

# 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 791 Lawrence Street, Part of Lot 87 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 "Urban Residential First Density - Special - Exception 3 (R1S-3) Zone" to "Urban Residential Second Density-Exception 37 (R2-37) Zone" as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.
3. Section 6.3.3 is hereby amended by adding the following subsection (jj) to read as follows:

(jj) R2-37, 791 Lawrence Street

Notwithstanding the provisions of this By-law to the contrary, the lands zoned R2-37 shall be used in accordance with the following provisions:

- (i) Minimum Lot Frontage: 9.9m per dwelling unit
- (ii) Minimum Rear Yard setback: 2.5 m
- (iii) Minimum Interior Side Yard setback: 2.5 m
- (iv) semi-detached dwellings do not require an individual driveway and may be located on adjacent lot.
- (v) Minimum width of access to the parking area: 4.5 m

4. 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 11<sup>th</sup> day of September 2024.

Mario Zanth, Mayor

Monique Ouellet, Clerk

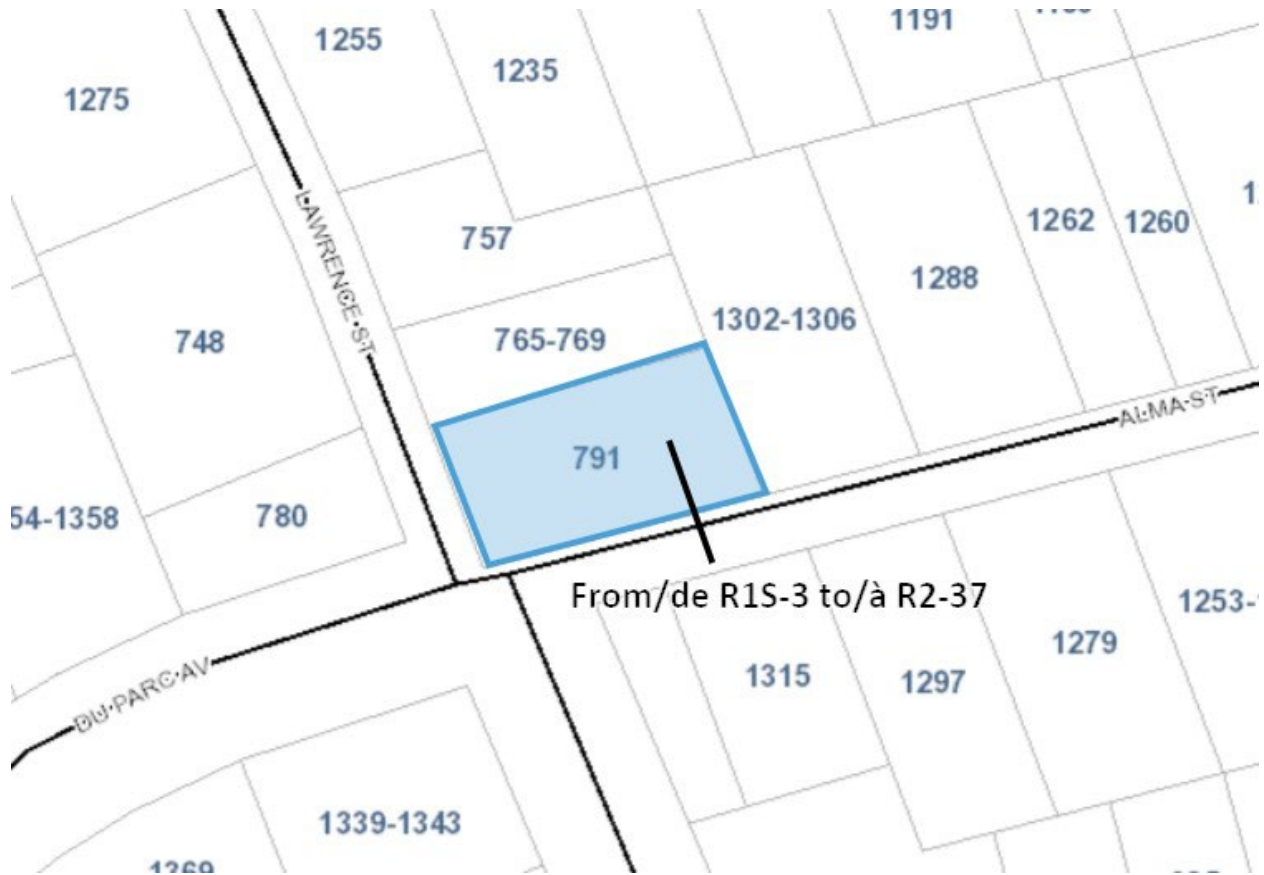
## Explanatory Note

### 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 "Urban Residential First Density - Special - Exception 3 (R1S-3) Zone" to "Urban Residential Second Density-Exception 37 (R2-37) Zone" in order to allow the construction of a semi-detached dwelling on a single lot.

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 R1S-3 to R2-37.

Not to scale

This is plan Schedule A to Zoning By-Law 2024-XX, passed the 11<sup>th</sup> day of September, 2024

Part of Lot 87 on 1908 Andrew Bell Plan, former Town of Rockland, in the former geographic Township of Clarence, now in the City of Clarence-Rockland prepared by the City of Clarence-Rockland, civic address 791 Lawrence Street, Rockland.

1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk