Zone (CON) Zone.

The effect of the proposed amendment is to establish appropriate zone categories and zone provisions that are consistent with the land uses and development form proposed within the Clarence Crossing East subdivision. The proposed zoning by-law amendment will also address conditions no. 11 and 12 of the draft approval received for the proposed subdivision. Details of

the proposed amendments and zone provisions are further provided in **Section 2.2** of this Report.

Lands which are not part of the initial phases of development are proposed to remain zoned either RV1 or RV1-20-h at this time. Subsequent amendments would be required to rezone these lands at the next development stage.

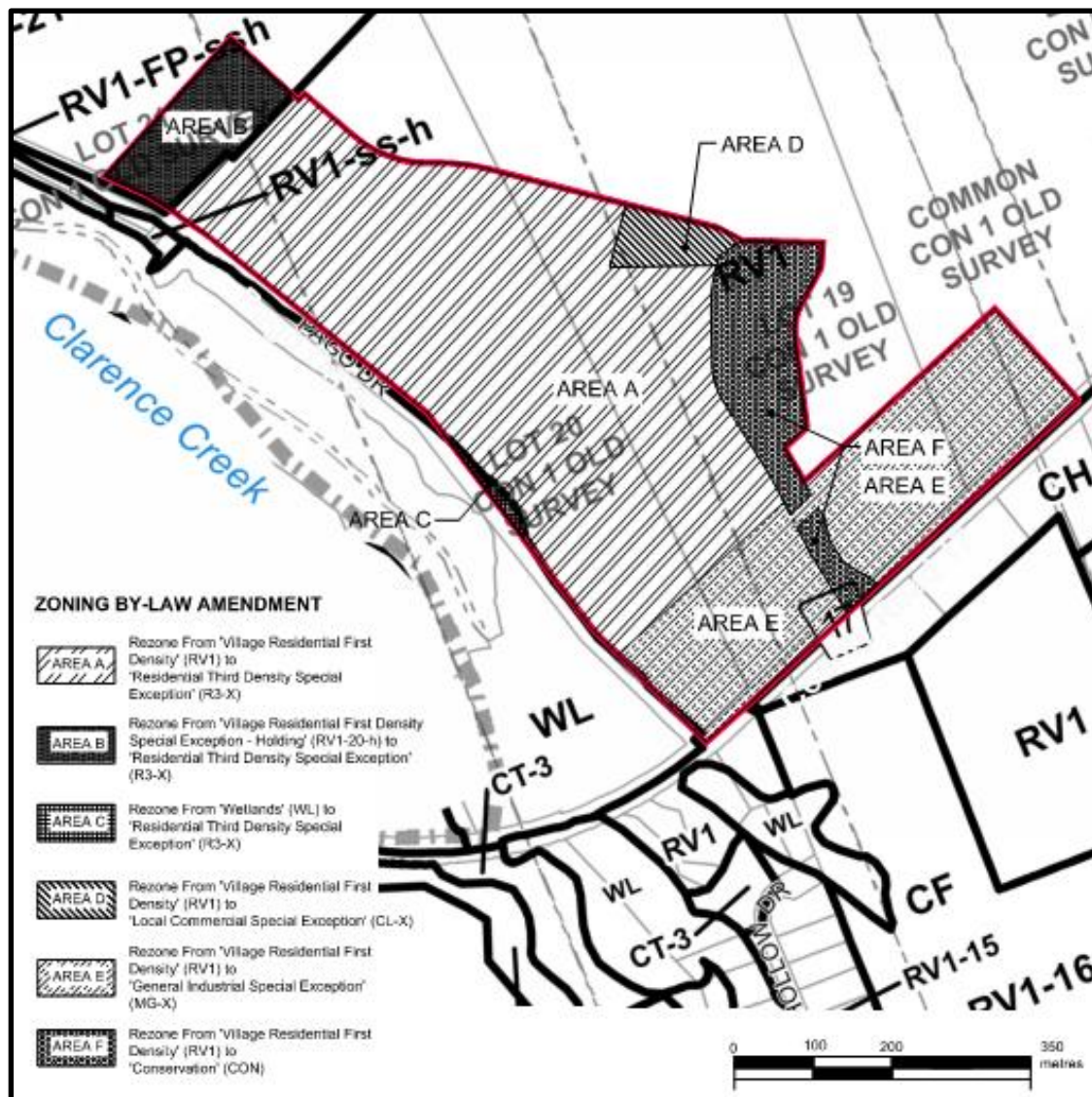


Figure 8: Proposed Zoning By-law Amendment Sketch

2.2 Proposed Zoning By-law Amendment Details

The amendment requests four different zone categories to accommodate the initial phases of development based on the planned land use. **Appendix D** includes a draft by-law for staff's consideration. Details of the proposed amendment follows:

Residential Land Uses

An **Urban Residential Third Density – Special Exception x (R3-x)** Zone is requested to be applied to lands which are to be developed for residential uses (single detached, semi-detached and townhouse dwellings) within the first few phases of the proposed subdivision. An R3 zone is proposed as the zone permits a variety of medium density residential uses including townhouse dwellings. An exception to the R3 zone is proposed to include single detached and semi-detached dwellings as additional permitted uses.

Special zone provisions are proposed to accommodate the dwelling types on the lands within the subdivision layout. These zone provisions include:

- a) appropriate lot line setbacks and development standards based on the dwelling typologies proposed within the subdivision lot fabric;
- b) accommodating off-street parking by reducing the minimum size of a parking space provided in an attached garage; and
- c) permitting a driveway width consistent with the width of an attached garage.

The proposed reduced parking space size requirement where a space is provided in an attached garage will ensure the minimum number of parking spaces (2 per dwelling type) can be provided for each dwelling type. This would allow parking to be provided in tandem with one parking space in the driveway and the other within an attached garage. The proposed parking standard is consistent with the minimum size required for an outdoor parking space.

The subdivision proposes varying dwelling types that could accommodate either a single or double car garage on the varying lot sizes. The requested exception would allow a driveway width that is consistent with the garage width being provided, provided the driveway does not extend further than the exterior wall of the associated attached garage.

An R3-x zone is proposed to be applied to lands for residential use, as opposed to separate zone categories for each individual dwelling type. This allows for greater flexibility as the subdivision and community are developed over time. It also allows for residential blocks to change from one dwelling type to another as market demands change without the need to apply for subsequent zoning amendments.

The R3-x zone is proposed to also apply to lands planned for future parks (Block 136-137), pathways (Blocks 146, 148-150, 154-156), certain open space blocks (Blocks 138, 144-145) as well as the stormwater management block (Block 139) as the R3 zone includes public parks, conservation use and a stormwater management facility as permitted uses (Section 6.4.1). The proposed R3 zone is consistent with the Medium Density Residential - Exception 8 designation that is applied to the subject lands.

There is a small area of the subject lands zoned Wetlands (WL) adjacent to Pago Drive which are proposed to be zoned Residential Third Density - Special Exception (R3-x). The proposed

residential zone is consistent with the approved Medium Density Residential – Exception 8 designation. It is noted in the Environmental Impact Statement prepared by GEMTEC that the wetland boundary is proposed to be revised to as the wetland boundary provided by the Ministry of Natural Resources and Forestry (MNRF) “did not coincide with the site conditions”. It is understood that a wetland boundary assessment has been provided to the MNRF for review and approval.

Following draft approval of the subdivision, Riverlands of Rockland plans to construct a temporary sales centre and several model homes to showcase the proposed dwellings for the Clarence Crossing East community. The sales centre and model homes will be constructed in accordance with Section 4.51.2 and Section 4.51.4 of the Zoning By-law.

For consideration, the proposed amendment would amend Zoning By-law 2016-10, by adding a new subsection to Section 6.4.3 (Special Exception Zones):

“Notwithstanding the provisions of this By-law to the contrary, the lands zoned R3-x shall be used in accordance with the following provision(s):

(1) Permitted Uses

- *All permitted uses of Section 6.3.1, in accordance with the Zone Requirements of Section 6.3.2*
- *All permitted uses of Section 6.4.1, in accordance with the Zone Requirements of Section 6.4.2*

(2) Zone Requirements

a) Detached Dwelling

<i>i. Lot Frontage (min.)</i>	<i>9 m</i>
<i>ii. Lot Area (min.)</i>	<i>270 m²</i>
<i>iii. Front Yard (min.)</i>	
- <i>Attached Private Garage</i>	<i>6 m</i>
- <i>Front Wall</i>	<i>3 m</i>
<i>iv. Exterior Yard (min.)</i>	<i>3 m</i>
<i>v. Interior Yard (min.)</i>	<i>1.8 m total, 0.6 m for one side yard</i>
<i>vi. Rear Yard (min.)</i>	<i>6 m</i>
<i>vii. Building Height (max.)</i>	<i>11.5 m</i>
<i>viii. Dwelling Unit Area (min.)</i>	<i>85 m²</i>

b) Semi-Detached Dwelling

<i>i. Lot Frontage (min.)</i>	<i>9 m (Per Unit)</i>
<i>ii. Lot Area (min.)</i>	<i>270 m² (Per Unit)</i>
<i>iii. Front Yard (min.)</i>	
- <i>Attached Private Garage</i>	<i>6 m</i>
- <i>Front Wall</i>	<i>3 m</i>
<i>iv. Exterior Yard (min.)</i>	<i>3 m</i>
<i>v. Interior Yard (min.)</i>	<i>1.2 m</i>
<i>vi. Rear Yard (min.)</i>	<i>6 m</i>
<i>vii. Building Height (max.)</i>	<i>11.5 m</i>

- | | | |
|-------|---------------------------|-------------------|
| viii. | Dwelling Unit Area (min.) | 70 m ² |
|-------|---------------------------|-------------------|
- c) Townhouse Dwelling
- | | | |
|-------|-----------------------------|-------------------------------|
| i. | Lot Frontage (min.) | 5.5 m (Per Unit) |
| ii. | Lot Area (min.) | 160 m ² (Per Unit) |
| iii. | Front Yard (min.) | |
| | i. Attached Private Garage | 6 m |
| | ii. Front Wall | 3 m |
| iv. | Exterior Yard (min.) | 3 m |
| v. | Interior Yard (min.) | 1.2 m |
| vi. | Rear Yard (min.) | 6 m |
| vii. | Building Height (max.) | 12 m |
| viii. | Landscaping Coverage (min.) | 30% |
- d) Additional Provisions
- i. Minimum dimensions of a parking space where one is provided in a private attached garage: 5.6 m x 2.7 m
 - ii. A driveway shall not extend further than the exterior wall of an attached garage."

Business Park Land Uses

A **General Industrial – Special Exception x (MG-x) Zone** is requested to be applied to lands (Block 133-134) which are to be developed for employment uses consistent with the Business Park – Exception 1 designation. A special exception zone is proposed to add all commercial uses of the Highway Commercial (CH) and Commercial Industrial (CI) zones as additional permitted uses. The special exception zone also proposes to prohibit certain industrial uses which could be considered incompatible given the business park lands are adjacent to future residential uses. While no development is proposed at this time for the business park lands, the amendment would establish permitted uses and zone provisions for prospective projects to consider in developing plans.

For consideration, the proposed amendment would amend Zoning By-law 2016-10, by adding a new subsection to Section 10.1.3 (Special Exception Zones):

"Notwithstanding the provisions of this By-law to the contrary, the lands zoned MG-x shall be used in accordance with the following provision(s):

(1) Permitted Uses

- All permitted uses of Section 7.3.1
- All permitted uses of Section 7.5.1
- All permitted uses of Section 10.1.1

(2) Prohibited Uses

- Bottling and food packaging plant
- Processing plant
- Compressed gas sales and service
- Dry cleaning plant

- Fuel storage establishment
- Recycling depot
- Public garage
- Public works yard
- Snow disposal facility
- Transportation depot

(3) Zone Requirements

- All permitted uses shall be in accordance with the Zone Requirements of Section 10.1.2”

Local Wetlands

The Clarence Crossing East Master Plan and subdivision were designed considering existing natural heritage features on the subject lands. Blocks 141-143 of the draft plan, which identify local wetlands, are proposed to be rezoned to a **Conservation (CON) zone**. The CON zone includes conservation use and a public park as permitted open space uses. The intent of applying the CON zone is to implement the findings of the Environmental Impact Statement (EIS) prepared for the proposed subdivision, to protect the natural heritage features as well as to meet the intent of Official Plan policies. The proposed Conservation (CON) zone will also address conditions no. 12 of the draft approved subdivision. No special zone exceptions are proposed for the Conservation (CON) zone or adjacent lands.

Local Commercial Land Uses

Towards the centre of the proposed Clarence Crossing East Master Plan and subdivision is a proposed 0.58 ha commercial block (Block 135). The Clarence Crossing East Master Plan envisions a village core block towards the centre of the new community to accommodate local commercial uses. The zoning amendment proposes to rezone this block to a **Local Commercial – Special Exception (CL-x) zone** to accommodate a variety of local commercial uses. A special exception zone is proposed to permit dwelling units within the upper-storeys of a non-residential use building. This provision will allow for additional dwelling units to be considered in future designs with the intent of creating a vibrant, mixed-use local commercial core and to increase housing options for the community.

For consideration, the proposed amendment would amend Zoning By-law 2016-10, by adding a new subsection to Section 7.2.3 (Special Exception Zones):

“Notwithstanding the provisions of this By-law to the contrary, the lands zoned CL-x shall be used in accordance with the following provision(s):

(1) Additional Permitted Uses

- Dwelling Unit(s) in upper storey(s) of a non-residential building

(2) Zone Requirements

- Building Height (max.) 12 m”

2.3 Proposed Public Consultation Strategy

In accordance with O. Reg. 545/06, Schedule 1 of the *Planning Act*, proponents are to provide a proposed strategy for consulting with the public with respect to zoning amendment applications. Regional Group of Companies, filing the proposed zoning by-law amendment on behalf of Riverlands of Rockland Inc., proposes to obtain public feedback on the proposed zoning amendment through the City's standard consultation practices including notice of application and attendance at the required public meeting.

3.0 PLANNING POLICY ANALYSIS

The proposed Zoning By-law amendment application has been reviewed against the 2020 Provincial Policy Statement for consistency with provincial interests and has also been reviewed against the United Counties of Prescott Russell Official Plans and the City of Clarence Rockland Official Plan for conformity to policies of these Plans.

3.1 Provincial Policy Statement 2020

The *Provincial Policy Statement (PPS) 2020* provides policy direction on land use planning and development matters of provincial interest by setting the policy foundation for regulating the development and use of land as set out in *Section 2* of the *Planning Act*. The decisions that affect all planning matters "*shall be consistent with*" relevant policy statements under the authority of *Section 3* of the *Planning Act*. The following is an overview of the applicable *PPS* policies.

Building Strong Healthy Communities

Section 1.1 of the *PPS* speaks to managing and directing land use to achieve efficient and resilient development and land use patterns.

Section 1.1.1 states that "*healthy, liveable, and safe communities are sustained by*":

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- f) *improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*

- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
- h) promoting development and land use patterns that conserve biodiversity; and*
- i) preparing for the regional and local impacts of a changing climate.*
- **The proposed mix of land uses will promote an efficient land use pattern and community with development on full municipal services within the City's Urban Area.**
- **The residential zoning proposed will contribute to providing a range of housing typologies in the proposed Clarence Crossing East community. The proposed residential development will be supported by a variety of planned amenities such as parks and open spaces and local commercial uses.**
- **The proposed zoning will assist in facilitating future employment uses and opportunities to support the development of the business park and local commercial lands in support of a complete community.**
- **The proposed zoning for the local wetland assists in promoting development and land use patterns that conserves biodiversity.**

Section 1.1.3 speaks to settlement areas which are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities.

Section 1.1.3.1 requires that settlement areas shall be the focus of growth and development.

Section 1.1.3.2 notes that land use patterns within *settlement areas* shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) prepare for the impacts of a changing climate;*
- e) support active transportation;*
- f) are transit-supportive, where transit is planned, exists or may be developed; and*
- g) are freight-supportive.*

Section 1.1.3.6 states that new development taking place in *designated growth areas* should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities*.

- **The subject lands are located within a designated settlement area as indicated in the United Counties of Prescott and Russell Official Plan and the City of Clarence of Clarence Rockland Official Plan.**
- **The subject lands will be serviced by full municipal services including water, stormwater, and sanitary services as well as a planned road network and active/passive transportation pathway connections.**

Section 1.3.1 states that planning authorities shall promote economic development and competitiveness by:

- a) *providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) *facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d) *encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and*
- e) *ensuring the necessary infrastructure is provided to support current and projected needs.*

Further, Section 1.3.2.1 states that planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.

- **The Clarence Crossing East Master Plan includes a total of approximately 12.15 ha of lands for business park and highway commercial uses, with approximately 7.57 ha of these lands within the proposed subdivision. The zoning amendment will establish zone provisions and permitted uses on the designated business park lands to accommodate future economic development opportunities and a mixed-use community within the first phases of development.**

Section 1.4.3 states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents. This can be achieved by permitting and facilitating all housing options, directing the development of new housing towards locations where appropriate levels of infrastructure and public services and promoting densities for new housing which efficiently uses land, resources and infrastructure.

- **The Clarence Crossing East Master Plan and proposed residential subdivision offer a range of lot sizes and housing options including single detached, semi-detached, townhouse dwellings and multi-residential units. The proposed residential zoning will permit these uses on the subject lands.**

Section 1.5.1 states healthy, active communities should be promoted by:

- a) *planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) *planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*
- c) *providing opportunities for public access to shorelines; and*

- d) *recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*
- **The Clarence Crossing East Master Plan and proposed plan of subdivision includes a mix of open spaces, parks and pathway connections to establish the Clarence Crossing East subdivision as an active, walkable community.**

Section 1.6.6 addresses sewage, water, and stormwater services.

Policy 1.6.6.2 notes that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

- **The subject lands will be serviced by full municipal services including water, stormwater, and sanitary services as further described in the Conceptual Servicing and Stormwater Management Report, prepared by Novatech (revised June 30, 2022). A brief description of this report is provided in Section 1.4.1 of this Report.**

Wise Use and Management of Resources

Section 2.0 of the PPS speaks to conserving biodiversity and protecting the health of Great Lakes, natural heritage, water, agriculture, mineral aggregate, petroleum, cultural heritage and archaeological resources for the long-term prosperity, environmental health, and social well-being of Ontario.

Section 2.1.1 requires that natural features and areas shall be protected for the long term.

Section 2.1.2 notes that the diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas, surface water features and ground water features*.

Section 2.1.7 states that site alteration shall not be permitted in the habitat of endangered and threatened species, except in accordance with provincial and federal requirements.

- **The proposed subdivision has been designed to respect the natural and environmental features to ensure their long-term protection and prosperity.**
- **An Environmental Impact Statement was prepared by GEMTEC (dated March 24, 2022) to support the subdivision application and a brief summary of the EIS is provided in Section 1.4.2 of this Report.**
- **The proposed zoning for the identified local wetlands and associated open space blocks on the property will ensure development is restricted to protect and conserve natural heritage features on the subject lands. The proposed Conservation Zone boundary is consistent to the open space blocks identifying the local wetland.**

Protecting Public Health and Safety

Section 3.0 considers the Province's long-term prosperity, environmental health and social wellbeing which are dependent on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health, safety, property damage and not create new or aggravate existing hazards.

- **A Geotechnical and Hydrogeological Investigation, dated November 5, 2021 was prepared by GEMTEC to support the plan of subdivision application.**
- **A Phase I Environmental Site Assessment was prepared by Paterson Group, dated April 17, 2020 to support the plan of subdivision application. Based on the results of this Assessment, a Phase II Environmental Site Assessment was not required for the subject lands.**
- **A summary of the above noted reports is provided in Section 1.4 of this Report.**

Based on the foregoing, the proposed Zoning By-law amendment is considered to be consistent with relevant policies of the 2020 Provincial Policy Statement.

3.2 United Counties of Prescott and Russell Official Plan

The United Counties of Prescott and Russell's new *Official Plan* was adopted by County Council on September 28, 2022. It is noted that at the time this report was prepared, the new *Official Plan* has not yet received approval from the Province of Ontario's Ministry of Municipal Affairs and Housing. Accordingly, this report will address both the existing Official Plan which was first approved by the Ministry of Municipal Affairs and Housing on December 7, 1999 and subsequently updated with approval by the Ministry on March 1, 2016 and the new Official Plan (2022).

3.2.1 Existing Official Plan (1999)

The subject lands are designated on Schedule A of the United Counties of Prescott Russell Official Plan (1999) as *Community Policy Area* as shown on **Figure 10**. Lands designated as Community Policy Area are either partially serviced or are un-serviced areas identified to accommodate future growth demands. Policies of the Community Policy Area are intended to create a planning framework which will encourage, and support diversified, mixed use communities (Section 3.2.1).

At the time of that the initial Official Plan amendment application (CROPA No. 19) was submitted to the City, it was understood the lands would be added to the Urban Policy Area within the Counties Official Plan. As further described in **Section 3.2.2** of this Report, the subject lands are designated as Urban Policy Area within the new Official Plan (2022) for the United Counties. As the subject lands are to be developed on full municipal services, a review of applicable policies for development in the Urban Policy Area is provided with respect to the United Counties existing Official Plan.

The Urban Policy Area is intended to absorb a significant part of future growth in the United Counties and is intended to be developed on the basis of full municipal water and sewer

systems (Section 2.2.1). Further, the Urban Policy Area permits a variety of uses including residential, commercial and industrial development (Section 2.2.8.3, 2.2.6.1 & 2.2.9.4).

With regards to servicing, the Counties Plan states that development shall generally be directed to communities which can reasonably provide or extend full water and waste water services (Section 3.4.1.2).

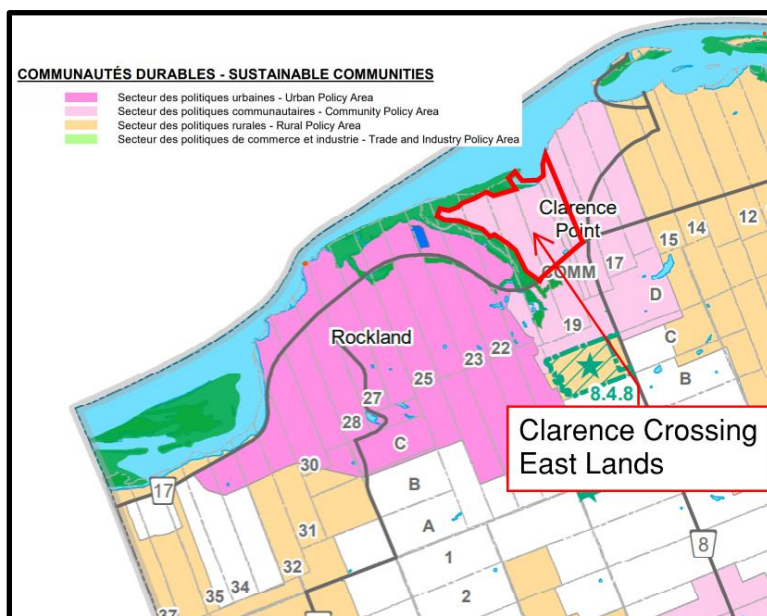


Figure 9: Clarence Crossing East Lands, Excerpt from Schedule A of Existing United Counties Official Plan

Section 2.2.6.2. states, residential areas shall be defined through the local municipal zoning by-law. Local Councils shall zone land for specific types of residential uses and shall ensure that permitted non-residential uses are appropriately zoned. Where a secondary plan or local Official Plan applies, areas designated for residential development shall be identified on the required map schedule. Local zoning by-laws shall establish residential zones within the Urban Policy Area which shall provide for the following uses:

- a) Low density residential uses;
- b) Home based businesses subject to Section 7.5.5;
- c) Medium density residential uses;
- d) High density residential uses;
- e) Rooming and boarding houses.

Section 2.2.6.4 states, in order to meet the varied housing requirements of Prescott and Russell residents and to provide for orderly residential development, it is the policy of this Plan that, subject to the availability of water and waste water services, zoning regulations be designed to provide for a mix of 70% low density residential development, 20% medium density residential development and 10% high density residential development in the Urban Policy Area.

- **The subject lands are proposed to be developed on full municipal services.**

- **The proposed zoning amendment will zone each land use (residential, commercial, industrial, and natural heritage features) to accommodate the planned development to implement the proposed mix of land uses in the Clarence Crossing East community.**
- **The proposed subdivision has been designed to meet the intent of the Counties' Official Plan with respect to providing a mix of low, medium and high-density residential development.**

Section 2.2.9.4 states, local municipalities shall permit a variety of industrial uses in the Urban Policy Area designation and shall define and regulate such development through the use of local zoning by-laws and site plan control. The following industrial uses shall generally be permitted in the Urban Policy Area designation:

- a) manufacturing and processing
- b) warehousing and wholesaling of bulk products
- c) transportation depots
- d) heavy equipment sales and service
- e) business or industrial parks
- f) other appropriate or compatible industrial uses
- g) related and or accessory commercial uses.

Further, Section 2.2.9.5 states, notwithstanding the above list of permitted uses, local Councils may exclude some industrial uses from the permitted use section of the zoning by-law which implements the Urban Area policies where the location or scale of such uses can reasonably be considered to present environmental problems or where the presence of industrial uses is incompatible with the community.

- **The zoning by-law amendment proposes an appropriate variety of industrial and commercial uses within the business park blocks. The amendment seeks to prohibit certain land uses to provide compatibility between the residential and employment or industrial land uses.**
- **It is noted that the proposed concept plan for the Clarence Crossing east subdivision includes a 10m vegetative buffer to provide added separation between the land uses.**

The Counties' Plan also provides policy to protect natural heritage features and the environment from potential negative impacts from development (Section 5). An Environmental Impact Study (EIS) has been prepared to support the proposed development and the subdivision has been designed considering the natural heritage features on the subject property.

- **The proposed zoning amendment proposes to implement a Conservation (CON) Zone for the open space blocks with identified local heritage features. The proposed zoning conforms to policies of the Counties' Plan and the conditions of draft approval.**

3.2.2 New Official Plan (2022)

The subject lands are located within a Settlement Area Boundary as noted on Schedule A1 and are designated on Schedule A2 of the United Counties of Prescott Russell Official Plan (2022)

as *Urban Policy Area* as shown on **Figure 11**. The Counties Official Plan 2022 includes new growth population and employment growth projections and is intended to guide development until the year 2046. The Counties Plan 2022 establishes a growth target of 85/15 ratio of development to occur within urban settlement areas and notes it is an objective to guide 85% of housing unit growth to the Urban Policy Area in an effort to direct mainly Ottawa-based suburban housing development to existing settlement areas (Section 2.1.2).

- **The proposed zoning amendment will establish appropriate zone provisions to accommodate residential growth and new housing within the Urban Policy Area. The development of the lands will contribute to meeting the Counties target for new growth to occur in an area identified to accommodate growth.**

The Urban Policy Area is intended to absorb a significant amount of future growth within the Counties. Development within the Urban Policy Area is to occur on full municipal services (Section 2.3.1 & 2.3.2).

Section 2.3.3 of the Official Plan 2022 provides Residential Policies to development in the Urban Policy Area. Similar to the existing Official Plan, the new Official Plan 2022 notes that residential areas shall be defined through local municipal zoning by-laws and by-laws should be prepared to permit a variety of low, medium and high-density residential uses and parks (Section 2.3.3 2)). Further, the new Official Plan 2022 notes, local commercial uses may be permitted in residential areas provided that such uses are located on a collector road and are appropriately zoned (Section 2.3.3 3)).

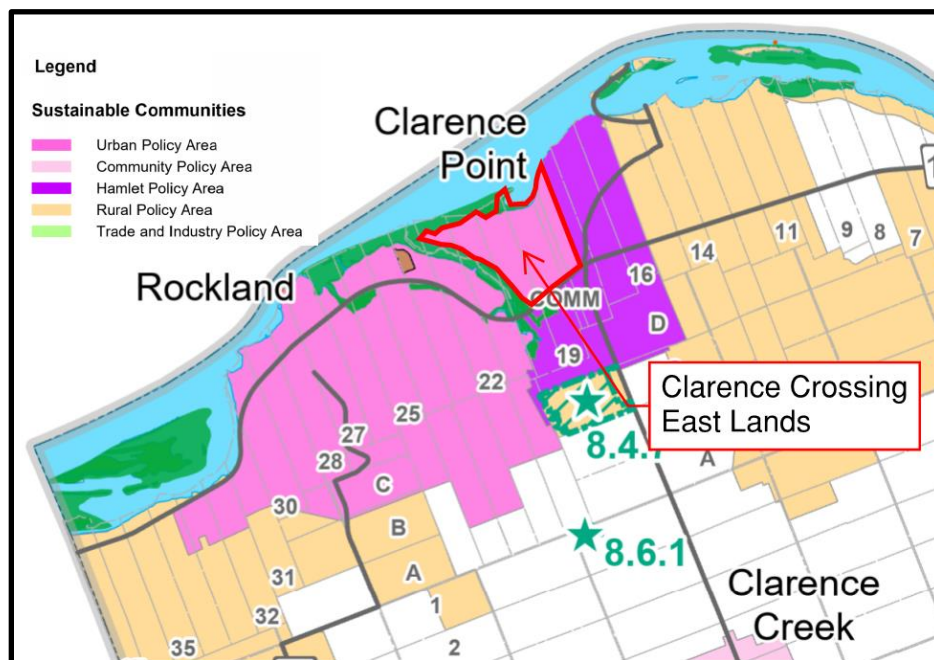


Figure 10: Clarence Crossing East Lands, Excerpt from Schedule A2 of Adopted United Counties Official Plan

Section 2.3.3 4) states, in order to meet the varied housing requirements of the Counties' residents and to provide for orderly residential development, it is the policy of this Plan 2022 that, subject to the availability of water and waste water services, zoning regulations be

designed to provide for a mix of 70% low-density residential development, 20% medium density residential development and 10% high density residential development in the Urban Policy Area.

- The subject lands are proposed to be developed on full municipal services.
- The proposed zoning amendment will zone each land use (residential, commercial, industrial, and natural heritage features) to accommodate the planned development to implement the proposed mix of land uses in the Clarence Crossing East community.
- The proposed residential zone will permit a variety of residential dwelling types - a mix of low, medium and high density residential development.
- The local commercial core proposed will provide for a mix of commercial uses that will benefit the surrounding community.

Based on the foregoing, the proposed Zoning By-law amendment is considered to be consistent with the Provincial Policy Statement and conforms with relevant policies of the existing and new United Counties of Prescott Russell Official Plan(s).

3.3 City of Clarence-Rockland Official Plan

The United Counties recently approved Official Plan Amendment No. 19. (CROPA No. 19), which added the subject lands to the Urban Area for the City of Clarence-Rockland. The intent of CROPA No. 19 is to allow the lands to be developed on full municipal services. The subject lands are designated as **Medium Density Residential – Exception 8** and **Business Park – Exception 1**. The two land use designations have corresponding special policies to guide the overall community development and to ensure development is consistent with the Clarence Crossing East Master Plan.

Section 5.6.3.9 of the Official Plan provides policies for the **Medium Density Residential - Exception 8** designation applicable to residential uses within the Clarence Crossing East lands. Below is a summary of the residential policies (Section 5.6.3.9) that apply and an explanation of how the proposed zoning amendment is consistent with the intent of the Official Plan is provided:

1. *The concept for this project is a planned community which will include a mix of dwelling types and a local commercial community core with shops and community facilities. Also included will be other possible institutional facilities, parks and recreation areas.*
 - The zoning by-law amendment proposes to establish zoning provisions to implement the land uses proposed within the first phases of the Clarence Crossing East community including a mix of dwelling types, local commercial and park uses.
2. *Permitted residential uses shall include single detached dwellings, semi-detached dwellings, townhouse dwellings, back-to-back townhomes and apartment dwellings no more than 6 storeys in height.*
 - A Residential Third Density Special Exception zone (R3-X) is proposed to apply to a portion of the lands designated as Medium Density Residential. The

R3-X zone would permit single detached, semi-detached and townhouse dwellings consistent with the mix of residential uses permitted in the Official Plan.

3. *The overall development of the subject lands shall strive to achieve the following housing mix target of 10% high density development, 20% medium density, and not more than 70% low density. For the purposes of density, the development of the subject lands will strive to exceed a net density of 30 units per ha overall.*
 - **The overall Clarence Crossing East Master Plan is to be developed in a manner which meets the minimum density targets of the Official Plan.**
 - **The proposed subdivision provides approximately 30% of the total units as medium density and approximately 15% as high density which exceeds the minimum requirements of the Official Plan.**
 - **The first phases of development (Village 2 & 3) include a mix of low and medium density residential uses.**
 - **A high-density residential block is proposed within the draft plan of subdivision and a site-specific zoning by-law amendment for this block will be applied for once development plans are finalized.**
 - **The required mix of residential densities and dwelling types will be provided.**
4. *The amount and location of different residential dwelling types, as well as zone requirements, such as lot area, lot frontage, yards and building spacing, shall be set out in the implementing Zoning By-law.*
 - **The requested Residential Third Density Special Exception zone (R3-X) proposes to establish zone provisions consistent with this Official Plan policy. The proposed R3-X zone establishes lot area, frontage and yard requirements to accommodate the dwelling types and lot fabric proposed within the draft plan of subdivision.**
5. *The non-residential uses of Section 5.6.2.1.2 shall be permitted.*
 - **Section 5.6.2.1.2 of the City's Official Plan provides a list of non-residential land uses that are permitted within the Low Density Residential designation. These land uses include small-scale commercial, park, school, place of worship and/or community facilities serving a local residential area.**
 - **Within the first phases of development two parkland blocks as well as various open space and pathway blocks are proposed to provide connectivity and amenity space for the proposed community. The proposed R3-x zone includes a public park and a stormwater management facility as permitted uses.**
 - **To provide community amenities and to design for a complete community, a 0.58 ha commercial block is included within the draft plan of subdivision lands. The intent of the commercial block is to provide a local commercial core that can support various uses and services that are required for and compatible with the surrounding residential community. The proposed zoning by-law amendment application proposes to rezone the commercial block to a Local Commercial (CL) Special Exception zone which permits a variety of small-scale commercial uses consistent with the Official Plan. The exception zone**

proposes to include dwelling units in the upper storeys of a non-residential building to provide flexibility in future designs and to provide the opportunity to accommodate additional housing options.

6. *The retention of natural heritage features and areas is an important key element in the design of this planned community. The protection of natural features identified through an Environmental Impact Statement shall be incorporated into the design in order to foster a relationship with nature where possible. Environmental protection areas will be established through application of a Conservation (CON) Zone for areas identified as environmentally significant through an Environmental Impact Study.*
 - **An Environment Impact Statement was prepared by GEMTEC to support the Official Plan amendment and subdivision applications as it is a requirement of Section 4.5 of the City's Official Plan to assess development and potential impacts to natural heritage features.**
 - **A Conservation (CON) zone is proposed to apply to three Open Space blocks within the draft subdivision that have been identified through the Environmental Impact Statement (EIS) as local wetlands. The Conservation Zone restricts development and includes conservation use and public parks as permitted uses.**
7. *All development shall take place on the basis of connection to the municipal water and sewage system.*
 - **The proposed subdivision has been designed to be developed on full municipal water and sewage services.**
 - **It is also a requirement of Section 4.20 of the City's Official Plan that development occur on full municipal services. A Conceptual Servicing and Stormwater Management Report prepared by Novatech was included in the Official Plan and subdivision application submission.**
8. *Phasing shall be implemented subject to a site staging program to be reviewed and approved by the Municipality at each phase of development as a condition of draft approval of a Plan of Subdivision.*
 - **The draft approved subdivision includes a condition that a phasing plan be provided to the satisfaction of the City for construction of subdivision works. The proposed zoning by-law amendment is intended to apply zone provisions to the first phases of residential development (Village 2 and 3) as well as zone lands for commercial and industrial uses within the proposed subdivision.**
9. *The development of the subject lands shall provide for affordable housing by enabling a full range of housing types and densities to meet projected demographic and market requirements of current and future residents.*
 - **The zoning amendment would permit a variety of housing types (single detached, semi-detached and townhouse dwellings) which will contribute to the supply of housing to meet current and future resident needs.**

Section 4.10 of the City's Plan provides policies and objectives regarding Housing. It is a policy to encourage a greater mix of housing types and forms suitable to meet the housing needs of current and future residents (Section 4.10.2.1).

- **The proposed zoning amendment will establish zone provisions to develop a mix of new housing including one-two storey single detached, semi-detached and townhouse dwellings within a planned community.**

CROPA No. 19 also established special policies for lands designated as **Business Park – Exception 1**. Section 5.3.3 of the Official Plan allows all permitted uses of the Business Park and Service Commercial designation.

- **The proposed General Industrial Special Exception (MG-X) zone proposes to permit uses of the standard General Industrial (MG) zone and all permitted uses of the Highway Commercial (CH) and Commercial Industrial (CI) zone. The proposed zoning will allow the lands to be developed for a mix of commercial and industrial uses to support economic and employment growth within the overall Clarence-Rockland community.**

Further, the City's Plan requires that all new development will have regard for cultural heritage and built heritage resources (Section 4.3). A Stage 1 and Stage 2 Archaeological assessments were prepared to assess the archaeological potential of the site at the time of the initial Official Plan amendment and subdivision application.

Based on the foregoing, the Zoning By-law amendment conforms to and meets the intent of the City of Clarence-Rockland Official Plan and Official Plan Amendment No. 19 (CROPA NO. 19).

4.0 CONCLUSION

It is our opinion that the proposed Zoning By-law amendment is consistent with the 2020 Provincial Policy Statement and conforms to both the existing and new Official Plan for the United Counties of Prescott and Russell and the City of Clarence Rockland Urban Area Official Plan including Official Plan amendment No. 19. The proposed Zoning By-law amendment is necessary to permit the identified land uses and to establish appropriate zone provisions that are consistent with the Clarence Crossing East Master Plan as indicated in the Official Plan special policies and the proposed subdivision.

It is our opinion the proposed Zoning By-law amendment is appropriate for the orderly development of this phase of the proposed Clarence Crossing East subdivision to accommodate future residential and employment growth within Clarence Rockland and represents good land use planning.

Prepared By:

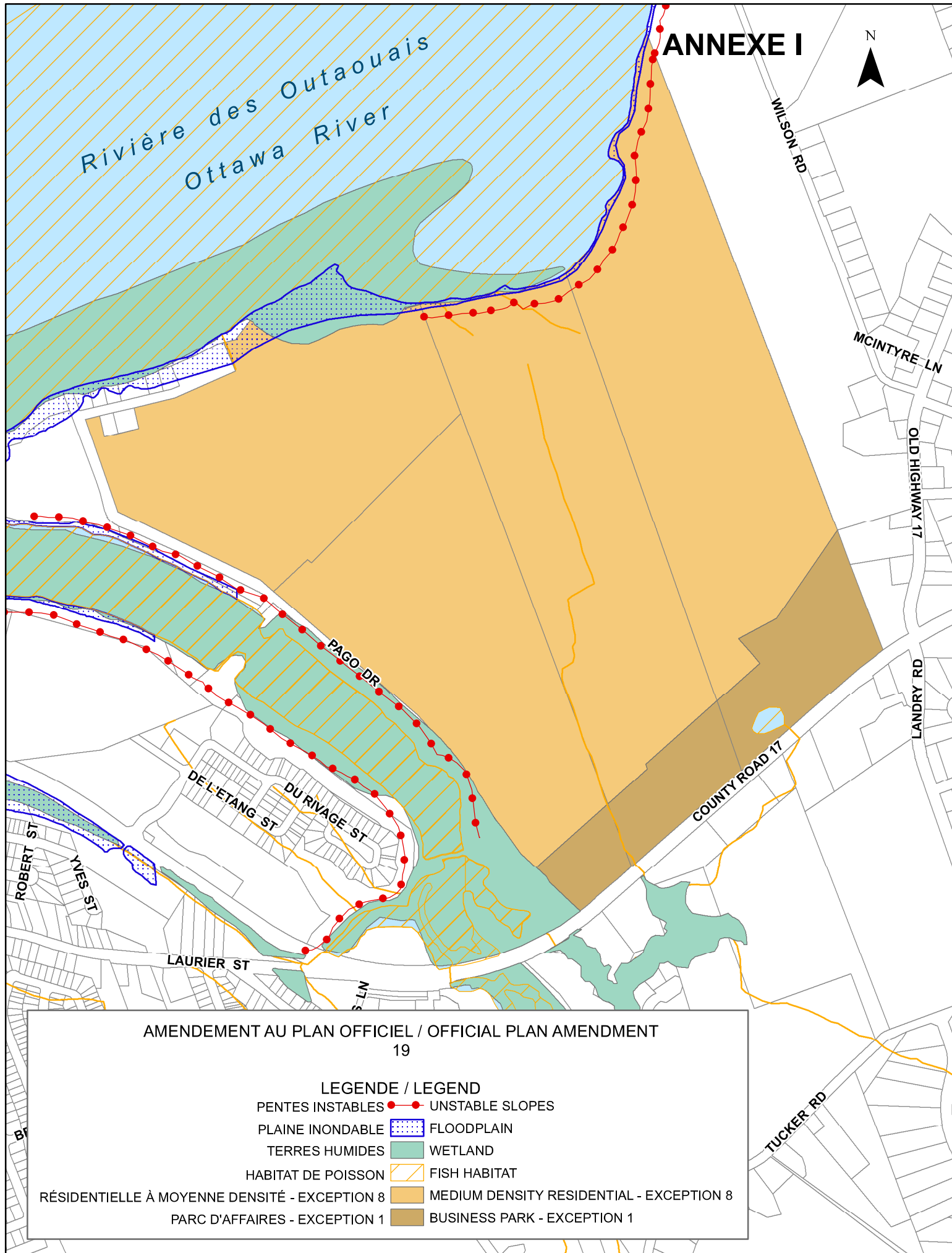
NOVATECH



**Jordan Jackson, RPP, MCIP
Project Planner**

Appendix A
Official Plan Amendment No. 19

ANNEXE I



AMENDEMENT AU PLAN OFFICIEL / OFFICIAL PLAN AMENDMENT

19

LEGENDE / LEGEND

PENTES INSTABLES ● UNSTABLE SLOPES

PLAINE INONDABLE ■ FLOODPLAIN

TERRES HUMIDES ■ WETLAND

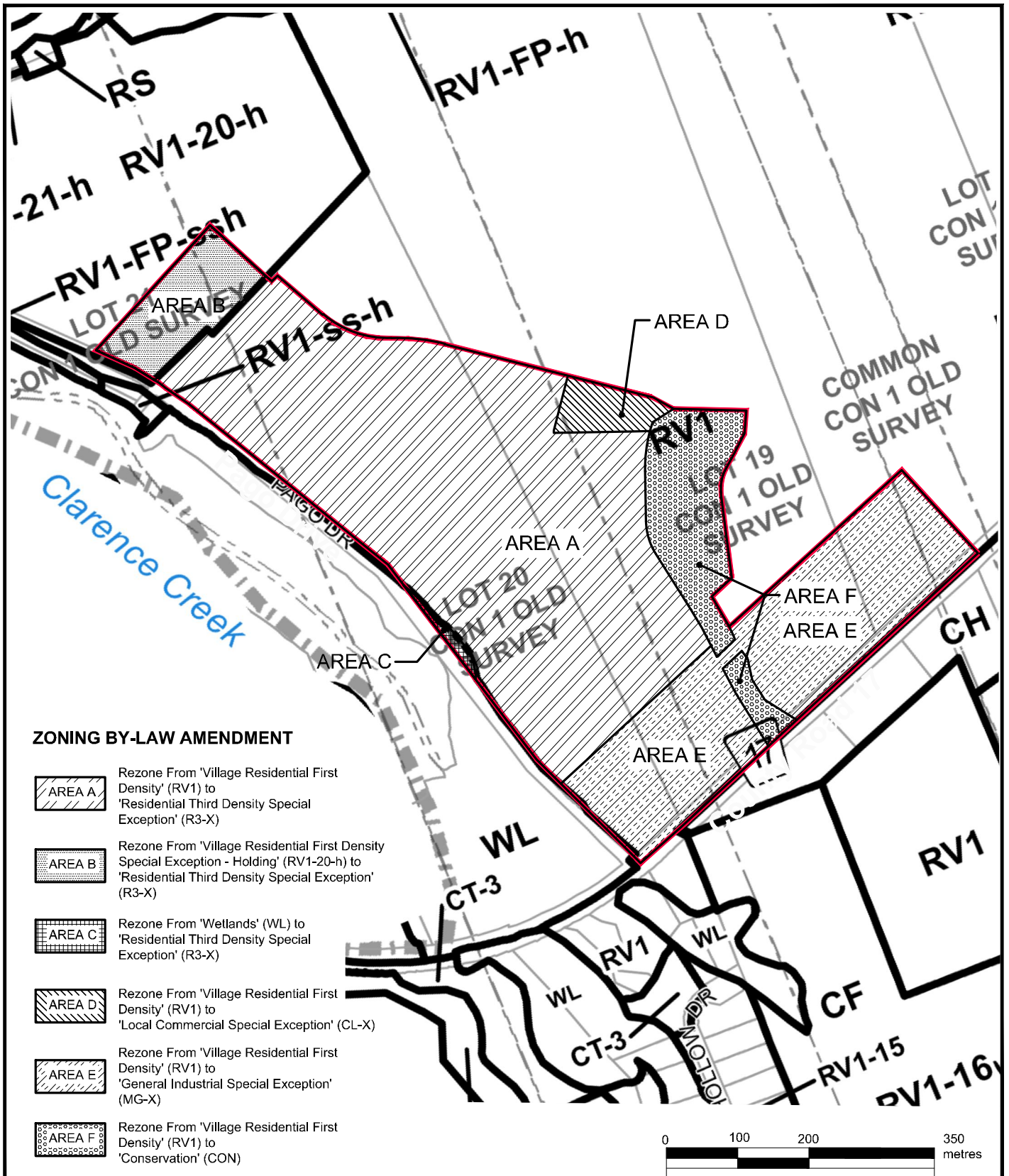
HABITAT DE POISSON ■ FISH HABITAT

RÉSIDENTIELLE À MOYENNE DENSITÉ - EXCEPTION 8 ■ MEDIUM DENSITY RESIDENTIAL - EXCEPTION 8

PARC D'AFFAIRES - EXCEPTION 1 ■ BUSINESS PARK - EXCEPTION 1

Appendix B
Clarence Crossing East – Draft Plan of Subdivision

Appendix C
Zoning By-law Amendment Sketch



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Facsimile (613) 254-5867
Website www.novatech-eng.com

ZONING BY-LAW AMENDMENT SKETCH CLARENCE CROSSING EAST

ECHELLE
N. T. S.
METRES



SCALE
N. T. S.
METRES

Appendix D
Draft By-law for Consideration

By-law 202X-XX

Being a By-law to amend Zoning By-law No. 2016-10, for Part of Lot 19, 20, 21 and Concession 1, known as the Clarence Crossing East Lands.

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 lands described as, Part of Lot 19, 20, and 21, Concession 1 (O.S.), part of Part 1 on plan 50R10323, part of Part 1 and Parts 2 and 9 on plan 50R2938, part of Part 1 on plan 50R2937, and part of Part 1 to 3 on plan 50R2936, identified on Schedule "A" attached to and forming part of this by-law shall be the lands affected by this by-law.
2. Map "C" of Zoning By-Law No. 2016-10 is hereby amended by changing the subject lands from "Village Residential First Density (RV1) Zone", "Village Residential First Density Special Exception - Holding (RV1-20-h) Zone", and "Wetlands (WL)" to "Urban Residential Third Density – Exception X (R3-X) Zone", "Conservation (CON) Zone", "Local Commercial – Special Exception X (CL-X)", and "General Industrial Special Exception X (MG-x)" as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.
3. Section 6.4.3 (X) is added and reads as follows:

"Notwithstanding the provisions of this By-law to the contrary, the lands zoned R3-x shall be used in accordance with the following provision(s):

(1) Permitted Uses

- All permitted uses of Section 6.3.1, in accordance with the Zone Requirements of Section 6.3.2
- All permitted uses of Section 6.4.1, in accordance with the Zone Requirements of Section 6.4.2

(2) Zone Requirements

a) Detached Dwelling

- | | | |
|------|---------------------------|--------------------|
| i. | Lot Frontage (min.) | 9 m |
| ii. | Lot Area (min.) | 270 m ² |
| iii. | Front Yard (min.) | |
| | - Attached Private Garage | 6 m |

-	Front Wall	3 m
iv.	Exterior Yard (min.)	3 m
v.	Interior Yard (min.)	1.8 m total, 0.6 m for one side yard
vi.	Rear Yard (min.)	6 m
vii.	Building Height (max.)	11.5 m
viii.	Dwelling Unit Area (min.)	85 m ²

b) Semi-Detached Dwelling

i.	Lot Frontage (min.)	9 m (Per Unit)
ii.	Lot Area (min.)	270 m ² (Per Unit)
iii.	Front Yard (min.)	
-	Attached Private Garage	6 m
-	Front Wall	3 m
iv.	Exterior Yard (min.)	3 m
v.	Interior Yard (min.)	1.2 m
vi.	Rear Yard (min.)	6 m
vii.	Building Height (max.)	11.5 m
viii.	Dwelling Unit Area (min.)	70 m ²

c) Townhouse Dwelling

i.	Lot Frontage (min.)	5.5 m (Per Unit)
ii.	Lot Area (min.)	160 m ² (Per Unit)
iii.	Front Yard (min.)	
i.	Attached Private Garage	6 m
ii.	Front Wall	3 m
iv.	Exterior Yard (min.)	3 m
v.	Interior Yard (min.)	1.2 m
vi.	Rear Yard (min.)	6 m
vii.	Building Height (max.)	12 m
viii.	Landscaping Coverage (min.)	30%

d) Additional Provisions

- i. Minimum dimensions of a parking space where one is provided in a private attached garage: 5.6 m x 2.7 m
- ii. A driveway shall not extend further than the exterior wall of an attached garage."

4. Section 10.1.4 (X) is added and reads as follows:

"Notwithstanding the provisions of this By-law to the contrary, the lands zoned MG-x shall be used in accordance with the following provision(s):

(1) Permitted Uses

- All permitted uses of Section 7.3.1
- All permitted uses of Section 7.5.1
- All permitted uses of Section 10.1.1

(2) Prohibited Uses

- Bottling and food packaging plant
- Processing plant
- Compressed gas sales and service
- Dry cleaning plant
- Fuel storage establishment
- Recycling depot
- Public garage
- Public works yard
- Snow disposal facility
- Transportation depot

(3) Zone Requirements

- All permitted uses shall be in accordance with the Zone Requirements of Section 10.1.2"

5. Section 7.2.3 (X) is added and reads as follows:

"Notwithstanding the provisions of this By-law to the contrary, the lands zoned CL-x shall be used in accordance with the following provision(s):

(1) Additional Permitted Uses

- Dwelling Unit(s) in upper storey(s) of a non-residential building

(2) Zone Requirements

- Building Height (max.) 12 m"

6. This By-law shall become effective on the date of passing hereof, subject to the approval of the Tribunal or following the last date for filing objections as the case may be.

7. Read, passed and adopted in open council this XX day of MONTH 202X.