

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:

The lands affected by this By-law are Part of Lot 29, Concession 1 (Old Survey), Part 1 on Plan 50R-9412.), being 2728 Laurier Street, as shown on Schedule 'A'.

Zoning Map "B" of Zoning By-law No. 2016-10 is hereby amended by rezoning the lands subject to this By-law from "General Commercial (CG) Zone" to "General Commercial – Exception 16 (CG-16) Zone" as shown on Schedule "A".

3. Section 7.1.3 (p) of By-law 2016-10 is hereby added to read as follows:

(p) CG-16, 2728 Laurier Street:

Notwithstanding the provisions of this By-law to the contrary, the land zoned CG-16 shall be used in accordance with the following provisions:

- i. Additional permitted uses:
 - i. Apartment dwelling, mid-high rise
 - ii. Mixed use building (apartment mid-high rise and permitted commercial uses)
- ii. Minimum Lot Frontage: 24 m
- iii. Minimum Front Yard: 4.5 m
- iv. Minimum Rear Yard Setback: 3.1 m
- v. Minimum Lot Area: 49m²/DU
- vi. Minimum Interior Side Yard (East Side): 0.3 m
- vii. Minimum Interior Side Yard (West Side): 4.5 m
- viii. Maximum Number of Storeys: 14
- ix. Maximum Building Height: 45.8 m

- x. Minimum Landscaping Coverage 17.5%
- xi. Notwithstanding the provisions of Sections 5.2.1, the ratio of minimum Number of Parking Spaces will be 1.25 for Dwelling, Apartment Mid-High Rise (over 75 m² of net floor area) including dwellings within a mixed-use building. Within a mixed-use building, commercial uses will be per Section 5.2.1.

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

Explanatory Note

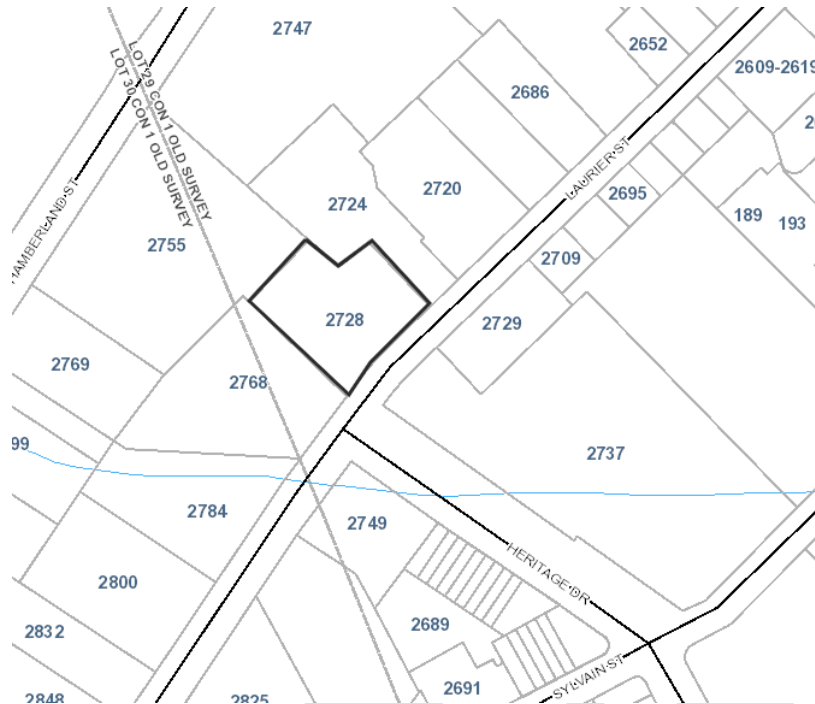
Purpose and Effects of this By-Law

The purpose of this By-law is to rezone the lands described as 2728 Laurier Street from General Commercial (CG) Zone to General Commercial – Exception 16 (CG-16) Zone. The CG-16 exception will permit, in addition to the permitted uses in that zone, an apartment dwelling mid-high rise as well as a mixed use of 14 storeys high. Some provisions of the R3 zone were taken as well as specific provisions regarding the parking ratio, the minimum lot area, the minimum interior side yard (east side), the maximum number of storeys, the maximum height and the minimum landscaping coverage.

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



Lot with bold border:

- Zone change from CG to CG-16

Not to scale

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

2728 Laurier Street

Prepared by the City of Clarence-Rockland

1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk