

# 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;

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

1. The subject property consists of Concession 1 (O.S.), Part of Lot 15, being Part 3 on plan 50R-7305, civic address 2431 Old Highway 17, identified on Schedule "A" attached to and forming part of this by-law shall be the lands affected by this by-law.
2. Zoning Map "A" of Zoning By-Law No. 2016-10 is hereby amended by changing the subject property from "Rural (RU) Zone" to "Rural – exception 69 (RU-69)" as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.
3. That Section 13.1.3 of the Zoning By-law for the City of Clarence-Rockland is hereby amended by adding a new subsection for the Rural – Exception 69 (RU-69) Zone as follows:

RU-69, PT LT 15 CON 1 (O.S.), PT 3, 50R-7305 – 2431 Old Highway 17

Notwithstanding the provisions of the Rural (RU) Zone, the following provisions shall apply:

- i. A maximum of ten (10) detached cabins shall be permitted for short term accommodation purposes, of which one (1) may be constructed from a repurposed shipping container.
- ii. For the purposes of this exception:
  - the cabins shall not be considered dwelling units;
  - the cabins shall not be used for permanent residential occupancy;
  - the use shall operate as a single commercial establishment; and,
  - no individual ownership or long-term tenancy of the cabins shall be permitted.

- A minimum of one (1) parking space per cabin shall be provided on the subject lands.
  - iii. A maximum of four (4) shipping containers shall be permitted for storage purposes, of which no more than two (2) may be unmodified shipping containers not permanently affixed to the ground or connected to utilities, provided that no shipping container is stacked and that all screening complies with the setback requirements of Section 4.45.2.
4. 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 filing objections as the case may be.

Read, passed and adopted in open council this \_\_\_ day of August 2026.

Mario Zanth, Mayor

Monique Ouellet, Clerk

## Explanatory Note

### Purpose and Effects of this By-Law

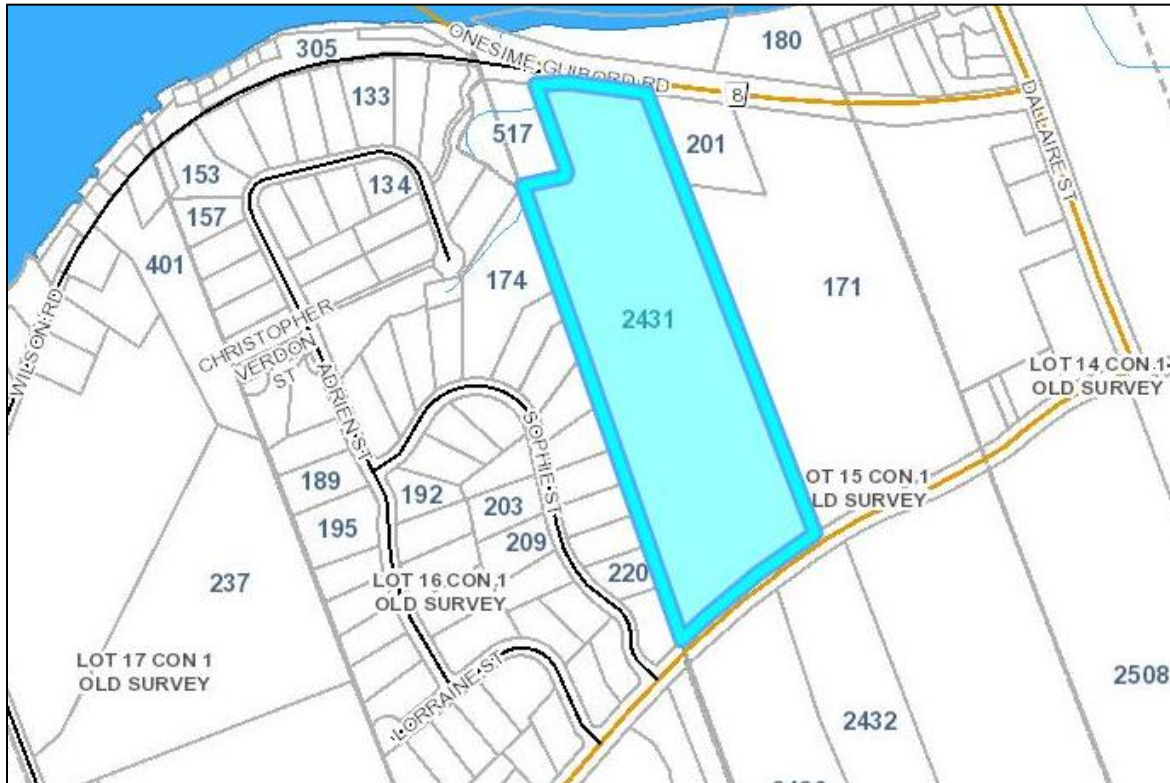
The purpose of the by-law is to change the zoning category of the subject property from "Rural (RU) Zone" to "Rural – Exception 69 (RU-69) Zone to allow a maximum of ten (10) detached cabins for short-term accommodation purposes, operating as a single commercial lodging-type use and not constituting dwelling units.

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.

DRAFT

# Schedule A to By-law 2026-XX

## Certificate of Authentication



Lot in turquoise: Zone change from RU to RU-69

Not to scale

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

Concession 1 (O.S.), Part of Lot 15, being Part 3 on plan 50R-7305, civic address 2431 Old Highway 17

Prepared by the City of Clarence-Rockland

1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk