## The Corporation of the City of Clarence-Rockland By-law 2025-XX

Being a By-law to amend Zoning By-law No. 2016-10.

Whereas Zoning By-Law no. 2016-10 regulates the use of land, and the use and construction of buildings and structures in the City of Clarence-Rockland; and

Whereas the Council of the Corporation of the City of Clarence-Rockland considers appropriate to amend Zoning By-Law No. 2016-10, as described;

Now therefore, the Council of the Corporation of the City of Clarence-Rockland enacts as follows:

- The properties described as Part of Lot 27, Concession 1 (O.S.), Parts 1 to 5 of Plan 50R-4597 being 909 and 915 St-Jean Street and identified on Schedule "A" attached to and forming part of this by-law shall be the lot affected by this by-law.
- Map "B" of Zoning By-Law No. 2016-10 is hereby amended by changing the subject properties from "Urban Residential First Density (R1) Zone" to "Urban Residential Third Density Zone – Exception 70 (R3-70)" as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.
- 3. Section 6.4.3 (rrr) of By-law 2016-10 is hereby added to read as follows:

(rrr) <u>R3-70, Part of Lot 27, Concession 1 (O.S.), Part 1 to 5 of Plan 50R-4597, Civic numbers 909 and 915 St-Jean Street:</u>
Notwithstanding the provisions of this By-law to the contrary, the land zoned R3-70 shall be used in accordance with the following provisions:

Apartment Dwelling low-rise

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i)	Minimum Lot Area:	140m²/DU
ii)	Minimum Lot Frontage:	20 m
iii)	Minimum Front Yard:	3.5 m
iv)	Minimum Interior Side Yard:	4.5 m
v)	Minimum separation distance	
2	between residential buildings:	2.4 m
vi)	Minimum Rear Yard:	3 m
vii)	Maximum Number of Storeys	3
viii)	Maximum Building Height:	12 m
viv)	Minimum Landscaping	
	Coverage	30%
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4. Subject to the giving of notice of passing of this by-law, in accordance with Section 34(18) of the *Planning Act*, R.S.O. 1990 as amended, this by-law

shall come into force on the date of passing by the Council of the Corporation of the City of Clarence-Rockland subject to the following two provisions:

- 1) The coming into force of the amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland with regards to the same property; and
- 2) If a notice of appeal or objection is received, the approval of the Tribunal or where no notice of appeal or objection is received, pursuant to Section 34(21) of the *Planning Act*, R.S.O. 1990 as amended.
- 5. Read, passed and adopted in open council this 9<sup>th</sup> day of April 2025.

Mario Zanth, Mayor

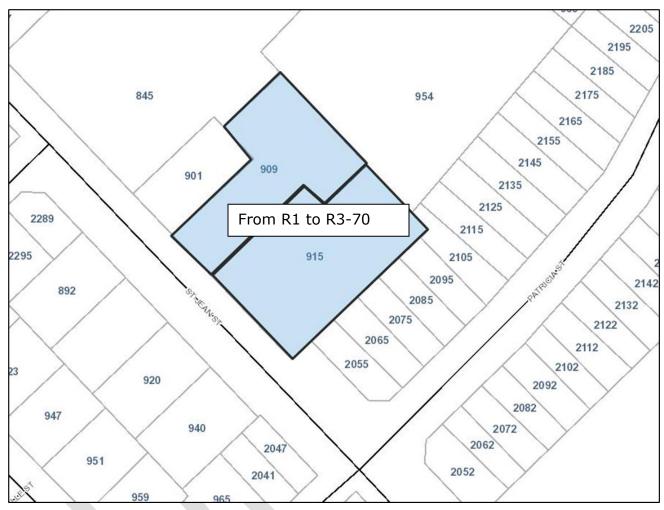
Monique Ouellet, Clerk

## Explanatory Note Purpose and Effects of this By-Law

The purpose of the by-law is to amend Zoning By-Law No. 2016-10 in order to modify the zoning category of the properties described as part of Lot 27, Concession 1 (O.S.), Parts 1 to 5 of Plan 50R-4597 from "Urban Residential First Density (R1) Zone" to "Urban Residential Third Density Zone – Exception 70 (R3-70)". The future development consists of an apartment building with 25 units destined for senior housing through the Rockland Housing Corporation.

For further information concerning the amendment to Zoning By-Law No. 2016-10, you may contact the Community Development Department, at the Town Hall, 1560 Laurier Street or by telephone at 613-446-6022.

## Schedule A to By-law 2025-XX Certificate of Authentication



Not to scale

This is plan Schedule A to Zoning By-Law 2025-XX, passed the 9<sup>th</sup> day of April 2025.

Part of Lot 27, Concession 1 (O.S.), Parts 1 to 5 of Plan 50R-4597, 909 and 915 St-Jean Street

Prepared by the City of Clarence-Rockland

1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk