



AMENDMENT NUMBER 33 TO THE OFFICIAL PLAN OF THE URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND

Section 9 – Community Improvements

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

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February 2025

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

PART B – AMENDMENT – consists of text of the amendment – text of new Section 9 – Community Improvements that will replace the existing section.

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 is to update the Community Improvements Policies of the City of Clarence-Rockland.

Land affected

The entire lands of the Official Plan of the Urban Area of the City of Clarence-Rockland.

Basis

The United Counties of Prescott and Russell Official Plan (Section 7.4.13) provides Community Improvement policy guidance to lower tier municipalities in achieving community improvement as defined and prioritized within lower tier municipal Community Improvement Plans. A Community Improvement Plan applies to part or all of a designated Community Improvement Project Area, as provided for under the Ontario Planning Act and as determined by each municipality at its discretion.

To enable the 2017 Community Improvement Plan, Official Plan of the Urban Area of the City of Clarence-Rockland, approved by the United Counties of Prescott and Russell on December 16th, 2013 (Office Consolidation up to April 2021) to designate Community Improvement Policy Area (Section 9.3) "All of the land within Rockland shall henceforth be known as the Community Improvement Policy Area of Rockland."

In 2024, the City of Clarence-Rockland developed its new Community Improvement Plan with the intent to implement the Plan in all communities of the City of Clarence-Rockland, beyond the Urban Area of Rockland. As part of the development of the new Rockland Community Improvement Plan the City of Clarence-Rockland intends to designate the entire city area as the Community Improvement Plan Area.

The Policy Amendment is proposed in order to support the implementation of the Community Improvement Plan of the City of Clarence-Rockland.

PART B - THE AMENDMENT

Introductory Statement

All of this part of this document, entitled **PART B - THE AMENDMENT**, consisting of the following text, constitutes Amendment No. 33 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. Delete Section 9 and replace with the following:

“Section 9- Community Improvements

9.1 Goal

It is the goal of Council to enable community improvement comprising upgrade to private and public property in order to ensure the continued social, economic and environmental well-being of the urban area. This includes both existing and future Residential neighbourhoods, Commercial Core Area, Business Park, Service Commercial, Waterfront, Rockland West Secondary Plan and public lands and facilities.

9.2 Objectives

It is the intention of Council to implement a program of continuous community improvements (as defined in the *Planning Act*) that will fulfill the following objectives:

1. Foster improvements in Residential neighbourhoods by:
 - a) Striving for an equitable distribution of social amenities among residential neighbourhoods in facilities that are well maintained, well located and easily accessible;
 - b) Establishing and maintaining the physical infrastructure necessary, and appropriate for, the various residential neighbourhoods;
 - c) Ensuring the maintenance of the existing housing stock, and encouraging the rehabilitation, renovation and repair of older dwellings; and

- d) To support improvements that increase the supply and sufficiency of affordable housing including a range of tenures and in residential as well as mixed-use development.
2. Foster improvements in the Commercial Core Area by:
- a) Maintaining a vibrant, attractive downtown by providing the necessary physical conditions to create a pleasant shopping environment;
 - b) Providing and maintaining incentives to support the Commercial Core Area, to foster a healthy local economy for area businesses;
 - c) Providing and maintaining downtown streets, sidewalks, lighting, benches and parking areas to ensure that the Commercial Core Area is accessible to both motorist and pedestrian;
 - d) Encouraging high standards of site development;
 - e) Encouraging mixed use residential/commercial uses; and
 - f) Encourage the identification, remediation and management of environmentally contaminated lands.
3. Foster improvements in the Service Commercial, Business Park and Rockland West Secondary Plan lands by:
- a) Developing and maintaining the Service Commercial area, Business Park and Rockland West Secondary Plan lands to facilitate the successful operation of the commercial uses that they accommodate;
 - b) Ensuring that proposed improvements to local industries throughout Rockland generally enhance the areas in which they are located and are compatible with adjacent land uses; and
 - c) Promoting the effective and timely development of commercial, employment and mixed-use land use proposed within the Rockland West Secondary Plan lands.
 - a. Ensuring that sewer mains, gas mains, watermains, roads, curbs, sidewalks and street lighting are adequate and are appropriately located to service the commercial uses; and
 - b. Ensuring that development occurs in an efficient sequential manner.
4. Foster improvements along the Ottawa River by:

- a) Identifying, supporting and encouraging the development of the tourism and recreational potential of the waterfront;
 - b) Maintaining public access to the Ottawa River and encouraging a healthy mix of tourist, recreational and open space uses; and
 - c) Ensuring that watermains, sewer mains, roads and sidewalks are adequately designed, sized and located to service waterfront developments.
5. Foster improvements, generally, so as to:
- a) Encourage the participation of the private sector in community improvement initiatives involving property owners, local merchants and business people and their associations, residents and civic leaders;
 - b) Ensure that the undertaking of specific community improvement projects does not unduly burden their financial capability;
 - c) Generally, ensure high standards of site development throughout Rockland; and
 - d) Ensure that, when undertaking community improvement projects, compatibility of neighbouring land uses is accorded due regard.”

9.3 Policy Area Designation

The entire land area contained in the Urban Area of the City of Clarence-Rockland Official Plan is designated as part of the Community Improvement Project Area of the City of Clarence-Rockland. For clarity, the Community Improvement Project Area of the City of Clarence-Rockland includes all land within its municipal boundaries.

9.4 Basis of Designation

The land area within the Urban Area of the City of Clarence-Rockland Official Plan is an important urban, industrial, open space and waterfront zone that is a focus for community improvement programs alongside the improvement of a number of other communities within the City.

9.5 Comprehensive Improvements

As part of a broader city-wide Community Improvement Plan, Council will undertake comprehensive and complementary improvement programs within the

Urban Area of the City of Clarence-Rockland Official Plan area, as financial resources permit.

9.6 Criteria

The objectives of community improvement in the Urban Area of the City of Clarence-Rockland Official Plan include the following:

- a) The availability and/or adequacy of municipal services, including sanitary sewers, storm drainage, watermains, natural gas, roads, curbs and sidewalks;
- b) The availability of parks, recreation and neighbourhood facilities within individual neighbourhoods;
- c) Compatibility of neighbouring land uses;
- d) The availability and/or adequacy of on-street and off-street parking and loading, particularly in the Commercial Core Area;
- e) Physical amenities, including buffering between incompatible land uses, particularly between industrial and residential uses, and streetscaping and architectural treatment in the Commercial Core Area;
- f) Pedestrian access between the parking and commercial functions in the Commercial Core Area;
- g) To ensure the maintenance, productive use, and sustainability of the existing building stock.
- h) To ensure maximize the efficient use of existing core built urban services and community infrastructure through redevelopment, expansion, and infill development as appropriate.
- i) To ensure the identification, remediation and management of lands impacted by environmental contamination and to promote the redevelopment of brownfield sites.
- j) To preserve heritage buildings and to promote improvement in accessibility of the existing building stock, in alignment with public realm improvement.
- k) To encourage private sector investment and the strengthening of the economic base, across all sectors including housing, commercial development, employment lands, and tourism.
- l) To enhance the visual appearance of Rockland's commercial core and waterfront.
- m) To promote healthy communities, including development which contributes to public space, active transportation, inclusivity, and beautification.
- n) To promote energy efficiency.

9.7 Priority Areas

The implementation of community improvement programs may include the application of different programs of support to different areas of the City. The Rockland Commercial Core Area is intended to represent a priority area for community improvement within the City as a whole.

Council may alter the balance of programs, terminate programs, change the nature and level of support and alter the eligibility requirements for program support, including prioritization of different property types and locations, as part of the creation and implementation of community improvement plans.

In general terms, within Rockland, priority will be given to properties located within the Commercial Core Area and within this area, the following:

- a) Commercial areas in need of enhancement;
- b) Prominent properties facing more than one public street; and
- c) Areas within Rockland that are deemed to be rich in historical or architectural features, such as may be established under Section 4.3 of this Official Plan.

9.8 Implementation Options for Community Improvements

In order to achieve the objectives for community improvement, Council intends to use a variety of implementation methods and to choose the appropriate technique(s) for each objective.

Such methods may include (but are not limited to) the following:

- a) Adoption of a comprehensive City-wide Community Improvement Plan pursuant to the establishment of the City-wide Community Improvement Project Area;
- b) Application to the appropriate government agency for funds to support the Municipality's program;
- c) Municipal acquisition of land within the community improvement project area(s);
- d) Clearing, grading or preparing the land for community improvement;
- e) Enforcing By-laws dealing with property maintenance and enforcing the Municipality's policies for property maintenance and safe occupancy;

- f) Encourage and support the role of the City's Chamber of Commerce in promoting community improvement ;
- g) Encouraging rehabilitation at the private level by providing residents with information on relevant government subsidies and programs;
- h) Establishing an appropriate land use Zoning By-law;
- i) Providing the framework for more flexible land use decisions by establishing mixed use zones in the implementing By-law, as deemed appropriate; and
- j) Encouraging redevelopment through rehabilitation of existing facilities, where desirable, and by implementing the Heritage policies of this Official Plan."

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.

PART C - APPENDICES

Appendix I : Notice of Public meeting



***NOTICE OF A VIRTUAL PUBLIC MEETING REGARDING
PROPOSED AMENDMENTS TO THE OFFICIAL PLAN OF THE UNITED COUNTIES OF
PRESCOTT AND RUSSELL AND TO THE OFFICIAL PLAN OF THE URBAN AREA OF THE
CITY OF CLARENCE-ROCKLAND***

TAKE NOTICE that the Corporation of the United Counties of Prescott and Russell and the Corporation of the City of Clarence-Rockland will hold a joint **virtual public meeting on ZOOM, on February 26, 2025, at 7:00 p.m.** to consider the proposed amendments to the Official Plan of the United Counties of Prescott and Russell, and to the Official Plan of the Urban Area of the City of Clarence-Rockland.

THE PROPOSED COUNTY OFFICIAL PLAN AMENDMENT (File No. OPA-001-2025) seeks to modify the policies of subsection 7.4.13 – Community Improvement to enable the establishment of a County-wide Community Improvement Plan Area (CIPA).

THE PROPOSED URBAN AREA OFFICIAL PLAN AMENDMENT (File No. D-09-112) seeks to modify the policies of Section 9 – Community Improvements to promote references to a City-wide Community Improvement Plan (CIP), introduce a project area and to modify the CIP’s goals and objectives.

IF YOU WISH TO BE NOTIFIED of the decision of the Council of the United Counties of Prescott and Russell on the proposed Official Plan Amendments, you must make a written request to the United Counties of Prescott and Russell at the address below.

IF A PERSON or public body would otherwise have an ability to appeal the decision of the United Counties of Prescott and Russell to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Clarence-Rockland or to the United Counties of Prescott and Russell before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

IF A PERSON or public body does not make oral submissions at a public meeting or make written submissions to the City of Clarence-Rockland or to the United Counties of Prescott and Russell before the proposed official plan amendments are adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

IF APPLICABLE, the owner of any land that contains seven or more residential units is required to post this notice in a location that is visible to all of the residents.

The proposed amendment to the Official Plan of the United Counties of Prescott and Russell applies to all lands within the boundary of the Corporation of the United Counties of Prescott and Russell. The update to the Official Plan of the Urban Area of the City of Clarence-Rockland includes all lands within the urban area of Rockland. Accordingly, no key map is provided.

FOR MORE INFORMATION about the County Official Plan Amendment, including information about appeal rights, please contact the Planning Department by email at planning@prescott-russell.on.ca or by telephone at the number below. Additional information is available for viewing on the County website.

ADDITIONAL INFORMATION relating to the proposed Urban Area Official Plan Amendment, about appeal rights and in regards to the ZOOM meeting, is available on the City's website at the following link www.clarence-rockland.com/planningcommittee/ or by contacting the Community Development Department by phone or email below. If you just wish to follow along, the meeting will be live-streamed on the City's Facebook page www.facebook.com/clarencerockland/.

United Counties of Prescott and Russell Planning and Forestry Department 59 Court Street, P.O. Box 304 L'Orignal, Ontario K0B 1K0 1-800-667-6307 www.prescott-russell.on.ca	City of Clarence-Rockland Community Development Department 1560 Laurier Street, Rockland, Ontario K4K 1P7, (613) 446-6022, ext: 2285 Zoning_zonage@clarence-rockland.com
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Dated at the City of Clarence-Rockland, this 29th day of January 2025.

Agencies, please send your comments by February 14, 2025.