# The 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 2927 Rollin Road, Part of Lot 24, Concession 1 Parts 2, 3, 4, 5 and 6 on the plan 50R-8918, Part 2 on plan 50R-7588 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 “A” of Zoning By-Law No. 2016-10 is hereby amended by changing the zoning category of the subject property from “Agriculture (AG) Zone” to “Agriculture-Exception 27 (AG-27) Zone” for the retained parcel of consent file D-10-22-41 as identified on Schedule “A” of the map attached hereto and fully integrated as part of this By-law.
3. Section 12.1.3 is amended by modifying subsection (aa) to read as follows:

“(aa) AG-27, Part of Lot 24, Concession 1 Parts 2, 3, 4, 5 and 6 on the plan 50R-8918, Part 2 on plan 50R-7588 (retained parcel of consent D-10-22-41).

Notwithstanding the provisions of this By-law to the contrary, the lands zoned AG-27 shall be used in accordance with the following provisions:

- Residential uses are prohibited

- Minimum lot area: 21 hectares

1. 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 filling objections as the case may be.
2. Read, passed and adopted in open council this XX day of July 2023.

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 change the zoning category of the subject property from “Agriculture (AG) Zone” to “Agriculture Special Exception 27 (AG-27) Zone” for the retained parcel of consent D-10-22-41 (the farmland) in order to prohibit residential uses and allow an agricultural lot size of 21 hectares in order to fulfill a requirement of severance file D-10-22-41.

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



Zone change from AG to AG-27

Not to scale

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

2927 Rollin Road, Part of Lot 24, Concession 1 Parts 2, 3, 4, 5 and 6 on the plan 50R-8918, Part 2 on plan 50R-7588

Prepared by the City of Clarence-Rockland

1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk