

Corporation of the City of Clarence-Rockland

By-law 2023-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 property described as Part of Lot 6, Concession 5, being Part of Part 3 on Plan 50R-6346, civic address 1908 Labonte Street, Clarence-Creek, 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 Zone (RV1)" to "Village Residential First Density Zone – Temporary use 1 (RV1-T1)" as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.
3. Section 6.5.4 (Temporary Use Zones) is modified by adding the following exception:
 - (a) RV1-T1, Part of Lot 6, Concession 5, being Part of Part 3 on Plan 50R-6346, civic address 1908 Labonte Street, Clarence-Creek

Notwithstanding the provisions of this By-law to the contrary, the lands zoned RV1-T1 shall permit a dome supported by two maritime shipping containers of dimensions of 54 feet wide by 40 feet deep and with a height of 21 feet for the storage of roofing equipment and materials for a period of three (3) years following the date by-law 2023-XX comes into full force and effect.

4. 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.

Read, passed and adopted in open council this ____ day of December 2023.

Mario Zanth, Mayor

Monique Ouellet, Clerk

Explanatory Note

Purpose and Effects of this By-Law

The purpose of the by-law is to change the zoning category of the subject property described as Part of Lot 6, Concession 5, being Part of Part 3 on Plan 50R-6346, civic address 1908 Labonte Street, Clarence-Creek, from "Village Residential First Density Zone (RV1)" to "Village Residential First Density Zone – Temporary use 1 (RV1-T1)" in order to allow the construction of a dome supported by two containers of an area of 2160 ft² for the storage of materials and equipment for a roofing business.

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 2023-XX

Certificate of Authentication



Turquoise area: Zone change from RV1 to RV1-T1.

Not to scale

This is plan Schedule A to Zoning By-Law 2023-XX, passed the ____ day of December 2023.

Part of Lot 6, Concession 5, being Part of Part 3 on Plan 50R-6346, civic address 1908 Labonte Street, Clarence-Creek

Prepared by the City of Clarence-Rockland

1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk