

The Corporation of the City of Clarence-Rockland

By-law 2026-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 construction 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 ;

Therefore, the Council of the City of Clarence-Rockland enacts as follows:

1. The lands affected by this By-law are municipally known as 674 Pouliotte Street, legally described as Part of Lot 11, South Side of Wallace Street, Plan A. Bell 1908, being Part 1 on Plan 50R-11699, as shown on Schedule "A" attached hereto.
2. Zoning Map "B" of Zoning By-law No. 2016-10 is hereby amended by rezoning the lands subject to this By-law from Urban Residential First Density – General (R1) Zone to Urban Residential Second Density – Exception 39 (R2-39) Zone, as shown on Schedule "A".
3. Section 6.3.3 – Special Exception Zones of Zoning By-law No. 2016-10 is hereby amended by adding the following exception:

(II) R2-39, Part of Lot 11, Plan A. Bell 1908 (674 Pouliotte Street)

Notwithstanding any provisions of this By-law to the contrary:

4. A maximum driveway width of 8.1 metres shall be permitted per principal dwelling and
 - a) A minimum rear yard depth of 6.0 metres shall be permitted
5. This By-law shall become effective on the date of passing hereof,

subject to the provisions of the *Planning Act*.

Read, passed and adopted in open council this 9th day of September 2026.

Mario Zanth, Mayor

Monique Ouellet, Clerk

Explanatory Note

Purpose and Effects of this By-Law

The purpose of this By-law is to rezone the lands municipally known as 674 Pouliotte Street from Urban Residential First Density – General (R1) to Urban Residential Second Density – Exception 39 (R2-39) in order to permit the development of a semi-detached dwelling containing a total of six (6) dwelling units. The R2-39 exception permits a maximum driveway width of 8.1 metres and a minimum rear yard depth of 6.0 metres.

For further information concerning this amendment to Zoning By-Law No. 2016-10, you may contact the Planning Division of the Community Development Department, at the Town Hall, which coordinates are 1560 Laurier Street, Rockland or by telephone at (613) 446-6022.

Schedule A to By-law 2026-XX

Certificate of Authentication



The lands identified in turquoise by the shaded area on this Schedule are hereby rezoned from Urban Residential First Density (R1) Zone to Urban Residential Second Density – Exception 39 (R2-39) Zone.

Not to scale

This is Schedule A to Zoning By-Law amendment 2026-XX, passed the 9th day of September 2026.

Part of Lot 11, South Side of Wallace Street, Plan A. Bell 1908, being Part 1 on Plan 50R-11699 (674 Pouliotte Street)

Prepared by the City of Clarence-Rockland
1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk