

# 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 Council considers it appropriate to amend Zoning By-law No. 2016-10 pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13;

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

1. Lands Affected - The subject property consists of Part of Lot 13, Concession 2, identified on Schedule "A" attached to and forming part of this By-law.
2. Zoning Map Amendment - Zoning Map "A" of Zoning By-law No. 2016-10 is hereby amended by changing the zoning of the subject property from Agricultural (AG) Zone to Agricultural – Exception 33 (AG-33) Zone, as shown on Schedule "A" attached hereto and forming part of this By-law.
3. Special Provisions - Section 12.1.3 is amended by adding subsection (gg) as follows:

(gg) AG-33, 2737 du Lac Road, Part of Lot 13, Concession 2

Notwithstanding any other provision of this By-law, the following shall apply to the lands zoned AG-33:

- One Additional Residential Unit (ARU) in an ancillary structure;
  - Maximum permitted height for the ARU: 11.0 m;
  - Combined bedroom limit on the property: 7;
  - The ARU is subject to a minimum setback of 326 m from the nearest livestock barn and 408 m from the liquid manure storage, despite the Minimum Distance Separation (MDS I) requirements.
4. Effective Date - This By-law shall come into force and take effect on the date of passing, subject to the provisions of the *Planning Act*.

Read, passed and adopted in open Council this \_\_ day of January 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 subject property from Agricultural (AG) Zone to Agricultural – Exception 33 (AG-33) Zone to permit the construction of an Additional Residential Unit (ARU) in an ancillary structure, increase the maximum permitted height for this unit from 4.0 m to 11.0 m, raise the combined bedroom limit on the property from four to seven, and establish specific minimum distance separations from nearby livestock facilities, notwithstanding standard MDS I requirements. This amendment is site-specific and does not apply to other lands.

For further information contact the Planning Division, Community Development Department, 1560 Laurier Street, Rockland, or call (613) 446-6022.

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# Schedule A to By-law 2026-XX

## Certificate of Authentication



Zone change from AG to AG-33

Not to scale

This is plan Schedule A to Zoning By-Law amendment 2026-XX, passed the \_\_\_ day of January 2026.

Part of Lot 13, Concession 2

Prepared by the City of Clarence-Rockland

1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk