

Corporation of the City of Clarence-Rockland

By-law 2024-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;

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

1. The property described as 632-636 Laurier Street, Part of Lot 29 on 1908 Andrew Bell Plan, former Town of Rockland, in the former geographic township of Clarence, now in the City of Clarence-Rockland and identified on Schedule "A" attached to and forming part of this by-law shall be the lot 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 "General Commercial Exception 15 (CG-15) Zone" to "Residential Third Density Exception 67 (R3-67) Zone" as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.
3. Section 6.4.3 is hereby amended by adding the following subsection (ooo) to read as follows:

(ooo) R3-67 Part of Lot 23, Concession 1 on Andrew Bell 1908 Plan, former Town of Rockland, in the former geographic township of Clarence, now in the City of Clarence-Rockland, civic address 632-636 Laurier Street, Rockland.

Notwithstanding the provisions of this By-law to the contrary, the lands zoned R3-67 shall be used in accordance with the following provisions:

- i. landscape buffer between a driveway/parking area and interior side lot line: 1.0 m
- ii. required communal amenity area: 55.7 m²
- iii. total number of parking spaces: 22 spaces
- iv. minimum lot area for 20 units in a low-rise apartment in the R3 zone: 2,256 m² or 112 m² per unit

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 ____ day of September 2024.

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 change the zoning category of the subject property from "General Commercial Exception 15 (CG-15) Zone" to "Residential Third Density Exception 67 (R3-67) Zone". The special exception is to permit:

- a reduced landscape buffer between a driveway/parking area and interior side lot line of 1.0 m, whereas 1.5 m is required in the Zoning By-law;
- to permit a reduced communal amenity area of 55.7 m², whereas 60 m² is required in the Zoning By-law;
- to permit a reduced total number of parking spaces of 22 spaces, whereas 26 spaces are required in the Zoning By-law for resident and visitor parking;
- to reduce the minimum lot area for 20 units in a low-rise apartment in the R3 zone to 2,256 m² or 112 m² per unit, whereas the Zoning By-law requires a minimum lot area of 2,800 m², being 140 m² per unit.

The proposal is to develop the subject site with a three (3) storey residential apartment building comprising 20 total units – 6 studios, 9 one-bedroom plus den, and 5 two-bedroom. Each unit will have a private 7.8m² balcony and a 55.7 m² communal amenity area in the form of a gym is provided, for a total of 211.7 m². There are 22 vehicle parking spaces (including 2 visitor spaces, 2 accessible spaces, and 5 spaces for compact cars), as well as 3 motorcycle parking spaces, and 10 bicycle parking spaces.

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 2024-XX
Certificate of Authentication



Zone change from CG-15 to R3-67.

Not to scale

This is plan Schedule A to Zoning By-Law 2024-XX, passed the XX day of September, 2024

Part of Lot 29 on 1908 Andrew Bell Plan, former Town of Rockland, in the former geographic township of Clarence, now in the City of Clarence-Rockland 1560, Laurier Street, Rockland, Ontario K4K 1P7. Municipally known as 632-636 Laurier Street.

Mario Zanth, Mayor

Monique Ouellet, Clerk