



AMENDMENT NUMBER 40 TO THE OFFICIAL PLAN OF THE URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND

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

Prepared by the Community Development Department of the City of Clarence-Rockland

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PART A – PREAMBLE – does not constitute part of this amendment.

PART B – AMENDMENT – consists of the following text and map (designated as Schedule "A"); it constitutes Amendment No. 40 to the Official Plan of the Urban Area of the City of Clarence-Rockland.

PART C – APPENDICES - does not constitute part of this amendment. These appendices contain the background information and information about the public involvement associated with this amendment.

PART A - THE PREAMBLE

Purpose

The purpose of this amendment, initiated at the direction of the Council of the Corporation of the City of Clarence-Rockland is to modify the land use designation of the subject properties from "Community Facilities" to "Medium Density Residential".

Land affected

The part of the subject land is 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)

Basis

The part of the subject land, 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), are currently within the Urban Area and are under the land use designation "Community Facilities".

The Official Plan Amendment has the intent of changing the land use designation of the subject lands from "Community Facilities" to "Medium Density Residential".

The purpose of the Official Plan amendment is to allow the development of a medium-density residential project, which is intended to be severed from the park.

PART B - THE AMENDMENT

Introductory Statement

All of this part of this document, entitled **PART B - THE AMENDMENT**, consisting of the following text and the attached map designated as Schedule "A", constitutes Amendment No. 40 to the Official Plan of the Urban Area of the City of Clarence-Rockland.

Details of the amendment

The Official Plan of the Urban Area of the City of Clarence-Rockland is amended as follows:

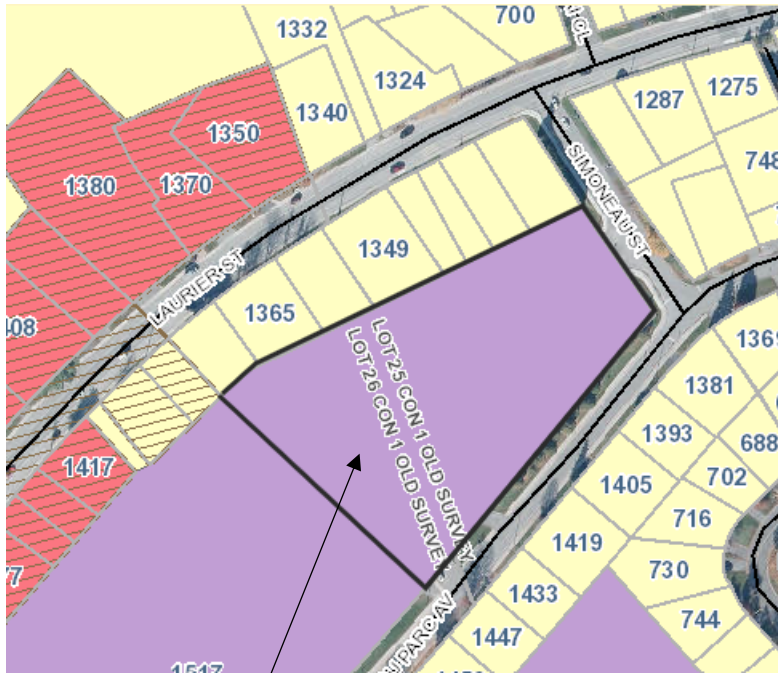
1. Schedule "A" – Land Use and Constraints of the Official Plan is hereby amended

by changing the land use designation of the part of the land described Part of Lot 25 and 26, Concession 1 (O.S.), being Part 1 and 2 on plan 50R7898 (part of 1450 du Parc Avenue), from "Community Facilities" to "Medium Density Residential".

Implementation and interpretation

The implementation and interpretation of this amendment shall be in accordance with all other relevant policies of the Official Plan of the Urban Area of the City of Clarence-Rockland.

Schedule "A"



From Community Facilities to Medium Density Residential

PART C – APPENDICES

APPENDIX I: Excerpt of City of Clarence-Rockland Base Map Showing Affected Land



APPENDIX II: Notice of Public Meeting

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