

February 27, 2026

Ms. Marie-Eve Bélanger
Planning Manager
City of Clarence-Rockland
1560 rue Laurier
Rockland, ON K4K 1P7

**RE: Application for Official Plan Amendment
D09-118– Revision #1
SACA Lands, Clarence-Rockland**

Dear Ms. Bélanger,

Please find enclosed additional materials in response to the “Notice of Incomplete Application” issued on September 12, 2025, including:

1. TIA Addendum #1, prepared by Castleglenn Consultants, dated February 12, 2026;
2. Proposed Schedule A1, prepared by Fotenn Planning + Design, dated February 27, 2026;
3. Concept Plan, prepared by Fotenn Planning + Design, dated February 3, 2026;
4. Expansion Lands Secondary Plan – Redline Changes Version #1, prepared by Fotenn Planning + Design, dated February 27, 2026; and,
5. This letter, acting as a minor addendum and summary of changes to the Planning Rationale submitted by Fotenn Planning + Design (original report dated July 30, 2025)

Sincerely,



Jacob Bolduc, MCIP RPP
Associate Planner

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1.0 Summary of Changes

1.1 Notice of Incomplete Application

On September 12, 2025, the Planning Department of the City of Clarence-Rockland issued a Notice of Incomplete Application for the submission of materials in support of an Official Plan Amendment application submitted on July 30, 2025. The Notice states the application is deemed incomplete for the following reasons:

1. Missing \$5,000 deposit for peer review of studies;
2. OPA application is missing information on which schedule to the Official Plan is being amended;
3. Information on how this change will affect the secondary plans to the west of Caron Street is missing.

In addition to the comments note above, the Transportation Impact Assessment was separately reviewed and all comments are addressed in the TIA Addendum #1, prepared by Castleglenn Consultants, dated February 12, 2026.

On October 1, 2026, the SACA team held a meeting with Staff from the City of Clarence-Rockland to discuss the submission and proposed revisions, especially regarding updates to the transportation and land uses proposed for the non-SACA lands west of Caron Street.

1.2 Changes to Secondary Plan Schedules and Lands West of Caron Street

Please refer to the Expansion Land Secondary Plan - Redline Changes Version #1 document and the proposed Schedule A1, as submitted by Fotenn Planning + Design.

The intent of the OPA is to replace Schedule A1 of the Secondary Plan with this new version that is focused on the lands under SACA ownership. The original Schedule A1 of the Secondary Plan is not withdrawn but would become Schedule A2 (or numbered as appropriate).

The revised Schedule A1 provides the same general land use and transportation network direction as the original Schedule A1 but does not provide direction for lands outside of the SACA lands area. The proposed redline changes note that for any lands outside of the SACA Lands area identified on Schedule A1, development may generally proceed in accordance with the original Schedule A1 (now Schedule A2), without an amendment to the Expansion Lands Secondary Plan (ELSP). This allows developers outside of the SACA lands to proceed on the basis of the previously-approved Secondary Plan schedule, subject to updated technical studies for transportation, natural heritage, servicing, and other considerations.

The development of Schedule A1 is largely informed by changes to the proposed Concept Plan, incorporating both minor updates following the October 2025 meeting with Staff and changes from the TIA Addendum including:

1. Removal of all proposed public streets and alignments extending beyond the urban boundary;
2. Removal of all non-SACA lands from the proposed schedule;
3. David Street is proposed as a Collector Road through to the north turn to Tucker Road;
4. Clubhouse Drive is proposed as a Collector Road from David Street to Street A ("Bronze Ave");
5. As originally proposed, the EPA lands are removed in accordance with the conclusions of the Natural Heritage Study submitted with the OPA.

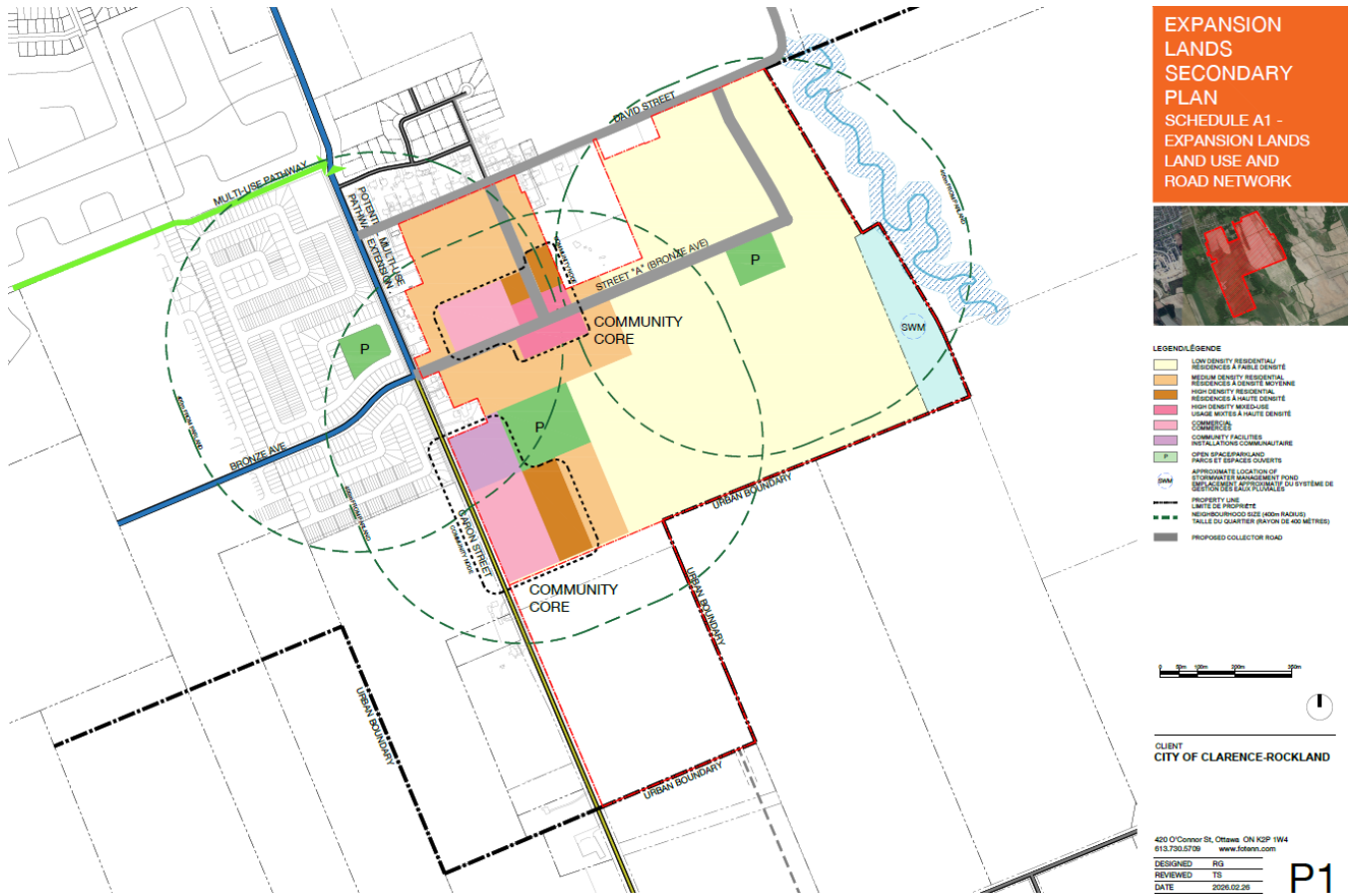


Figure 1: Proposed new Schedule A1 of the Expansion Lands Secondary Plan.