

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 Lots 19, 20 and 21, Concession 1 (Old Survey), known as the Clarence Crossing East Lands identified on Schedule "A" attached to and forming part of this By-law.
2. Zoning Map Amendment - Zoning Map "C" of Zoning By-law No. 2016-10 is hereby amended by adding a provision to the R3-64 zoning of the subject property, as shown on Schedule "A" attached hereto and forming part of this By-law.
3. Subsection (III) under Special Provisions - Section 6.4.3 is hereby amended by adding the following under Additional provisions:
 - A minimum landscape strip of 0.6m shall be maintained between a driveway and the side lot line.
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 February 2026.

Mario Zanth, Mayor

Monique Ouellet, Clerk

Explanatory Note

Purpose and Effects of this By-Law

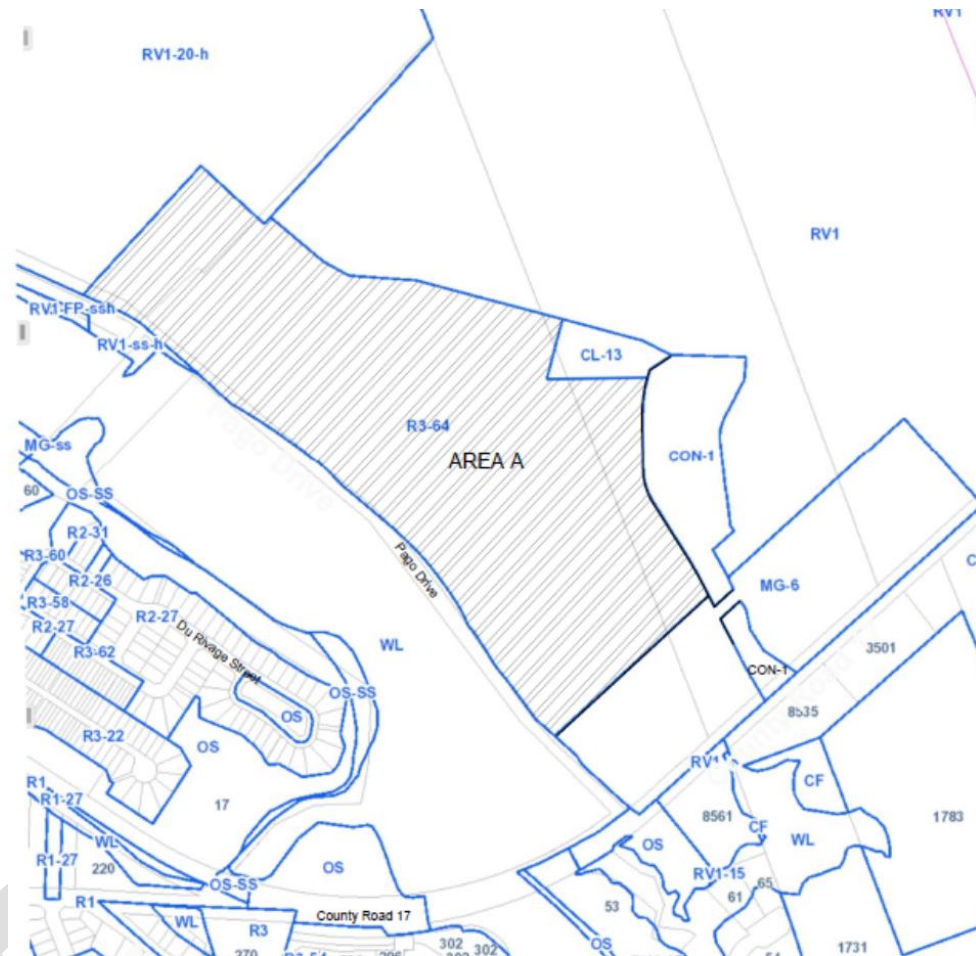
The purpose of this By-law is to modify the existing site-specific zone provisions for the subject lands within the R3-64 zone by adding an additional exception to reduce the required landscape strip between a driveway and a side lot line from 1.0 metre to 0.6 metre in order to align with the minimum interior side yard setback for single detached dwellings

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.

Schedule A to By-law 2026-XX

Certificate of Authentication



Area "A" Zone R3-64 exception amendment

Not to scale

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

Part of Lot 19, 20 and 21, Concession 1 (Old Survey)

Prepared by the City of Clarence-Rockland
1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk