

The Corporation of the City of Clarence-Rockland

By-law 2025-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;

Now therefore, the Council of the Corporation of the City of Clarence-Rockland enacts as follows:

1. The part of the property described as Part of Lot 25 and 26, Concession 1 (O.S.), being Part 1 and 2 on plan 50R7898 (part of 1450 du Parc Avenue) and identified on Schedule "A" attached to and forming part of this by-law shall be the land affected by this by-law.
2. Map "B" of Zoning By-Law No. 2016-10 is hereby amended by changing the subject property from "Community Facilities (CF)" to "Urban Residential Third Density – Exception 73 (R3-73)" as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.
3. Section 6.4.3 is amended by adding subsection (uuu) to read as follows:

(uuu) R3-73, Part of Lot 25 and 26, Concession 1 (O.S.) (part of 1450 du Parc Avenue) (portion with old arena and associated parking to be severed from park)

Notwithstanding the provisions of this By-law to the contrary, the lands zoned R3-73 shall be subject to a minimum residential density of 65 units per net hectare only.

4. Subject to the giving of notice of passing of this by-law, in accordance with Section 34(18) of the *Planning Act*, R.S.O. 1990 as amended, this by-law shall come into force on the date of passing by the Council of the Corporation of the City of Clarence-Rockland subject to the following two provisions:
 - 1) The coming into force of the amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland with regards to the same property; and
 - 2) If a notice of appeal or objection is received, the approval of the Tribunal or where no notice of appeal or objection is received, pursuant to Section 34(21) of the *Planning Act*, R.S.O. 1990 as amended.

5. Read, passed and adopted in open council this 12th day of November 2025.

Mario Zanth, Mayor

Monique Ouellet, Clerk

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Explanatory Note

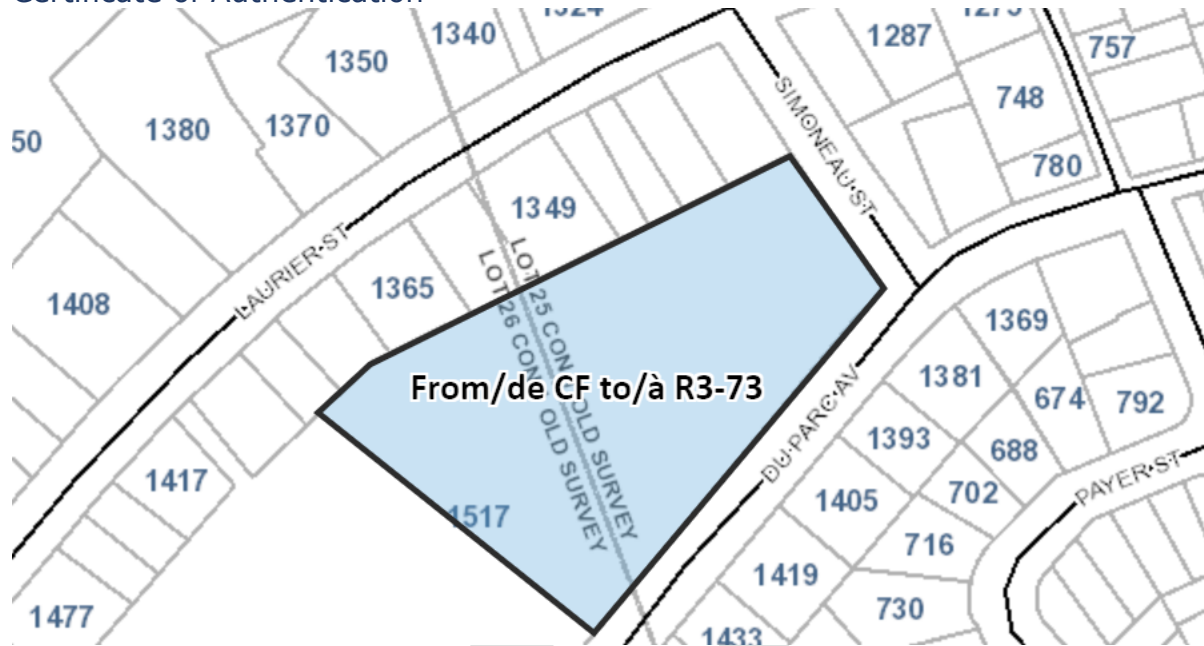
Purpose and Effects of this By-Law

The purpose of the by-law is to amend Zoning By-Law No. 2016-10 in order to modify the zoning category of a part of the property described as Part of Lot 25 and 26, Concession 1 (O.S.), being Parts 1 and 2 on plan 50R7898 (part of 1450 du Parc Avenue) from "Community Facilities (CF)" to "Urban Residential Third Density – Exception 73 (R3-73)". The future development consists of a medium-density residential project of at least 65 units per net hectare on the approximately 1.3-hectare site.

For further information concerning the amendment to Zoning By-Law No. 2016-10, you may contact the Community Development Department, at the Town Hall, 1560 Laurier Street or by telephone at 613-446-6022.

Schedule A to By-law 2025-XX

Certificate of Authentication



Not to scale

This is plan Schedule A to Zoning By-Law 2025-XX, passed the 12th day of November 2025.

Part of Lot 25 and 26, Concession 1 (O.S.), being Part 1 and 2 on plan 50R7898 (1450 du Parc Avenue)

Prepared by the City of Clarence-Rockland

1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk