



AMENDMENT NUMBER 41 TO THE OFFICIAL PLAN OF THE URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND

Part of Lot 28 and 29, Concession 1 (Old Survey) (2564 Laurier Street)

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

1560 Laurier Street Rockland (Ontario) K4K 1P7

(613) 446-6022

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Contents:

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. 41 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

(This section does not form part of the Amendment but provides background information and the rationale for the Amendment.)

Purpose

The purpose of this amendment is to modify the land use designation of the subject properties from "Commercial Core Area" to "Commercial Core Area – Exception 1".

Land affected

The subject land is described as Part of Lot 28 and 29, Concession 1 (Old Survey), municipally known as 2564 Laurier Street (PIN 69063-0038)

Basis

The property is currently within the Urban Area and designated "Commercial Core Area" in the Official Plan.

This amendment will change the designation to "Commercial Core Area – Exception 1" to permit the development of six (6) townhouse units with twelve (12) Additional Residential Units (ARUs), for a total of eighteen (18) dwelling units.

PART B - THE AMENDMENT

(This section forms part of 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. 41 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:

Item 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 28 and 29, Concession 1 (Old Survey) (2564 Laurier Street), from "Commercial Core Area" to "Commercial Core Area – Exception 1".

Item 2: Adding Section 5.1.3 to read as follows:

"5.1.3 Commercial Core Area – Exception 1

Notwithstanding the permitted uses listed in Section 5.1.1, medium-density townhouse dwellings may be developed on the property known municipally as 2564 Laurier Street with a minimum density of 47 units per hectare and a minimum of two (2) Secondary Dwelling Units per Townhouse dwelling unit. Policies associated with commercial development shall not apply."

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 Commercial Core Area to Commercial Core Area – Exception 1

PART C – APPENDICES

(This section does not form part of the Amendment.)

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



APPENDIX II: Notice of Public Meeting

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