

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:

1. The properties as described as Lots 51, 52 and 53 of Andrew Bell's 1908 Plan, civic numbers 1087-1091, 1079 and 1067 Laurier Street, identified on Schedule "A" attached to and forming part of this by-law shall be the lands affected by this by-law.
2. Map "B" of Zoning By-Law No. 2016-10 is hereby amended by changing the zoning category of the subject property from "Urban Residential First Density (R1) zone" to "Urban Residential Second Density - Exception 38 (R2-38) zone" as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law
3. Part 3 of By-Law No. 2016-10, entitled "Definitions" is amended to include the following definition: "Dwelling, Back-to-Back Semi-Detached: means a residential building divided by a vertical rear wall above grade of at least 3.0 meters in length and at least 2.0 meters in height, common and adjoining to dwelling units each having a private access."
4. Section 6.3.3 (kk) of By-law 2016-10 is hereby modified to read as follows:

(kk) R2-38, Lots 51, 52 and 53 of Andrew Bell's 1908 Plan, Civic numbers 1087-1091, 1079 and 1067 Laurier Street:

Notwithstanding the provisions of this By-law to the contrary, the land zoned R2-38 shall also be used in accordance with the following provisions:

Permitted uses:

Residential Uses

Dwelling, Back-to-Back Semi-Detached

Accessory Residential Uses

Additional Dwelling Units

Zone requirements for Back-to-Back Semi-Detached Dwelling:

(i)	Minimum Lot Area for both dwelling units:	750 m ²
(ii)	Minimum Lot Frontage:	13.0 m
(iii)	Minimum Front Yard:	3.0 m
(iv)	Minimum Interior Side Yard:	1.0 m
(v)	Minimum Rear Yard:	7.5 m
(vi)	Minimum Dwelling Unit Area:	70 m ²
(vii)	Maximum Building Height:	11.5 m

5. This By-law shall become effective on the date of passing hereof, subject to the approval of the Tribunal or following the last date for filing objections as the case may be.

Read, passed and adopted in open council this 12th day of February 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 from Urban Residential First Density (R1) zone to Urban Residential Second Density – Exception 38 (R2-38) zone for the properties described as Lots 51, 52 and 53 of Andrew Bell's 1908 Plan, civic numbers 1087-1091, 1079 and 1067 Laurier Street, in order to accommodate the construction of four pairs of back-to-back semi-detached dwellings.

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



Blue area: Zone change from R1 to R2-38.

Not to scale

This is plan Schedule A to Zoning By-Law 2025-XX, passed the 12th day of February 2025.

Lots 51, 52 and 53 of Andrew Bell's 1908 Plan. Civic numbers 1087-1091, 1079 and 1067 Laurier Street

Prepared by the City of Clarence-Rockland

1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk