

November 17, 2025

City of Clarence Rockland  
Planning Department  
1560 Laurier Street  
Rockland, ON K4K 1P7

**Attention: Marie-Eve Belanger, Development Manager**

Dear Ms. Belanger:

**Reference: Zoning By-law Amendment Application  
Clarence Crossing - East Lands  
Our File No.: 112057**

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Novatech has prepared the enclosed Zoning By-law Amendment request letter on behalf of our client in relation to the above-noted subdivision lands. The amendment applies to the approved zoning for "East Lands" of the Clarence Crossing subdivision. The purpose of this amendment is to amend the site-specific zoning to include an additional special exception with respect to landscape requirements. The need for this amendment has been identified through work being completed for the detailed design as the project advances towards final approval and registration.

### **Background**

By way of background, the Clarence Crossing East Lands were draft-approved in December 2022 and a related Zoning By-law amendment, approved by By-law No. 2023-29, was approved on April 12, 2023. Zoning By-law amendment No. 2023-29 had the effect of zoning the draft-approved lands to "R3-63", "CL-13", "MG-6" and "CON-1", in order to accommodate the range of uses proposed within the draft plan. The R3-63 zone permits a range of residential uses, including singles, semi-detached, and townhouse dwellings and establishes performance standards for each housing typology. Additionally, the R3-63 zone includes additional provisions in relation to parking spaces and driveway width.

It is noted that the City's mapping and the Comprehensive Zoning By-law No. 2016-10 consolidation dated December 2024 indicates the subject lands as R3-64. Section 6.4.3 (III) in the consolidated by-law includes a note to indicate an 'administrative correction' and correctly includes the performance standards that were approved for the R3-63 zone in Zoning By-law No. 2023-39.

### **Amendment Details**

Section 5.9 of the City of Clarence Rockland Comprehensive Zoning By-law No. 2016-10 provides the requirements for landscaping and landscape buffers. Specifically, Subsection 5.9.1(b) requires that "*an area of landscaping of at least 1.0 metre shall be maintained between any aisle, driveway, surface parking or land and any side lot line or rear lot line*".

By-law No. 2023-29 sets out the minimum interior yard requirements for singles, semis and townhouses. The interior yard requirement for singles is 1.8m total, or 0.6m for one side. By-law No.

2023-29 also includes a special provision that driveways shall not extend further than the exterior wall of an attached garage.

In the course of preparing detailed design submission, it has become apparent that the requirement for a 1.0m landscape strip alongside the drive and side lot line is not possible on some lots. On lots where garages are set to the minimum permitted setback of 0.6m, and driveways built to the edge of the exterior wall, it is not possible to achieve a 1.0m landscape strip alongside the driveway. Accordingly, the purpose of the amendment is to amend the Additional Provision exceptions for the R3-64 zoning as set out in 6.4.3 (III), subsection (iii).

The proposed exception to be added to subsection (iii) would reduce the landscape strip requirement from 1.0m to 0.6m, consistent with the minimum interior side yard requirement for single dwellings. While the Additional Provisions for the R3-64 zone already include a provision that limits the driveway width such that it not extend past of exterior wall of a garage, the requested exception would provide necessary relief to the landscape requirement in Section 5.9.1(b). Given that the minimum interior yard setback for a single detached dwelling is 0.6m, the proposed reduction to the landscape strip width will not create any adverse impacts, will maintain a consistent landscape buffer between the driveways and dwelling side yards. The amendment is therefore reasonable and appropriate.

The request exception would be accommodated by inserting the following new exception in Section 6.4.3(III)(iii) Additional Provisions, as follows:

- *A minimum landscape strip of 0.6m shall be maintained between a driveway and the side lot line.*

## Conclusion

Zoning By-law amendment No. 2023-29 was supported by a Planning Rationale that presented the details for the amendment and provided planning justification for the site-specific zoning to accommodate the development. The present amendment remains consistent with Provincial Planning Statement interests, remains in conformity with the policies of the United Counties of Prescott Russel and City of Clarence Rockland Official Plans, and is considered to be good planning.

Please do not hesitate to contact the undersigned if you have any questions.

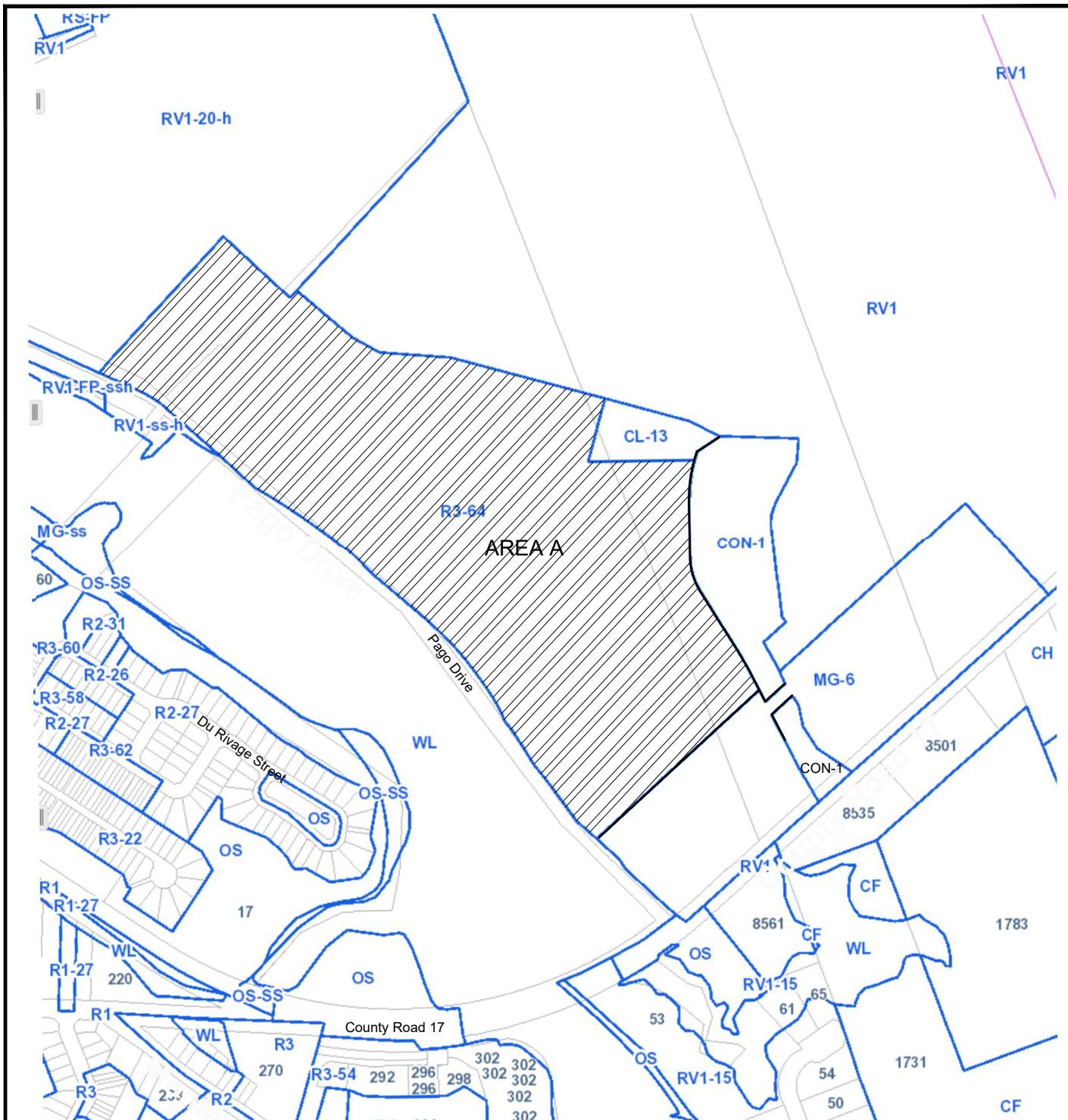
Sincerely,

**NOVATECH**

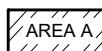


Steve Pentz, MCIP RPP  
Senior Project Manager

Cc. Evan Garfinkel, Regional Group



#### ZONING BY-LAW AMENDMENT



Subject Lands

0 100 200 350 metres



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#### ZONING BY-LAW AMENDMENT SKETCH CLARENCE CROSSING EAST

ECHELLE  
N. T. S.  
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SCALE  
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METRES