

The Corporation of the City of Clarence-Rockland

By-law 2025-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 construction 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 27, Concession 1 (O.S.), Parts 1 to 5 of Plan 50R-4597 being 909 and 915 St-Jean Street 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 (R1) Zone" to "Urban Residential Third Density Zone – Exception 70 (R3-70)" and "Urban Residential Third Density Zone – Exception 71 (R3-71) as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.
3. Section 6.4.3 (rrr) of By-law 2016-10 is hereby added to read as follows:

(rrr) R3-70, Part of Lot 27, Concession 1 (O.S.), Part 1 to 5 of Plan 50R-4597, Civic numbers 909 and 915 St-Jean Street:

Notwithstanding the provisions of this By-law to the contrary, the following provisions apply to the lands subject to this Exception:

(a) Dwelling, Apartment Low Rise must comply to the following provisions:

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|-------|--|-----------------------|
| i) | Minimum Lot Area: | 140m ² /DU |
| ii) | Minimum Lot Frontage: | 20 m |
| iii) | Minimum Front Yard: | 3.5 m |
| iv) | Minimum Interior Side Yard: | 4.5 m |
| v) | Minimum separation distance between residential buildings: | 2.4 m |
| vi) | Minimum Rear Yard: | 3 m |
| vii) | Maximum Number of Storeys | 3 |
| viii) | Maximum Building Height: | 12 m |
| viv) | Minimum Landscaping Coverage | 30% |

(b) Dwelling, Apartment Mid-High Rise is not permitted.

4. Section 6.4.3 (sss) of By-law 2016-10 is hereby added to read as follows:
(sss) R3-71, Part of Lot 27, Concession 1 (O.S.), Part 5 of Plan 50R-4597, Civic number 915 St-Jean Street:
Notwithstanding the provisions of this By-law to the contrary, the following provisions apply to the lands subject to this Exception:
- (a) Dwelling, Townhouse must comply to the following provisions:
 - i) Minimum Lot Area: 185 m²/d.u.
 - ii) Minimum Lot Frontage: 5.5 m*
 - iii) Minimum Front Yard: 4 m
 - iv) Minimum Exterior Side Yard: 3 m
 - v) Minimum Interior Side Yard: 1.5 m
 - vi) Minimum Rear Yard: 7.5 m
 - vii) Maximum Number of Storeys: 3
 - viii) Maximum Building Height: 12 m

* plus side yard requirements where applicable.
 - (b) Dwelling, Apartment Mid-High Rise is not permitted.
5. 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.
6. Read, passed and adopted in open council this 14th day of May 2025.

Mario Zanth, Mayor

Monique Ouellet, Clerk

Explanatory Note

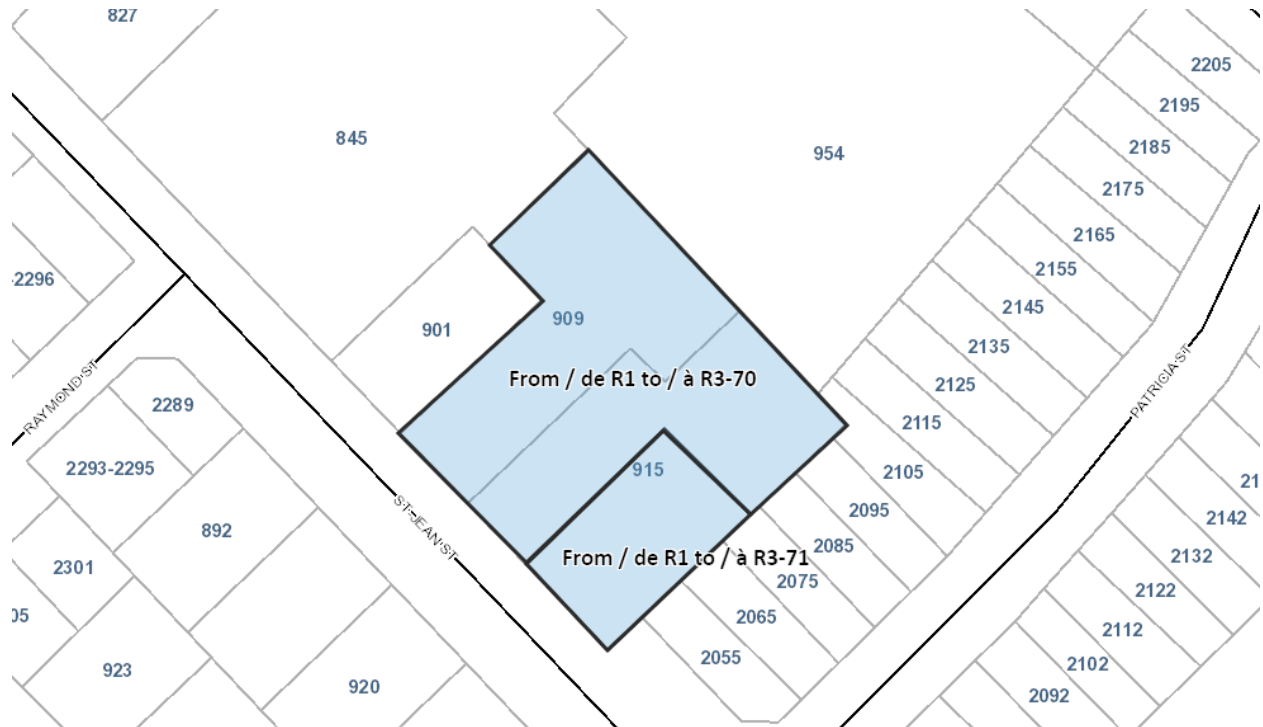
Purpose and Effects of this By-Law

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 27, Concession 1 (O.S.), Parts 1 to 5 of Plan 50R-4597 from "Urban Residential First Density (R1) Zone" to "Urban Residential Third Density Zone – Exception 70 (R3-70)" and "Urban Residential Third Density Zone – Exception 71 (R3-71)". The future development consists of an apartment building with 25 units destined for senior housing through the Rockland Housing Corporation and a 4 unit townhouse.

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 2025-XX

Certificate of Authentication



Not to scale

This is plan Schedule A to Zoning By-Law 2025-XX, passed the 14th day of May 2025.

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

Prepared by the City of Clarence-Rockland

1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk