

The Corporation of the City of Clarence-Rockland

By-law 2024-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 29, Concession 1, former Township of Clarence, now in the City of Clarence-Rockland, 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 removing the floodplain (FP) overlay, removing the holding (h) symbol from the subject property and adjusting the zone limits to property survey, as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.
3. Section 7.1.3 (w) of the Special Exceptions is hereby amended by making the following modifications:
 - v) *Building height* (maximum): 56.25 m
 - The mechanical penthouse permitted projection be (maximum): 61m
 - vi) The mixed-use building must include a minimum of 600 m² of commercial use on the ground floor
 - vii) Front yard setback for underground parking garage portion of the building: 0 metre
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.
5. Read, passed and adopted in open council this ___ day of _____ 2024.

Mario Zanth, Mayor

Monique Ouellet, Clerk

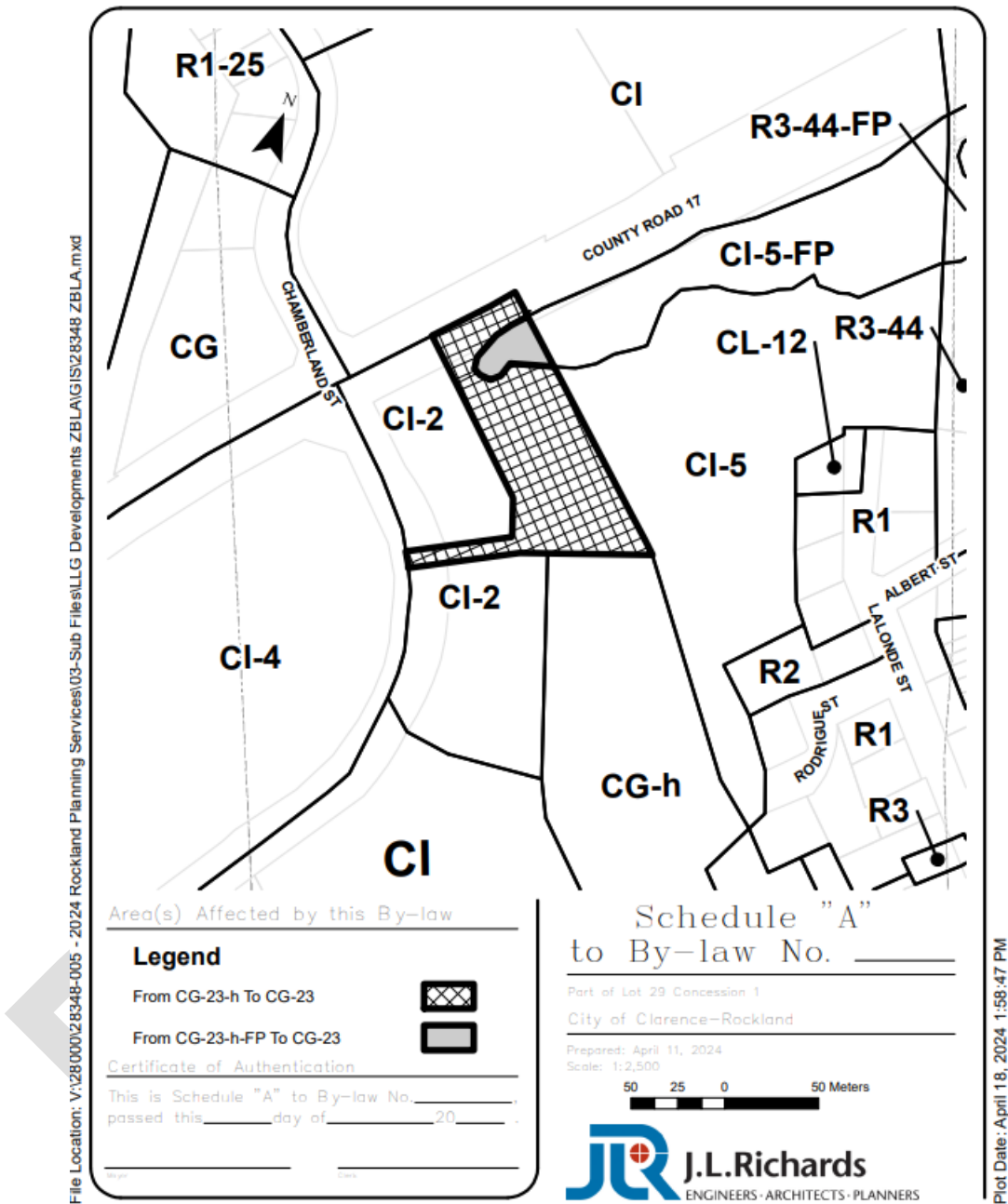
Explanatory Note

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 remove the flood plain overlay for a portion of this property, remove the holding provision, adjust the zoning limits based on the property survey, and revise the CG-23 zone to increase the maximum height of the building from 55.10 metres to 56.25 meters; to permit a portion of the mechanical penthouse to be used for indoor amenity area associated with the permitted rooftop patio, as a permitted projection, the total mechanical and amenity projection rises to 61 metres in height; to reduce the front yard setback for the underground parking garage portion of the building to 0 metre; to reduce the total commercial area requirement from 2,186 square metres to 600 square metres.

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 2024-XX
 Certificate of Authentication



This is plan Schedule A to Zoning By-Law 2024-XX, passed the ____ day of _____ 2024

Part of Lot 29, Concession 1, former Township of Clarence, now in the City of Clarence-Rockland.

Prepared by the City of Clarence-Rockland

1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk

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