



AMENDMENT NUMBER 42 TO THE OFFICIAL PLAN OF THE URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND

Part of Lot 29, Concession 1 (Old Survey), Part 1 on Plan 50R-9412.)
(2728 Laurier Street)

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

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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. 42 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 "Service Commercial" to "Service Commercial - Exception 2".

Land affected

The subject land is described as Part of Lot 29, Concession 1 (Old Survey), Part 1 on Plan 50R-9412, municipally known as 2728 Laurier Street

Basis

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

This amendment will change the designation to "Service Commercial – Exception 2" to permit the development of an apartment dwelling high rise or a mixed-use building, of 14 storeys high.

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. 42 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:

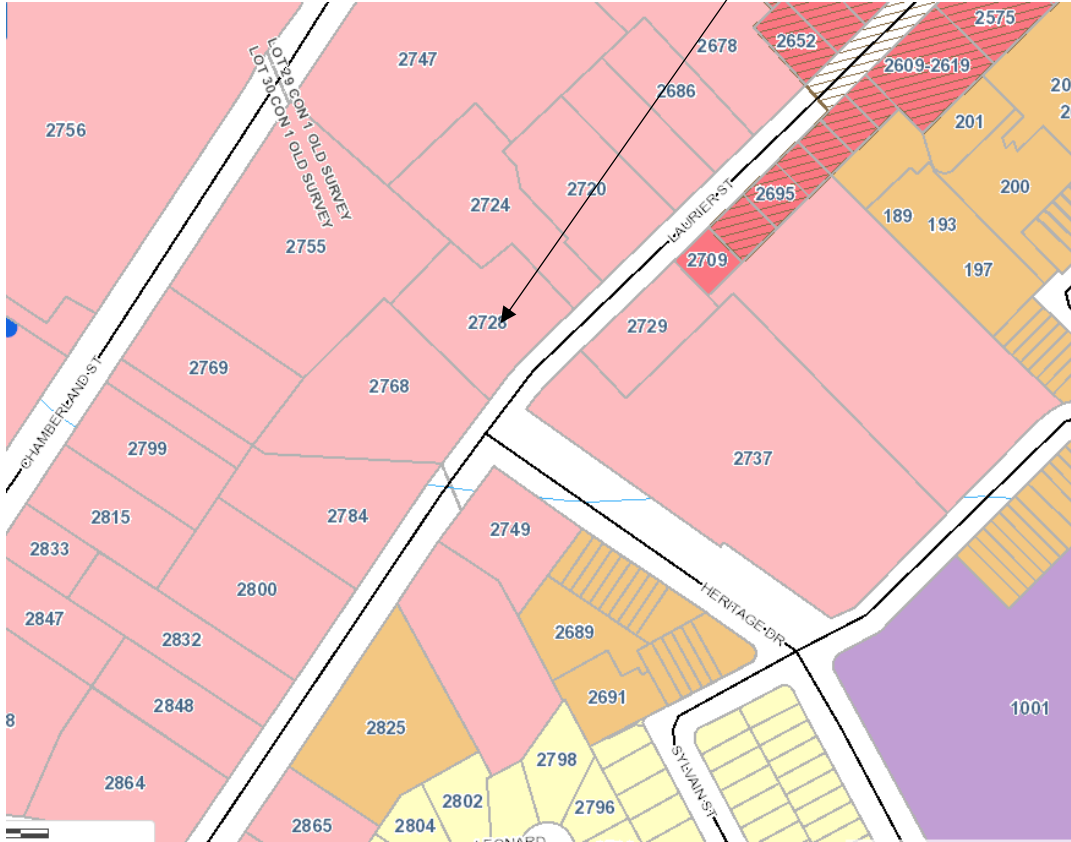
- Item 1: Schedule "A" – Land Use and Constraints of the Official Plan is hereby amended by changing the land use designation of the part of the land described as Part of Lot 29, Concession 1 (Old Survey), Part 1 on Plan 50R-9412.) (2728 Laurier Street), from "Service Commercial" to "Service Commercial – Exception 2".
- Item 2: Adding Section 5.2.3 to read as follows:
- "5.2.3.2 Service Commercial– Exception 3
- Notwithstanding the permitted uses listed in Section 5.2.1, high-rise apartment building or mixed-use building may be developed on the property known municipally as 2728 Laurier Street with a maximum height of 14 storeys."

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 Service Commercial to Service Commercial– Exception 2



PART C – APPENDICES

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

APPENDIX II: Notice of Public Meeting

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