

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 described as Part of Lot 20, Concession 10 (Geographic Township of Clarence), municipally known as 461 Russell Road, as shown on Schedule "A" attached hereto.
2. Zoning Map "E" of Zoning By-law No. 2016-10 is hereby amended by rezoning the lands subject to this By-law from Residential First Density (RV1) Zone and Residential First Density – Holding (RV1-h) Zone to Residential First Density – Exception 38 (RV1-38) Zone and Open Space (OS), as shown on Schedule "A".
3. Section 6.5.3 of Zoning By-law No. 2016-10 is hereby amended by adding the following exception:

(LL) RV1-38, Part of Lot 20, Concession 10 (461 Russell Road)

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

- a) Additional Residential Units shall be prohibited.
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

filling objections as the case may be.

Read, passed and adopted in open council this 8th day of July 2026.

Mario Zanth, Mayor

Monique Ouellet, Clerk

DRAFT

Explanatory Note

Purpose and Effects of this By-Law

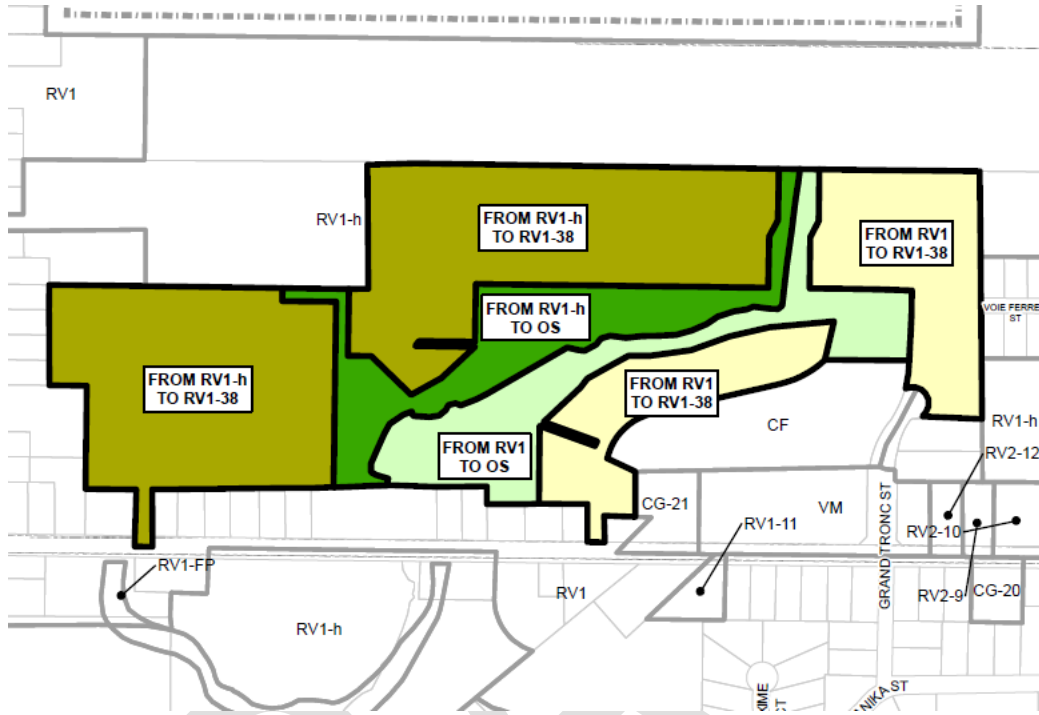
The purpose of this By-law is to rezone the lands municipally known as 461 Russell Road from Residential First Density (RV1) Zone and Residential First Density – Holding (RV1^h) Zone to Residential First Density – Exception 38 (RV1³⁸) Zone and Open Space (OS) zones in order to reflect the approved residential subdivision D-12-127.

The effect of the By-law is to apply a site-specific RV1-38 exception to the residential lots to prohibit additional residential units due to private servicing constraints that limit the ability to accommodate such units, and to rezone the balance of the lands to an Open Space (OS) zone to recognize parkland, stormwater management, and natural heritage areas.

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



Lands rezoned from RV1 / RV1-h to RV1-38 and OS

Not to scale

This is Schedule A to Zoning By-Law amendment 2026-XX, passed the 8th day of July 2026.

Location: Part of Lot 20, Concession 10

Municipally known as: 461 Russell Road

Prepared by the City of Clarence-Rockland

1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk