



Clarence-Rockland

**AMENDMENT NUMBER 39 TO THE OFFICIAL PLAN
OF THE URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND**

**Prepared by
the Community Development Department
of the City of Clarence-Rockland
1560 Laurier Street
Rockland (Ontario)
K4K 1P7
(613) 446-6022**

June 2026 DRAFT

**AMENDMENT NO. 39 TO THE OFFICIAL PLAN OF THE
URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND**

TABLE OF CONTENTS

STATEMENT OF COMPONENTS

Part A - The Preamble does not constitute part of the Amendment

- i. Purpose
- ii. Lands Affected
- iii. Basis

Part B - The Amendment consisting of the following text constitutes Amendment No. 39 to the Official Plan of the Urban Area of the City of Clarence-Rockland

- 1. Introduction
- 2. Details of the Amendment
- 3. Schedules and Document to Amendment No. 13 – Official Plan of the Urban Area of the City of Clarence-Rockland

Part C - Implementation and Interpretation

PART A - THE PREAMBLE

i. Purpose

The purpose of the proposed Official Plan Amendment No. 39 is to revise the Expansion Lands Secondary Plan (ELSP) through an Official Plan Amendment (OPA) submitted by one of the majority property holders in the Secondary Plan Area. The ELSP provides a planning framework to ensure that future development within the Expansion Lands occurs in an efficient, orderly and sustainable manner.

ii. Land affected

The lands affected by this Amendment include certain lands bounded to the north by David Street and to the east by the Clarence creek. The Expansion Lands are situated primarily east of Caron Street with the exception of an area of approximately 23 hectares on the west side of Caron Street in the southwest corner. In total, the Expansion Lands study area comprises approximately 133.5 hectares of land.

The submitted OPA is to modify the ELSP as it pertains to the applicant's lands, being generally the Secondary Plan area south of David Street and east of Caron Street to Clarence creek and total approximately 112.6 hectares of land. The remaining lands not owned by the applicant are to be assessed through future development applications but may be developed in accordance with the original Schedule A1 (Schedule B of this amendment), without the need for an Amendment to the Official Plan, subject to Staff approval.

iii. Basis

Background

The Expansion Lands were identified for development during the 2015 United Counties Official Plan review. The review identified a localized shortage of residential land supply in the City of Clarence-Rockland and resulted in the addition of approximately 133.5 hectares of development land to the Rockland urban area – known as the Expansion Lands.

The Expansion Lands are currently designated “Urban Policy Area” in the United Counties of Prescott and Russell (UCPR) Official Plan and have not previously been designed in the Official Plan of the Urban Area of the City of Clarence-Rockland. The lands are currently zoned “Special Study Area (SSA)” pursuant to Zoning By-law 2016-10.

The City initiated the Expansion Lands Secondary Plan (ELSP) in 2017 to establish a policy framework for the lands and to provide the basis for future development to ensure the efficient use of the land and infrastructure. The Secondary Plan establishes a connected network of streets and pathways to increase connectivity and guide future development.

Following the creation of the Secondary Plan, the majority of the lands east of Caron Street and south of David Street were acquired by one landowner and following a technical review of the

Secondary Plan, it was determined that minor revisions to the Secondary Plan would be required to allow a revised land use plan and road network to proceed.

Rationale

The Urban Policy Area designation of the UCPR Official Plan applies to cities, towns, and villages with populations of 1,000 or more and which have been developed primarily on the basis of municipal water and sewer systems. The Urban Policy Area is intended to accommodate a significant portion of future growth in the United Counties.

Building on the approved ELSP, this Amendment to the Official Plan of the Urban Area for the City provides a revised vision for the affected lands, consolidated under one (1) ownership. The revisions maintain the general direction and purpose of the ELSP area, guiding development over the 20-year timeline of the Plan to ensure future growth occurs in an efficient, orderly, and sustainable manner.

Amendment No. 39 will revise the Official Plan schedules to revise Schedule A1 of the Official Plan of the Urban Area of the City of Clarence-Rockland. The original Schedule A1 will be moved to Schedule A2, continuing to provide general direction for lands outside of the scope of this Amendment.

PART B - THE AMENDMENT

1. Introduction

This part of the document in its entirety, entitled **PART B - THE AMENDMENT**, consisting of the following text and schedules, constitute Amendment No. 39 to the Official Plan of the Urban Area of the City of Clarence-Rockland, as amended, and shall be known as the amended “Expansion Lands Secondary Plan”.

2. Details of the Amendment

The Expansion Lands Secondary Plan- Document 1, forming part of the Official Plan of the Urban Area of the City of Clarence-Rockland, is hereby amended as set out in the table below and in the attached schedules and documents:

Item	Section	Details of Amendment
1	4.1.1.2 Medium Density Residential	Add to the end of Paragraph 1: “Small clusters of Medium Density Residential use are also permitted to provide for a mix of dwelling typologies throughout the Secondary Plan area.”
2	4.1.1.3 High Density Residential	In Paragraph 1, replace “core” with “node”; and, Add to the end of Paragraph 1: “In addition to the High-Density Residential areas in the community node areas, High-Density Residential uses are also envisioned along David Street, Bronze Avenue and Clubhouse Drive.”
3	4.1.1.4 High-Density Mixed-Use	Add Section 4.1.1.4 along with the following text: “The High-Density Mixed-Use designation is located at the four corners of Bronze Avenue (Street A) and Clubhouse Drive and forms the core of this community node. The intent is to permit a mix of residential and commercial uses, either on the same lot or within the same building, to develop a mixed-use heart at the centre of the community in proximity to other high-density and commercial lands. In the High-Density Mixed-Use designation, the following policies apply: <ol style="list-style-type: none">1. Permitted uses include apartment dwellings and dwelling units in mixed-use buildings. Retirement homes, long-term care facilities and other similar dwelling typologies providing needed housing typologies are also permitted.

		<p>2. Residential land uses in the High-Density designation shall be provided at a minimum density of 75 units per net hectare for apartments and residential units within mixed-use buildings.</p> <p>3. Buildings shall be set back an appropriate distance from the public street to maintain a consistent streetscape and ensure safety for users and motorists.</p> <p>4. The Zoning By-law will permit the envisioned land uses through application of the Urban Core Area (CA) zone.”</p>
4	4.1.2 Commercial	Add “-to-large” after “small” in the first paragraph
5	4.1.3 Community Facilities	<p>Under Bullet 5, change “designation” to “designations” and;</p> <p>Add “or Commercial, without requiring an Amendment to this Plan” to the end of this same bullet.</p>
6	4.1.4 Environmental Protection Area	Remove section in its entirety.
7	4.1.5 Open Space	<p>Relabel as “4.1.4” following removal of 4.1.4.; and,</p> <p>In Paragraph 1, change “Schedule” to “Schedules”; and,</p> <p>Add “and A2” after “A1”; and,</p> <p>Change “three” to “two”.</p>
8	5.1 Street Network	<p>All references to Streets A and B are to be changed to “Street A ‘Bronze Avenue’, Clubhouse Drive and David Street.”; and,</p> <p>Under Bullet 1, remove “A Local Road (Street C) is also proposed for servicing connections.”; and,</p> <p>Remove “(Street C) under Bullet 4”; and,</p> <p>Remove Bullet 7 in its entirety and relabel remaining bullets accordingly.</p>
9	5.2 Cycling and Walking	<p>Under Bullet 2, change “Streets A and B” to “Street A ‘Bronze Avenue’, Clubhouse Drive and David Street.”; and,</p> <p>Under Bullet 3, remove “in the Environmental Protection Area and”.</p>
10	6.0 Servicing and Infrastructure	<p>Amend Bullet 1 to read:</p> <p>“All development in the Expansion Lands community shall be generally undertaken in accordance with the Expansion Lands Master Servicing Study, subject to changes evaluated through</p>

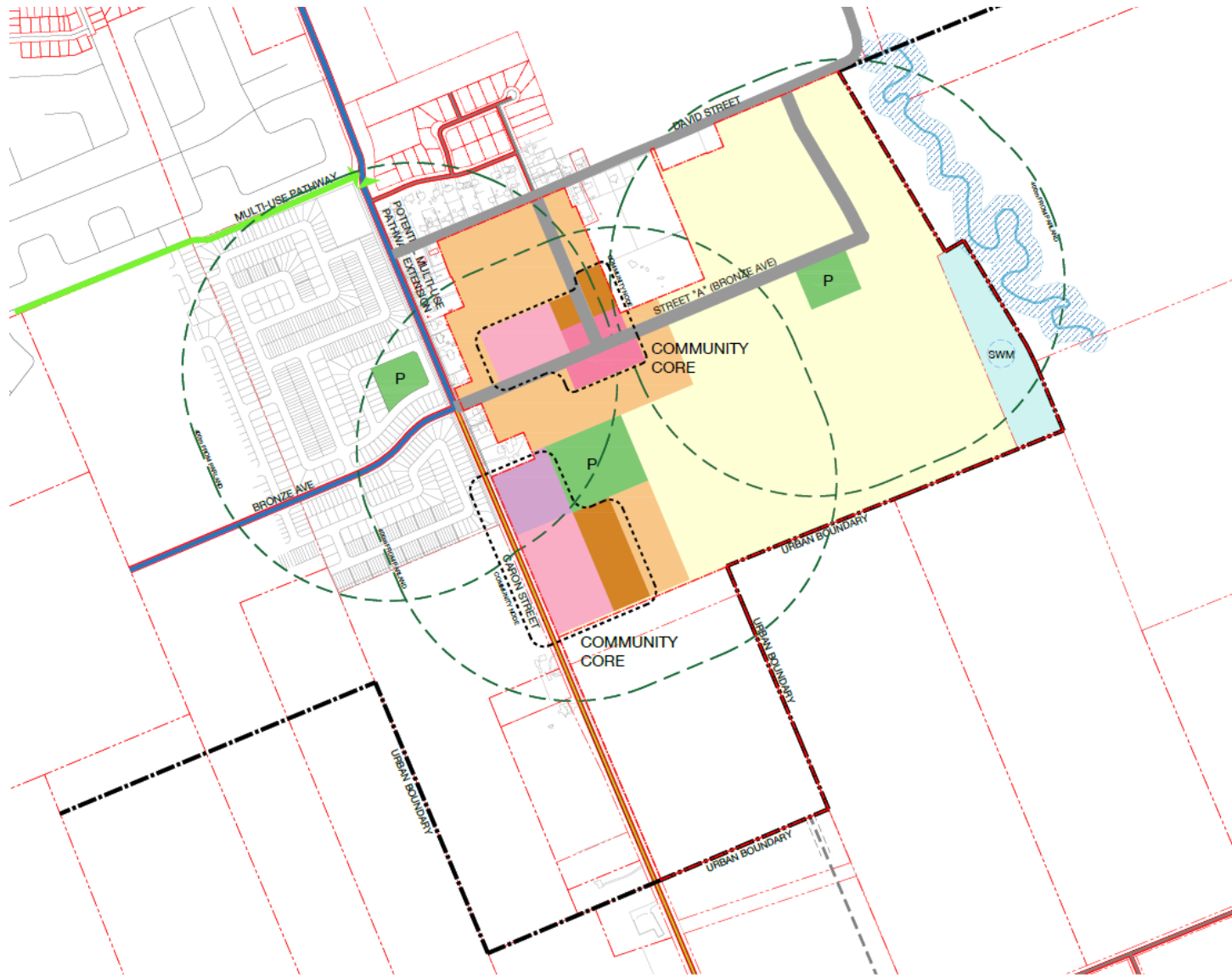
		amendments to this Plan, and shall conform to all other applicable standards of the City of Clarence-Rockland.”
11	7.1.1 General	Replace “Separate” with “Where possible, separate” under Bullet 15.
12	9.5 Amendments	Add 4 th paragraph as follows: “The lands outside of Amendment to the ELSP may be generally developed in accordance with Schedule A2 of the ELSP, being the original Expansion Land Use and Road Network schedule at the time of passing of the ELSP, subject to Staff approval.”
13	10.0 Schedules	Add “Schedule A2 – Original Schedule of Expansion Land Use and Road Network” Change the text of Schedule A1 to: Schedule A1 – Revised version of the Expansion Lands Land Uses and Road Network, modifying the Official Plan of the Urban Area of the City of Clarence-Rockland.
14	Schedule A1 – Expansion Lands Land Uses and Road Network Revised	Schedule A1 is hereby amended and replaced by Schedule A under Part B, Item 3 and will be named– Revised version of the Expansion Lands Land Uses and Road Network, modifying the Official Plan of the Urban Area of the City of Clarence-Rockland.
15	Schedule A2 – Original Expansion Land Uses and Road Network	Schedule A2 is hereby added as shown under Schedule B of Part B, Item 3 and will be named - Original version of the Expansion Lands Land Uses and Road Network, modifying the Official Plan of the Urban Area of the City of Clarence-Rockland, applicable to the lands within the ELSP areas outside of Amendment 39.

3. Schedules and Document to Amendment No. 39– Official Plan of the Urban Area of the City of Clarence-Rockland

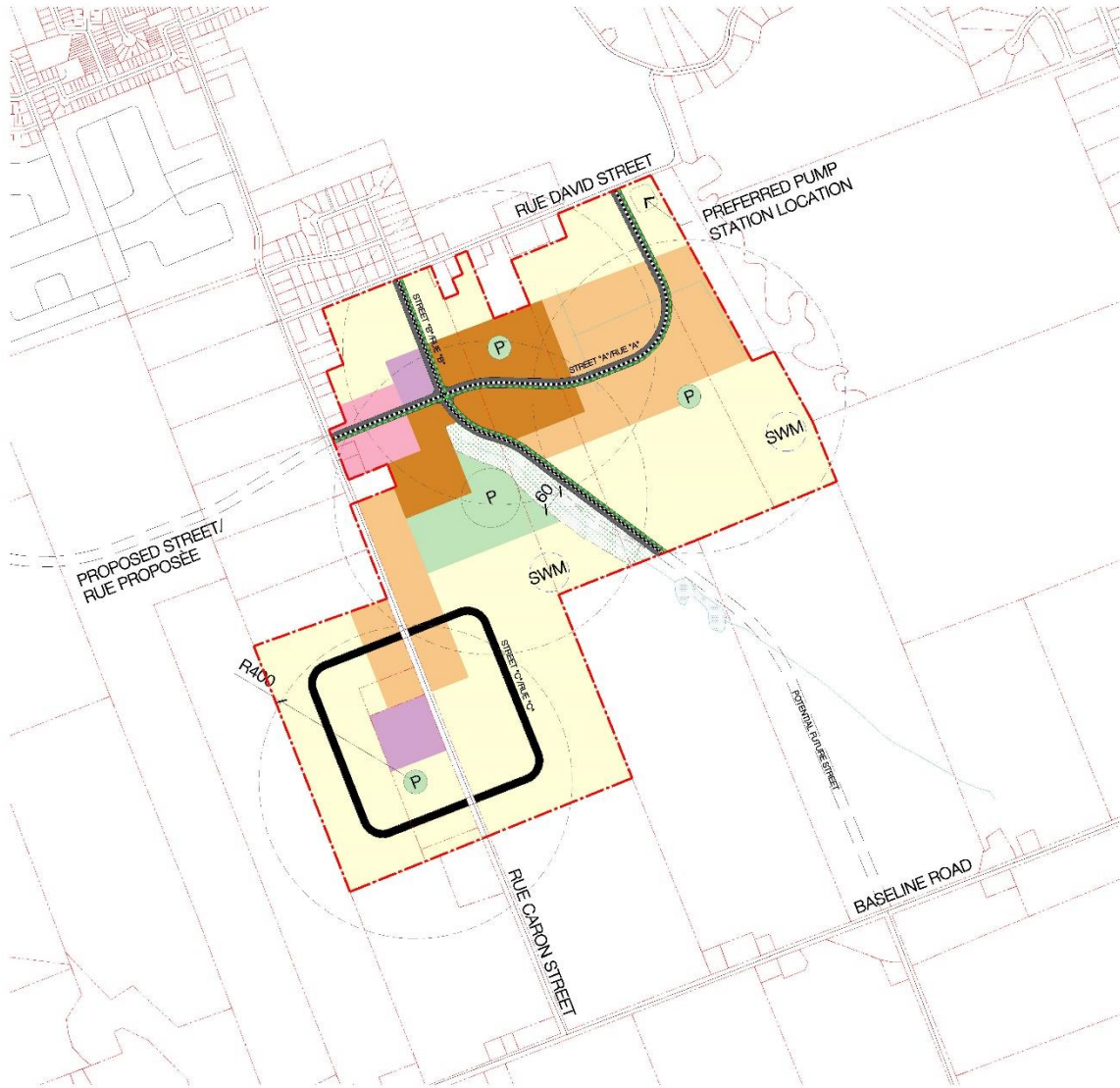
Schedule A below is a revised version of Schedule A1 of the Official Plan of the Urban Area of the City of Clarence-Rockland. The schedule is specific to the Expansion Lands Secondary Plan area and will provide land use and road network information.

Schedule B below is the original version of Schedule A1 of the Official Plan of the Urban Area of the City of Clarence-Rockland, as originally approved as part of the Expansion Lands Secondary Plan.

Schedule A of Amendment No. 39 – Revised Schedule A1 to the Official Plan - Expansion Lands Land Uses and Road Network



Schedule B of Amendment No. 39 – Original Schedule A1 to the Official Plan - Expansion Lands Land Uses and Road Network



NOTES

1. The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a proper survey.
2. Assume 30.0m setback from centreline of stream.
3. Assume road ROW for Street "A" and "B" of 26.0m. Assume road ROW for Street "C" of 20.0m.
4. A second sanitary pump station is permitted in the Expansion Lands, subject to a development application, to address phasing and/or interim conditions.

Part C - Implementation and interpretation

Implementation and interpretation of this Amendment shall be made having regard to all applicable policies set out in the Official Plan of the Urban Area of the City of Clarence-Rockland.