

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

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 28 and 29, Concession 1 (Old Survey), municipally known as 2564 Laurier Street identified on Schedule "A" attached to and forming part of this By-law.
2. Zoning Map Amendment - Zoning Map "B" of Zoning By-law No. 2016-10 is hereby amended by changing the zoning of the subject property from "Urban Core Area Zone (CA-3) Zone" to "Urban Core Area - Exception 7 (CA-7) Zone", as shown on Schedule "A" attached hereto and forming part of this By-law.
3. Special Provisions - Section 8.1.3 is hereby amended by adding subsection (g) as follows:

(g) CA-7, 2564 Laurier Street

Notwithstanding any other provision of this By-law, the following shall apply to the lands zoned CA-7:

- (i) Permitted Use: Townhouse dwellings are permitted without the requirement for commercial use.
- (ii) Maximum Number of Attached Dwelling Units in a Townhouse Dwelling Block : 6 Primary Dwelling Units; 12 Additional Residential Unit.
- (iii) Minimum front yard setback: 3.0 metres
- (iv) Maximum exterior side yard setback: 5.97 metres
- (v) Maximum Floor Space Index (FSI): 2.9
- (vi) Minimum parking requirement: 1 space per dwelling unit

(vii) Minimum landscape buffer: 0.71 metres (north) and 0.31 metres (west)

(viii) Minimum waste container separation: 0.6 metres

4. Effective Date - 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.

Read, passed and adopted in open Council this __ day of February 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 subject property from "Urban Core Area Zone (CA-3) Zone" to "Urban Core Area – Exception 7 (CA-7) Zone" to permit townhouse dwellings and provide relief from standards related to setbacks, parking, and density to accommodate a development of six (6) townhouse units with twelve (12) Additional Residential Units, for a total of eighteen (18) dwelling units

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.

DRAFT

Schedule A to By-law 2026-XX

Certificate of Authentication



Zone change from CA-3 to CA-7

Not to scale

This is plan Schedule A to Zoning By-Law amendment 2026-XX, passed the ___ day of February 2026.

Part of Lot 28 and 29, Concession 1 (Old Survey)

Prepared by the City of Clarence-Rockland

1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk