



CORPORATION OF THE CITY OF
CLARENCE-ROCKLAND
PLANNING COMMITTEE

June 3, 2020, 7:00 pm
Teleconference

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CORPORATION DE LA CITÉ DE
CLARENCE-ROCKLAND

COMITÉ DE L'AMÉNAGEMENT

le 3 juin 2020, 19 h 00

Téléconférence

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Declaration of pecuniary interest Déclaration d'intérêt pécuniaire

Date of meeting Date de la réunion:	
Item Number Numéro de l'item:	
Subject of the item: Sujet de l'item :	
Name of Council Member Nom du membre du conseil	

I, _____, hereby declare a pecuniary interest in the matter identified above for the following reason :

Je, _____, déclare un intérêt pécuniaire en ce qui concerne l'article ci-haut mentionné, pour la raison suivante :

Name (print)	Signature	Date

This declaration is filed in accordance with the *Municipal Conflict of Interest Act* and will be recorded in the meeting minutes and will be made available in a public registry. / Cette déclaration est soumise sous la *Loi sur les conflits d'intérêt municipaux* et sera enregistrée dans le procès-verbal de la réunion et sera disponible dans un registre public.

Excerpt from the Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50

DUTY OF MEMBER

When present at meeting at which matter considered

5 (1) Where a member, either on his or her own behalf or while acting for, by, with or through another, has any pecuniary interest, direct or indirect, in any matter and is present at a meeting of the council or local board at which the matter is the subject of consideration, the member,

- (a) shall, prior to any consideration of the matter at the meeting, disclose the interest and the general nature thereof;
- (b) shall not take part in the discussion of, or vote on any question in respect of the matter; and
- (c) shall not attempt in any way whether before, during or after the meeting to influence the voting on any such question. R.S.O. 1990, c. M.50, s. 5 (1).

Where member to leave closed meeting

(2) Where the meeting referred to in subsection (1) is not open to the public, in addition to complying with the requirements of that subsection, the member shall forthwith leave the meeting or the part of the meeting during which the matter is under consideration. R.S.O. 1990, c. M.50, s. 5 (2).

Extrait de la Loi sur les conflits d'intérêts municipaux, L.R.O. 1990, chap. M.50

OBLIGATIONS DU MEMBRE

Participation à une réunion où l'affaire est discutée

5 (1) Le membre qui, soit pour son propre compte soit pour le compte d'autrui ou par personne interposée, seul ou avec d'autres, a un intérêt pécuniaire direct ou indirect dans une affaire et participe à une réunion du conseil ou du conseil local où l'affaire est discutée, est tenu aux obligations suivantes :

- a) avant toute discussion de l'affaire, déclarer son intérêt et en préciser la nature en termes généraux;
- b) ne pas prendre part à la discussion ni voter sur une question relative à l'affaire;
- c) ne pas tenter, avant, pendant ni après la réunion, d'influencer de quelque façon le vote sur une question relative à l'affaire. L.R.O. 1990, chap. M.50, par. 5 (1).

Exclusion de la réunion à huis clos

(2) Si la réunion visée au paragraphe (1) se tient à huis clos, outre les obligations que lui impose ce paragraphe, le membre est tenu de quitter immédiatement la réunion ou la partie de la réunion où l'affaire est discutée. L.R.O. 1990, chap. M.50, par. 5 (2).



**CORPORATION OF THE
CITY OF CLARENCE-ROCKLAND
PLANNING COMMITTEE MEETING MINUTES**

March 4, 2020
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT: Mario Zanth, Chairperson
Guy Desjardins, Mayor (ex-officio)
Michel Levert, Councillor Ward 7
Michel Talbot, Member
Maryse St-Pierre, Deputy Clerk

ABSENT: Carl Grimard, Councillor Ward 3
Sylvie Lalonde, Member
Helen Collier, Chief Administrative Officer

1. Opening of the meeting

The President opens the meeting at 7:00 pm.

2. Adoption of the agenda

RECOMMENDATION AME2020-03

Moved by Michel Levert

Seconded by Guy Desjardins

THAT the agenda be adopted as presented.

CARRIED

3. Declaration of pecuniary interests (none)

4. Adoption of the minutes

4.1 Minutes of September 5, 2019

RECOMMENDATION AME2020-04

Moved by Guy Desjardins

Seconded by Michel Talbot

THAT the minutes of the Planning Committee of September 5, 2019, meeting be adopted.

CARRIED

4.2 Minutes of October 9, 2019

RECOMMENDATION AME2020-05

Moved by Guy Desjardins

Seconded by Michel Talbot

THAT the minutes of the Planning Committee of October 9, 2019, meeting be adopted.

CARRIED

4.3 Minutes of January 15, 2020

RECOMMENDATION AME2020-06

Moved by Guy Desjardins

Seconded by Michel Talbot

THAT the minutes of the Planning Committee of January 15, 2020, meeting be adopted.

CARRIED

5. Planner's Statement

The planner's statement is presented.

6. Deferred Items (none)

7. Presentations / Reports

7.1 Amendment to Zoning By-Law and to the Official Plan – 892-920-940 St-Jean Street – Mario Meloche & Suzanne Meloche

a. Presentation

Claire Lemay presents an overview of the Zoning amendment and Official Plan amendment of the urban area request for 892, 920, 940 St-Jean Street, made by Mario and Suzanne Meloche.

b. Committee/Public Comments

Further to questions, Claire Lemay explains that a new building will be built but that the use will remain the same. She adds that this request for a zoning change was made in order to allow the issuance of a building permit for the new building.

c. Recommendation

RECOMMENDATION AME2020-07

Moved by Michel Levert

Seconded by Guy Desjardins

WHEREAS the proposed Amendment No. 14 to the Official Plan of the Urban Area of the City of Clarence-Rockland conforms to the Official Plan of the United Counties of Prescott and Russell and is consistent with the Provincial Policy statement; and

WHEREAS the proposed modification to the Zoning By-law 2016-10 will be in conformity with the Official Plan of the Urban Area of the City of Clarence-Rockland and with the Official Plan of the United Counties of Prescott and Russell once the concurrent Official Plan Amendment has been approved and is consistent with the Provincial Policy Statement;

THAT the Planning Committee recommend to Council the approval of a by-law to adopt Amendment No. 14 to the Official Plan of the Urban Area of the City of Clarence-Rockland in order to modify the land use designation of the properties located at 892, 920 and 940 St-Jean Street in Rockland to a “Service Commercial” designation and to add a special exception policy to permit the existing single detached dwellings; and

THAT the Planning Committee recommend to Council the approval of a by-law to amend the Zoning By-law 2016-10 in order to change the zoning category of the properties located at 892, 920 and 940 St-Jean Street in Rockland from “Urban Residential First Density (R1) Zone” and “Local Commercial – Exception 6 (CL-6) Zone” to “General Commercial – Exception 22 (CG-22) Zone” in order to render the existing uses, buildings, and structures legal and in conformity with the by-law.

CARRIED

7.2 Zoning By-law Amendment – 1750 Russell Rd – Hortense Lavigne

a. Presentation

Claire Lemay presents the request for zoning amendment made by Hortense Lavigne for 1750 Russell Road.

b. Committee/public comments (none)

c. Recommendation

RECOMMENDATION AME2020-08

Moved by Michel Levert

Seconded by Michel Talbot

WHEREAS the proposed amendment to the Zoning By-law for the property described as Part of Lot 21, Concession 6, 1750 Russell Road, is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell; and

WHEREAS the proposed amendment to the Zoning By-law is a required condition of consent application B-CR-023-2019 which received conditional approval from the Committee of Adjustment in December 2019;

THAT the Planning Committee recommends to Council the approval of a by-law amending the zoning by-law 2016-10 in order to change the zoning category of the property described as Part of Lot 21, Concession 6, 1750 Russell Road from “Rural (RU) Zone” to “Rural – Exception 45 (RU-45) Zone” for the part to be retained, in order to prohibit residential uses on the agricultural property and to modify the zoning category of the portion of the lot including the existing dwelling (the part to be severed) from “Rural (RU) Zone” to “Rural – Exception 55 (RU-55) Zone” in order to permit a lot with minimum 45.0m frontage.

CARRIED

7.3 Zoning By-law Amendment – Daniel Sauve – 845 Caron

a. Presentation

Nicolas Denis presents the request for Zoning By-Law amendment made by Daniel Sauve for 845 Caron.

b. Committee/public comments

Further to questions, Nicolas Denis explains that there is enough off-street parking for the units.

Further to questions, Nicolas Denis explains that there are no problems with the proposed building to be built.

c. Recommendation

RECOMMENDATION AME2020-09

Moved by Guy Desjardins

Seconded by Michel Talbot

THAT the Planning Committee recommends to Council to amend Zoning By-Law 2016-10, in order to change the zoning category of the property located at 845 Caron Street from “Urban Residential First Density (R1) Zone” to “Urban Residential Third Density (R3) Zone”, as recommended by the Infrastructure and Planning Department.

CARRIED

7.4 Zoning By-law Amendment – 808 Powers St – 2701220 Ontario Inc

a. Presentation

Claire Lemay presents the request for Zoning By-law amendment made by 2701220 Ontario Inc. for 808 Powers Street.

b. Committee/public comments

Further to questions, Claire Lemay explains that, depending on the space provided for parking lots, there should be no snow removal problems.

Helen Pace, residing at 764 Powers, explains that she is against this project, notably because there are many issues on this street, in particular with traffic, visibility, children's safety and snow removal. She adds that this project is not appropriate for this type of street. Mayor Desjardins explains that the provincial rules make that this project cannot be refused by the city, because it complies with all the requirements.

Linda Lavoie-Schaeffer, residing at 816 Powers Street, explains that she is opposed to this request, in particular because there are already big traffic issues on Powers Street.

Yannick Schaeffer, residing at 816 Powers Street, explains that he is also against this request. He adds that the storm sewer is located just in front of the property to be built and that drainage in front of the parking lot will be problematic in case of snow removal.

André Barrette, project designer, explains that the wider parking lot was designed to facilitate the access. He adds that snow removal should not be a problem as this property will likely be a rental property and therefore the snow will be removed by a contractor.

George MacPherson, residing at 421 Grassland Terrace, Orléans, explains that he had conversations with Mr. Barrette for a better use of the land. He adds that he is sensitive to the concerns of residents about this construction. He adds that the traffic problem is not necessarily related to the implementation of his project.

Further to comments and questions, Marie-Ève Bélanger explains that a report on the conversion of one-way streets, particularly for Powers Road, will be presented to Council by the end of the month.

Nathaniel Gauthier, residing at 835 Powers, explains that the main issue is not the project itself, but rather the width of the road. He says that this project could set a precedent for future projects to be built on his street.

c. Recommendation

RECOMMENDATION AME2020-10

Moved by Michel Levert

Seconded by Michel Talbot

WHEREAS the proposed amendment to the Zoning by-law is consistent with the Provincial Policy Statement and conforms 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;

THAT the Planning Committee does not recommend to Council the approval of a by-law amending the Zoning By-law 2016-10 in order to change the zoning category of the property located at 808 Powers Street from “Urban Residential First Density (R1) Zone” to “Urban Residential Second Density – Exception 29 (R2-29) Zone”.

CARRIED

8. **Other Items** (none)

9. **Adjournment**

The meeting is adjourned at 8:17 pm.

Mario Zanth, President

Maryse St-Pierre, Deputy Clerk



**CORPORATION DE LA
CITÉ DE CLARENCE-ROCKLAND
PROCÈS-VERBAL DU COMITÉ D'AMÉNAGEMENT**

le 4 mars 2020
Salle du Conseil
415 rue Lemay Street, Clarence Creek, Ont.

PRÉSENT: Mario Zanth, Président
Guy Desjardins, Maire (ex-officio)
Michel Levert, Conseiller Quartier 7
Michel Talbot, Membre
Maryse St-Pierre, Greffière adjointe

ABSENT: Carl Grimard, Conseiller quartier 3
Sylvie Lalonde, Membre
Helen Collier, Directrice générale

1. Ouverture de la réunion

Le président ouvre la réunion à 19h.

2. Adoption de l'ordre du jour

RECOMMANDATION AME2020-03

Proposée par Michel Levert

Appuyée par Guy Desjardins

QUE l'ordre du jour soit adopté tel que présenté.

ADOPTÉE

3. Déclaration d'intérêts pécuniaires (aucun)

4. Adoption des procès-verbaux

4.1 Procès-verbal du 5 septembre 2019

RECOMMANDATION AME2020-04

Proposée par Guy Desjardins

Appuyée par Michel Talbot

QUE le procès-verbal de la réunion du comité d'aménagement du 5 septembre 2019 soit adopté.

ADOPTÉE

4.2 Procès-verbal du 9 octobre 2019

RECOMMANDATION AME2020-05

Proposée par Guy Desjardins

Appuyée par Michel Talbot

QUE le procès-verbal de la réunion du comité d'aménagement du 9 octobre 2019 soit adopté.

ADOPTÉE

4.3 Procès-verbal du 15 janvier 2020

RECOMMANDATION AME2020-06

Proposée par Guy Desjardins

Appuyée par Michel Talbot

QUE le procès-verbal de la réunion du comité d'aménagement du 15 janvier 2020 soit adopté.

ADOPTÉE

5. Énoncé de l'urbaniste

L'énoncé de l'urbaniste est présenté.

6. Items différés (aucun)

7. Présentations / Rapports

7.1 Modification au Règlement de Zonage et au Plan officiel de l'aire urbaine – 892-920-940 rue St-Jean – Mario Meloche & Suzanne Meloche

a. Présentation

Claire Lemay présente la demande d'amendement au règlement de zonage et au plan officiel de l'aire urbaine pour le 892, 920 et 940 rue St-Jean, faite par Mario et Suzanne Meloche.

b. Commentaires du comité/public

Suite aux questions, Claire Lemay explique qu'un nouveau bâtiment sera construit, mais que l'usage restera le même. Elle ajoute que cette demande de changement de zonage a été faite dans le but de permettre l'émission d'un permis de construction pour le nouveau bâtiment.

c. Recommandation

RECOMMANDATION AME2020-07

Proposée par Michel Levert

Appuyée par Guy Desjardins

ATTENDU QUE l'amendement No. 14 au Plan officiel proposé est conforme au Plan officiel des Comtés unis de Prescott et Russell et est conforme à la Déclaration de principes provinciale; et

ATTENDU QUE la modification proposée au Règlement de zonage 2016-10 sera en conformité au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland et au Plan officiel des Comtés unis de Prescott et Russell lorsque l'amendement concourant au Plan officiel sera approuvé et est conforme à la Déclaration de principes provinciale;

QUE le Comité d'aménagement recommande au Conseil municipal l'approbation d'un règlement afin d'adopter l'amendement numéro 14 au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland afin de modifier l'affectation du sol des terrains situés au 892, 920 et 940 rue St-Jean à Rockland à « Commerce de services » et afin d'ajouter une politique d'exception spéciale afin de permettre les habitations détachées existantes; et

QUE le Comité d'aménagement recommande au Conseil municipal l'approbation d'un règlement modifiant le Règlement de zonage 2016-10 afin de changer la catégorie de zonage des terrains visés de « Zone résidentielle urbaine de densité 1 (R1) » et « Zone de commerces locaux – Exception 6 (CL-6) » à « Commerciale générale – exception 22 (CG-22) » afin de rendre les usages et bâtiments légaux et en conformité avec le règlement.

ADOPTÉE

7.2 Amendement au règlement de zonage – 1750 chemin Russell – Hortense Lavigne

a. Présentation

Claire Lemay présente la demande de changement de zonage pour le 1750 chemin Russell faite par Hortense Lavigne.

b. Commentaires du comité/public (aucun)

c. Recommandation

RECOMMANDATION AME2020-08

Proposée par Michel Levert

Appuyée par Michel Talbot

ATTENDU QUE l'amendement proposé au Règlement de zonage pour la propriété décrite comme étant une partie du lot 21, concession 6, 1750 chemin Russell, est conforme à la Déclaration de principes provinciale et au Plan officiel des Comtés unis de Prescott et Russell; et

ATTENDU QUE l'amendement proposé au Règlement de zonage est une condition requise de la demande d'autorisation B-CR-023-2019 qui fut approuvée conditionnellement par le Comité de dérogation en décembre 2019;

QUE le Comité d'aménagement recommande au Conseil l'approbation d'un règlement amendant le Règlement de zonage 2016-10 afin de modifier la catégorie de zonage de la propriété décrite comme étant une partie du lot 21 concession 6, 1750 chemin Russell de « Zone rurale (RU) », à « Zone rurale – Exception 45 (RU-45) » sur la partie à être retenue afin d'interdire des utilisations résidentielles sur le terrain agricole et de modifier la partie avec l'habitation existante, la partie à être détachée, de « Zone rurale (RU) », à « Zone rurale – Exception 55 (RU-55) » afin de permettre la création d'un terrain avec 45,0 m de façade minimale.

ADOPTÉE

7.3 Amendement au règlement de zonage – Daniel Sauve – 845 Caron

a. Présentation

Nicolas Denis présente la demande d'amendement au règlement de zonage faite par Daniel Sauve pour le 845 Caron.

b. Commentaires du comité/public

Suite aux questions, Nicolas Denis explique qu'il y a assez de stationnements hors rue pour les unités.

Suite aux questions, Nicolas Denis explique qu'il n'y a pas de problématiques quant au bâtiment proposé à être construit.

c. Recommandation

RECOMMANDATION AME2020-09

Proposée par Guy Desjardins

Appuyée par Michel Talbot

QUE le Comité d'aménagement recommande au Conseil Municipal d'approuver le règlement modifiant le Règlement de Zonage 2016-10 afin de changer le zonage de la propriété au 845 rue Caron de « Zone Résidentielle Urbaine de Densité 1 – (R1) », à « Zone Résidentielle Urbaine de Densité 3 – (R3) », tel que recommandé par le Département d'infrastructure et aménagement du territoire.

ADOPTÉE

7.4 Amendement au règlement de zonage – 808 rue Powers – 2701220 Ontario Inc

a. Présentation

Claire Lemay présente la demande d'amendement au règlement de zonage faite par 2701220 Ontario Inc. pour le 808 rue Powers.

b. Commentaires du comité/public

Suite aux questions, Claire Lemay explique que selon l'espace prévu pour les stationnements, il ne devrait pas avoir de problème d'enlèvement de la neige.

Helen Pace, demeurant au 764 Powers, explique qu'elle est contre ce projet, notamment car il y a beaucoup d'enjeux dans cette rue, notamment pour la circulation, la visibilité, la sécurité des enfants et l'enlèvement de la neige. Elle ajoute que ce projet n'est pas approprié pour ce type de rue. Le maire Desjardins explique que les règles provinciales font que ce projet ne peut pas être refusé par la ville, car il se conforme à toutes les exigences requises.

Linda Lavoie-Schaeffer, demeurant au 816 rue Powers, explique qu'elle s'oppose à cette demande, notamment car il y a déjà de gros enjeux de circulation dans la rue Powers.

Yannick Schaeffer, demeurant au 816 rue Powers, explique qu'il est également contre cette demande. Il ajoute que l'égout pluvial est situé juste en face de la propriété à construire et que le drainage en face du stationnement sera problématique en cas de déneigement.

André Barrette, concepteur du projet, explique que le stationnement plus large a été conçu pour faciliter l'accès. Il ajoute que le déneigement ne devrait pas être un problème, car cette propriété sera probablement une propriété locative et donc, la neige sera enlevée par un entrepreneur.

George MacPherson, demeurant au 421 Grassland Terrace, Orléans, explique qu'il a eu des conversations avec M. Barrette pour une meilleure utilisation du terrain. Il ajoute qu'il est sensible aux inquiétudes des résidents sur cette construction. Il ajoute que le problème de circulation n'est pas nécessairement relié avec l'implantation de son projet.

Suite aux commentaires et questions, Marie-Ève Bélanger explique qu'un rapport relatif à la conversion des rues à sens unique notamment pour le chemin Powers sera présenté au conseil vers la fin du mois.

Nataniel Gauthier, demeurant au 835 Powers, explique que l'enjeu principal n'est pas le projet en soi, mais plutôt la largeur du chemin. Il dit que ce projet pourrait créer un précédent sur les futurs projets à construire dans sa rue.

c. Recommandation

RECOMMANDATION AME2020-10

Proposée par Michel Levert

Appuyée par Michel Talbot

ATTENDU QUE l'amendement proposé au Règlement de zonage est conforme à la Déclaration de principes provinciale, au Plan officiel des Comtés unis de Prescott et Russell, et au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland;

QUE le Comité d'aménagement ne recommande pas au Conseil l'approbation d'un règlement amendant le Règlement de zonage 2016-10 afin de modifier la catégorie de zonage de la propriété situé au 808 rue Powers de « Zone résidentielle urbaine de densité 1 (R1) » à « Zone résidentielle urbaine de densité 2 – exception 29 (R2-29) ».

ADOPTÉE

8. **Autres items** (aucun)

9. **Ajournement**

La réunion est ajournée à 20h17.

Mario Zanth, Président

Maryse St-Pierre, Greffière adjointe



Énoncé de l'urbaniste / Planner's Statement





Énoncé de l'urbaniste / Planner's Statement

- Toute personne présente peut soumettre ses observations et ses commentaires sur les présentes propositions d'ébauche de plan de lotissement ou de la modification au plan officiel ou de la modification au règlement de zonage.
- Toute personne peut obtenir des renseignements sur la ou les présentes demandes en s'adressant au Département d'infrastructure et de l'aménagement du territoire de la Cité de Clarence-Rockland, au 1560 rue Laurier à Rockland (édifice de l'Hôtel de ville) aux heures habituelles de bureau, soit de 8h30 à 16h30 du lundi au vendredi.
- Anyone present at the meeting may submit their concerns or comments in respect to the proposed draft plan of subdivision or to the Official Plan amendment or to the Zoning By-Law amendment.
- Anyone may obtain additional information relating to the present requests by contacting the Infrastructure and Planning Department at the City Hall, located at 1560 Laurier Street in Rockland, between 8:30 A.M. and 4:30 P.M., from Monday to Friday.





Énoncé de l'urbaniste / Planner's Statement

- Si une personne ou un organisme public avait par ailleurs la capacité d'interjeter appel de la décision de du conseil de la Corporation de la Cité de Clarence-Rockland devant le Tribunal d'appel de l'aménagement local, mais que la personne ou l'organisme public ne présente pas d'observations orales lors d'une réunion publique ou ne présente pas d'observations écrites à la Corporation de la Cité de Clarence-Rockland avant l'adoption du règlement municipal ou du plan de lotissement, la personne ou l'organisme public n'a pas le droit d'interjeter appel de la décision.
- If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of Clarence-Rockland to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Corporation of the City of Clarence-Rockland before the by-law is passed or the approval of a Draft plan of Subdivision, the person or public body is not entitled to appeal the decision.





Énoncé de l'urbaniste / Planner's Statement

- Si une personne ou un organisme public ne présente pas d'observations orales lors d'une réunion publique ou ne présente pas d'observations écrites à la Corporation de la Cité de Clarence-Rockland avant l'adoption du règlement municipal ou du plan de lotissement, la personne ou l'organisme public ne peut pas être joint en tant que partie à l'audition d'un appel dont est saisie le Tribunal d'appel de l'aménagement local à moins qu'il n'existe, de l'avis de ce dernier, des motifs raisonnables de le faire.
- If a person or public body does not make oral submissions at a public meeting, or make written submissions to Corporation of the City of Clarence-Rockland before the by-law is passed or the Draft Plan of Subdivision is approved, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.





Énoncé de l'urbaniste / Planner's Statement

- SI VOUS DÉSIREZ être avisé(e) de la décision de la Corporation de la Cité de Clarence-Rockland relativement au présent plan de lotissement proposé ou de la décision relativement à l'amendement au plan officiel ou au règlement de zonage proposé, vous devez présenter une demande écrite à la: Greffière, Cité de Clarence-Rockland, 1560 rue Laurier, Rockland (Ontario) K4K 1P7.
- IF YOU WISH to be notified of the decision of the Corporation of the City of Clarence-Rockland in respect of the proposed plan of subdivision or of the decision in respect of the proposed Official Plan or Zoning Amendment, you must make a written request addressed to the Clerk, City of Clarence-Rockland, 1560 Laurier Street, Rockland, Ontario K4K 1P7.





Énoncé de l'urbaniste / Planner's Statement

- Une personne ou un organisme public dispose d'un délai de 20 jours pour interjeter appel devant le Tribunal d'appel de l'aménagement local (TAAL) suite à l'envoi de l'avis d'adoption. Pour ce faire, la personne ou l'organisme public doit déposer à la Cité un avis d'appel qui explique son opposition au règlement municipal, les motifs à l'appui de son appel, en plus de payer les droits prescrits.
- A person or public body may submit an appeal within 20 days of the receipt of the notice of adoption before the Local Planning Appeal Tribunal (LPAT). However, the person or public body has to file an appeal with the City explaining the reasons supporting the objection to the by-law in addition to paying the required fees.





REPORT N° AMÉ-20-07-R

Date	26/05/2020
Submitted by	Claire Lemay
Subject	Amendment to the Zoning by-law and the Official Plan of the Urban Area – block 52 Plan 50M-323 (Du Rivage Street) – Riverlands of Rockland Inc.
File N°	D-09-91 & D-14-531

1) **NATURE/GOAL :**

The purpose of this report is to present a proposed amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland and a proposed amendment to the Zoning By-law for a property located at the North-West corner of Du Rivage Street and De L'Étang Street. These requests are concurrent with the Site Plan application D-11-304.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

WHEREAS the proposed amendment No. 15 to the Official Plan of the Urban Area of the City of Clarence-Rockland is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell;

AND WHEREAS the proposed amendment to the Zoning By-law 2016-10 of the City of Clarence-Rockland is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell and will be in conformity with the Official Plan of the Urban Area of the City of Clarence-Rockland once the concurrent Official Plan amendment is adopted;

THAT the Planning Committee recommend to Council the adoption of a By-law to approve the proposed amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland;

AND THAT the Planning Committee recommend to Council the adoption of the proposed By-law modifying the Zoning By-law 2016-10.

ATTENDUE QUE l'amendement no. 15 proposé au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland est conforme à la Déclaration de principes provinciale et est conforme au Plan officiel des Comtés unis de Prescott et Russell;

ET ATTENDUE QUE l'amendement proposé au Règlement de Zonage 2016-10 de la Cité de Clarence-Rockland est conforme à la Déclaration de principes provinciale et est conforme au Plan officiel des Comtés unis de Prescott et Russell et sera en conformité avec le Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland quand l'amendement simultané sera adopté;

QUE le Comité d'aménagement recommande au Conseil l'adoption d'un règlement pour approuver l'amendement proposé au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland;

ET QUE le Comité d'aménagement recommande au Conseil l'adoption du règlement proposé modifiant le Règlement de Zonage 2016-10.

4) **BACKGROUND :**

A zoning by-law amendment and Official Plan Amendment were approved in 2014 for the subject property, as part of the approval process for a plan of subdivision for a mixed-use residential and commercial development north of County Road 17 (the Clarence Crossing project). The developer initially proposed an apartment block on the subject property, situated at the North-West corner of Du Rivage Street and De L'Étang Street. The zoning category of the subject property is currently the R3-60 zone.

5) **DISCUSSION :**

Due to changes in market demand, the developer now proposes to develop the subject property with a series of townhouses, including two semi-detached dwellings, all having frontage on a private road with a common-elements condominium ownership. The proposed project requires a few modifications to the zoning by-law in order to modify certain setback distances from side and rear lot lines, to modify which street the property is considered to have frontage on, and to consider the entire block as one lot for zoning purposes. An amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland is required in order to allow semi-detached dwellings in a Medium Density Residential designation.

The proposed project would include a total of 14 units. The proposed site plan attached to this report indicates the proposed layout of the site. A private street would have access from De L'Étang Street, with 5 townhouse units and two semi-detached units on either side of the street. The property to the north and west of the subject property is a proposed future municipal park. The lot on the south side of De L'Étang Street is to be a future school. To the east of the subject property is a mix of townhouses and single detached dwellings.

The attached planning rationale submitted by Novatech, consulting planners and engineers for the applicant, describes the rationale and

justification for the proposed amendments to the Official Plan and the Zoning By-law.

Provincial Policy Statement

The subject property is situated within a settlement area (the town of Rockland). Section 1.1.3.2 of the Provincial Policy Statement 2020 says that: "Land use patterns within settlement areas shall be based on densities and a mix of land uses..." and section 1.1.3.6 says that: "New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities." The proposed project meets these criteria.

Official Plan of the United Counties of Prescott and Russell

The subject property is situated within the Urban Policy Area according to schedule A of the Official Plan of the United Counties of Prescott and Russell. The subject property is a little over 120m from the Provincially Significant Wetland located within the Clarence Creek. There are no environmental features on the site. Environmental studies were completed during the subdivision approval process.

Section 2.2.6 of the Official Plan of the United Counties stipulates that: "Council's objectives respecting residential development in the Urban Policy Area are [...] To provide for a range and mix of low, medium and high density housing types to satisfy a broad range of residential requirements and ensure that affordable housing is available..."

Official Plan of the Urban Area of the City of Clarence-Rockland

The subject property is situated within the "Medium Density Residential" designation according to Schedule A of the Official Plan of the Urban Area of the City of Clarence-Rockland. Section 5.6.3.1 identifies the permitted uses in this land use designation as: "Multiple unit residential uses such as townhouses and low-rise apartment buildings no more than five storeys in height to a maximum of 55 units per net hectare". The subject property has an area of 0.35 ha, so with 14 units proposed on the property, the density is 40 units per hectare.

The policies of the land use designation, "Medium Density Residential" do not include semi-detached dwellings as a permitted use. However, the proposed semi-detached dwellings will be of similar size and style to the townhouses, meaning that they are, in effect two-unit townhouse blocks rather than larger semi-detached dwellings. A special exception policy is proposed to be added to the Official Plan of the Urban Area, section 5.6.3.7, in order to permit semi-detached

dwelling as an additional permitted use. This modification conforms to the Official Plan of the United Counties.

Zoning By-law 2016-10

The subject property is currently identified as within the zoning category "Urban Residential Third Density – Exception 60 (R3-60) Zone". The current provisions of this zone, as identified in section 6.4.3 (hhh) are as follows:

"(hhh) R3-60, Part of Lots 21 and 22, Concession 1 (O.S.), Part 5 on Plan 50R-2938 (Rockland)

Notwithstanding the provisions of this By-law to the contrary, the lands zoned R3-60 shall be used in accordance with the following provision(s):

Apartment dwelling low rise

- i) *Lot Area* (minimum): 100m² (per unit)
- ii) *Lot Frontage* (minima): 20.0m
- iii) *Front Yard Depth* (minima): 3.0m
- iv) *Exterior Side Yard Width* (minimum): 3.0m
- v) *Interior Side Yard Width* (minimum): 3.0m
- vi) *Rear Yard Depth* (minimum): 2.5m
- vii) Development is exempt from providing required *amenity area* per Section 4.4."

The permitted uses for this zone are those identified in section 6.4.1 for the Urban Residential Third Density (R3) Zone, including apartment dwellings and townhouse dwellings.

The proposed amendment to the Zoning By-law would have the effect of modifying the special exception zone R3-60 by deleting section 6.4.3 (hhh) and replacing it with the following:

"(hhh) R3-60 Block 52, Plan 50M-323

Notwithstanding the provisions of this By-law to the contrary, the lands zoned R3-60 shall be used in accordance with the following provision(s):

- (i) Additional permitted use:
 - *Semi-detached dwellings*
- (ii) Zone requirements for all permitted uses:
 - *Lot Area* (minimum): 3,544.6m² for the block
 - *Lot frontage* (minimum): 66m
 - *Front yard* (minimum): 3.5m
 - *Rear yard* (minimum): 3m
 - *Interior side yard* (minimum): 6m
 - *Exterior side yard* (minimum): 6m
 - Minimum setback from a private street: 6m
- (iii) Minimum dimensions of a parking space where one is

provided in a private garage: 5.6m by 2.7m

The lot line abutting de l'Étang Street shall be considered the front lot line.

For the purposes of interpretation and application of the zone requirements, the lands in the R3-60 zone shall be considered one lot.

Notwithstanding the division of a block on a Registered Plan of Subdivision for the purposes of freehold ownership of a dwelling unit and its associated parcel of land, zone provisions shall continue to apply on the basis of the entire block."

These proposed provisions would render the proposed site plan in conformity with the zoning by-law. The proposed lot area and lot frontage would apply to the entire block. The exterior side yard setback would be measured from the property line along Du Rivage Street while the front yard setback would be measured from De L'Étang Street. The rear yard setback would be measured from the north-east property line while the interior side yard setback would be measured from the north-west property line. The rear yard setback for the block (3m) would be located at the side of the semi-detached dwellings, while the interior side yard and exterior side yard setbacks for the block (6m) would be located at the rear of the semi-detached and townhouse dwellings. The 6m setback from a private street would be located at the front of each dwelling. The front yard setback of 3.5m would be measured from De L'Étang Street to the sides of the townhouse blocks.

Conclusions

The proposed amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland No. 15 is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell. The proposed amendment to the Zoning By-law is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell. The proposed Zoning By-law amendment will be in conformity with the Official Plan of the Urban Area once the concurrent amendment to the Official Plan (No. 15) is adopted.

6) CONSULTATION:

A public notice was posted on site and a notice was sent via Canada Post to nearby property owners within 120m of the subject property. The original notice was sent on the 10th of March and a revised notice with a new date for the public meeting was sent on the 19th of March. A subsequent notice was sent to residents and a notice posted on the subject property on the 14th of May with instructions for the virtual public meeting to be held by Planning Committee on June 3rd. This virtual meeting of the Planning Committee will serve to collect the comments from the public.

7) **RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :**

No objections were received from any internal departments.

Protective services requested that the private road addresses fire apparatus access for these properties, and to review the proposed municipal addressing for these properties to ensure timely emergency response, should the need ever arise.

The United Counties of Prescott and Russell provided no comments.

8) **FINANCIAL IMPACT (expenses/material/etc.):**

N/A

9) **LEGAL IMPLICATIONS :**

N/A

10) **RISK MANAGEMENT :**

N/A

11) **STRATEGIC IMPLICATIONS :**

N/A

12) **SUPPORTING DOCUMENTS:**

Proposed site plan

Planning rationale prepared by Novatech

By-law 2020-XX amending the Zoning By-law

By-law 2020-XX amending the Official Plan

Draft Amendment No. 15 to the Official Plan

Block 52 - Clarence Crossing		
The Corporation of the City of Clarence-Rockland Zoning By-law No. 2016-10		
R3 (Urban Residential Third Density Zone)		
Zoning Provisions	Required (R3)	Provided (Under Proposed R3-x)
R3 Provisions (Section 6.4.2 Zone Requirements - Townhouse & Semi-Detached Dwelling)		
Min. Lot Area	185m ²	3,544.6m ² (Block)
Min. Lot frontage	5.5m	66.0m (L'Etang)
Min. Front Yard	6.0m	3.5m (L'Etang)
Min. Rear Yard	7.5m	3.77m
Min. Exterior Yard	3.5 m	7.41m
Min. Interior Yard	1.5m	6.0m
Min. Landscaping Coverage	30%	43.5%
Min. Separation between buildings containing dwelling units	3.0m	3.0m
Parking Provisions (Sections 5.2.1 & 5.2.3)		
Min. Parking Spaces	28	28
Parking Space Dimensions (Outside)	2.7m x 5.6m	2.7m x 5.6m
Parking Space Dimensions (Private Garage - One Space)	3.3m x 5.85m	2.7m x 5.6m

* Note: R3-x zone provision to apply on the basis of the Block.

LEGEND:

SIGN LOCATION

STOP (OTM RA-1)

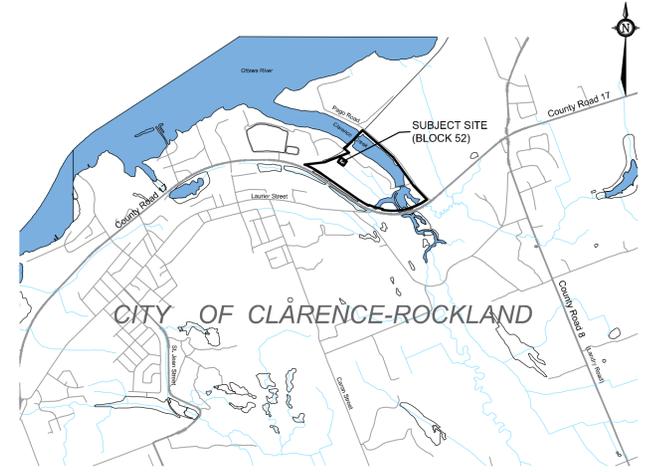
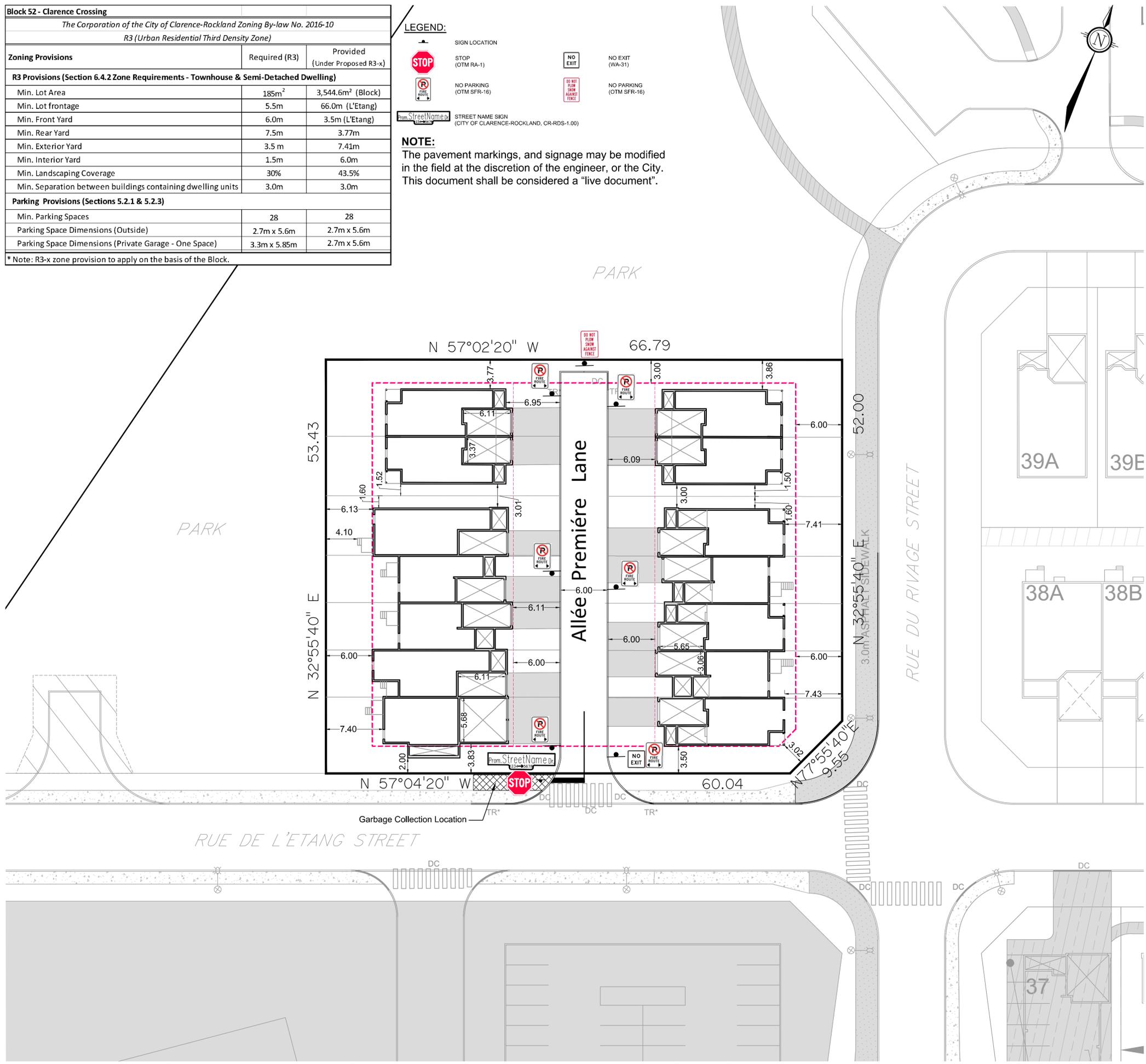
NO PARKING (OTM SFR-16)

NO EXIT (WA-31)

NO PARKING (OTM SFR-16)

STREET NAME SIGN (CITY OF CLARENCE-ROCKLAND, CR-RDS-1.00)

NOTE:
The pavement markings, and signage may be modified in the field at the discretion of the engineer, or the City. This document shall be considered a "live document".



KEYPLAN
NOT TO SCALE

CITY OF CLARENCE-ROCKLAND

SITE PLAN
CLARENCE CROSSING
BLOCK 52, 50M-323

EQ HOMES

1737 WOODWARD DRIVE, OTTAWA, ON K2C 0P9
T. 613-288-0412

1 : 250

No.	REVISION	DATE	BY
3	REVISED PER COMMENTS	APR 20/20	JJ
2	REVISED CONCEPT	MAR 05/20	JJ
1	ISSUED FOR CITY REVIEW	FEB 03/20	JJ



Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

ISSUED	APRIL, 2020
PROJECT No.	112057
DRAWING No.	112057-Block52-SP

March 5, 2020

City of Clarence-Rockland
Planning Department
1560 Laurier Avenue
Rockland, ON
K4K 1P7

Attention: Marie-Eve Bélanger, MCIP, RPP Manager of Development

Dear Ms. Bélanger:

**Reference: Clarence Crossing
Official Plan Amendment, Zoning By-Law Amendment & Site Plan Control
Applications
Block 52, Registered Plan 50M-323, City of Clarence-Rockland
Our File No.: 112057**

Novatech has been retained by Riverlands of Rockland Inc. to prepare a letter in support of the enclosed official plan amendment, zoning by-law amendment and site plan control applications for Block 52 of Registered Plan 50M-323, known locally as Clarence Crossing. The purpose of the three applications is to accommodate a change in design for Block 52 in order to permit four semi-detached and ten townhouse dwelling units that will front onto a private street.

The subject lands form part of Plan 50M-323 which was registered in 2015. This subdivision is laid out to accommodate a range of housing types including single dwellings, townhouses, and low-rise apartment buildings. The subject lands are approximately 0.35 ha in size which have frontage on both L'Etang Street and Rivage Street and are surrounded by a municipal park. This block is one of the remaining land parcels to be developed within Phase 1 of the Clarence Crossing subdivision.

The subject lands are designated *Medium Density Residential* on Schedule A of the City of Clarence-Rockland Official Plan and are zoned "Urban Residential Third Density Special Exception (R3-60)" in Comprehensive Zoning By-law No. 2016-10. The current Official Plan designation and corresponding zoning for the subject lands were approved as part of the planning approvals to implement the approved plan of subdivision.

Project Description

As the overall subdivision was registered in 2015, product demand in recent years has evolved. Accordingly, in order to respond to these changes, the proposed official plan and zoning by-law amendments are required to revise the design of Block 52. While the previous design plan and current zoning allows for the development of a low-rise apartment building, the revised development proposal is for four semi-detached dwellings units and ten townhouse dwellings on a private road.

The development has been designed so that each dwelling unit fronts onto a private street which is accessed from L'Etang Street. A 5-unit row of two-storey townhouses and a two-storey semi-detached dwelling are proposed on either side of the private street for a total of 14 dwelling units. Each dwelling unit is proposed to have an attached garage and driveway from the private street which

will be used to provide access to each dwelling and the required parking. Landscaping is proposed to be provided at the entrance to the private street and a paved area west of the private street entrance will be used for garage collections from L'Etang Street.

A part lot control application will be filed at a later date to allow each dwelling unit to have freehold ownership. An application for a condominium exemption will also be made in the future to accommodate a common element condominium for the private street.

Official Plan Amendment Application

The subject lands are currently designated Medium Density Residential on Schedule A of the City of Clarence-Rockland Official Plan which permits multiple unit residential development such as townhouse dwellings. However, the Medium Density designation is ambiguous as to whether semi-detached dwellings are a permitted use within this designation. As the proposed development is for a mix of semi-detached and townhouse dwellings, an official plan amendment is being requested to clarify the type of dwelling units that are permitted within this designation in relation to the proposed development.

The official plan amendment application proposes to add a special exception policy to Section 5.6.3 of the Official Plan as follows:

"5.6.3.7 Medium Density Residential – exception 5

1. Block 52 on Plan 50M-323
Additional permitted use: semi-detached dwellings"

The City's Official Plan encourages a mix of residential dwelling types to support housing needs and residential supply. The Medium Density Residential designation permits multiple unit residential uses such as townhouses and low-rise apartments to a maximum of 55 units per net hectare. This residential density standard is in line with the United Counties of Prescott Russell's Official Plan policies for medium density residential uses on full municipal services. The proposed development is consistent with the medium density provisions of the City's Official Plan as the proposed mix of semi-detached and townhouse dwelling units is 40 units per net hectare (14 units/0.35 ha). The proposed 14 dwelling units within this block, regardless of the dwelling unit type proposed, meets the intent of the Official Plan with regards to density limits of the Medium Residential Density designation. The same density of 40 units per hectare would be achieved if the 14 dwelling units were exclusively provided by townhouse dwellings.

To meet housing requirements, it is a policy of the City's Plan to provide a mix of 70% low density, 20% medium density and 10% high density residential development. The subject lands (Block 52) form part of an approved Plan of Subdivision which is designed to provide a mix of housing types including single detached, townhouse and apartment dwelling units. The proposed official plan amendment and concurrent zoning by-law amendment will contribute to the housing choice and tenure available in this phase of the subdivision by introducing a mix of attached housing that continues to meet density requirements while addressing changing market demands. The proposed amendments will allow for a compact building form and will utilize existing municipal services to support the development which is consistent with policies of the City's Official Plan.

Zoning By-law Amendment Application

The current “R3-60” zone on the property permits three-unit dwellings, townhouse dwellings and also includes special zone provisions for a low-rise apartment building. The proposed zoning by-law amendment would rezone the lands from “Urban Residential Third Density – Special Exception (R3-60)” to “Urban Residential Third Density – Special Exception (R3-X)” to also permit semi-detached dwelling units as this dwelling unit type is not a permitted use of the R3 zone. There are also a number of general provisions and R3 zone requirements that the proposed development cannot meet as the end result is to achieve freehold ownership for each dwelling unit. Therefore, an R3-exception zone is being requested in order to implement the unique nature of the proposed development concept.

Given that all residential units will front onto a private street, the amendment proposes to apply the zone provisions to the entire block as opposed to individual freehold lots that would subsequently be created later through a part lot control application. In addition, the amendment also proposes to interpret the front lot line as the lot line abutting L’Etang Street and to implement a setback provision from a private road. The following special exceptions to the R3 zone are proposed:

- Permit a semi-detached dwelling as a permitted use
- Minimum Lot Area (Block): 3,544.6m²
- Minimum Lot Frontage (L’Etang): 66m
- Minimum Front Yard: 3.5m
- Minimum Exterior Yard: 6m
- Minimum Interior Yard: 6m
- Minimum Rear Yard: 3m
- Minimum Setback from a Private Street 6m
- Minimum dimensions of a parking space where one is provided in a private garage shall be 5.6m in length and 2.7 metres in width

The special exception to reduce the minimum dimensions of a parking space provided in a private garage is necessary in order to achieve the minimum requirement of two parking spaces per dwelling unit. The proposed width of 2.7m and length of 5.6m is consistent to the standard applied for outdoor parking spaces. The reduction will ensure each dwelling unit is provided with two parking spaces; one within the garage and the other in the driveway as parking cannot be accommodated on the proposed private street.

The proposed zoning approach establishes that appropriate setbacks are achieved around the perimeter of the block as well as with respect to the private street. This zoning approach will ensure functional front, rear, and side yards for individual units. For staff’s consideration and to provide clarity with respect to zoning interpretation, the text for the proposed zone is included in Attachment A to this letter. The proposed zoning by-law amendment meets the intent of the City’s Official Plan as it will provide a range of housing types.

Site Plan Control Application

As required by policies of the Medium Residential Density designation the proposed development is subject to site plan control. As such, a site plan control application has been submitted with the official plan and zoning by-law amendment applications. Development details, including servicing, landscaping/fencing, and garbage collection location are provided in the site plan application

materials. Snow removal will be handled under private contract and will be managed through the joint use and maintenance agreement for the development.

In support of the site plan control application the following drawings and reports have been prepared:

- Site Plan;
- Composite Utility Plan;
- General Plan of Servicing;
- Grading & Erosion and Sediment Control Plan;
- Plan and Profile Private Laneway;
- Storm Drainage Area Plan;
- Landscape Plan; and
- Servicing Brief and Stormwater Management Report.

Thank you for your review and consideration of these applications, and we look forward to hearing from you. If you have any questions or require any further information, please do not hesitate to contact me.

Sincerely,

NOVATECH



Jordan Jackson, BPI
Planner

cc: Evan Garfinkel, Regional Group

Attachment A: Proposed R3-Special Exception Zone

"R3-X Block 52, Plan 50M-323

Notwithstanding the provisions of this By-law to the contrary, the lands zoned R3-x shall be used in accordance with the following provision(s):

- A semi-detached dwelling shall be an additional permitted use
- Lot Area Minimum 3,544.6m² (Block 52)
- Lot Frontage Minimum 66m
- Front Yard Minimum 3.5m
- Rear Yard Minimum 3m
- Interior Yard Minimum 6m
- Exterior Yard Minimum 6m

For the purposes of interpretation and application of the zone requirements, the lands in the R3-X shall be considered one lot, and the lot line abutting L'Etang Street shall be considered the front lot line.

Additional Provisions:

- Minimum setback from a private street 6m
- Minimum dimensions of a parking space where one is provided in a private garage shall be 5.6m in length and 2.7m in width

Notwithstanding the division of a block on a Registered Plan of Subdivision for the purposes of freehold ownership of a dwelling unit and its associated parcel of land, zone provisions shall continue to apply on the basis of the entire block."



Clarence-Rockland

**AMENDEMENT NUMÉRO 15 AU PLAN OFFICIEL DE L'AIRE
URBAINE DE LA CITÉ DE CLARENCE-ROCKLAND**

**Préparé par
le Service de l'aménagement du territoire
de la Cité de Clarence-Rockland
1560, rue Laurier
Rockland (Ontario)
K4K 1P7
(613) 446-6022**

Juin 2020

**AMENDMENT NUMBER 15 TO THE OFFICIAL PLAN
OF THE URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND**

**Prepared by
the Planning Department
of the City of Clarence-Rockland
1560 Laurier Street
Rockland (Ontario)
K4K 1P7
(613) 446-6022**

June 2020

**AMENDEMENT NUMÉRO 15 AU PLAN OFFICIEL DE L’AIRE URBAINE
DE LA CITÉ DE CLARENCE-ROCKLAND**

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**AMENDMENT NO. 15 TO THE OFFICIAL PLAN OF THE
URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND**

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**AMENDEMENT NUMÉRO 15
AU PLAN OFFICIEL DE L'AIRE URBAINE
DE LA CITÉ DE CLARENCE-ROCKLAND**

PARTIE A – LE PRÉAMBULE ne fait pas partie de cet amendement.

PARTIE B – L'AMENDEMENT composé du texte et du plan suivant (identifié à la Cédule « A ») constituent l'amendement no. 15 au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland.

PARTIE C – LES ANNEXES, également jointes, ne font pas parties de cet amendement. Ces annexes renferment les informations pertinentes et les commentaires du public en rapport avec cet amendement.

**AMENDMENT NUMBER 15
TO THE OFFICIAL PLAN OF THE URBAN AREA
OF THE CITY OF CLARENCE-ROCKLAND**

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

PART B – AMENDMENT – consists of the following text and map (designated as Schedule “A”); it constitutes Amendment No. 15 to the Official Plan of the Urban Area of the City of Clarence-Rockland.

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.

PARTIE A – LE PRÉAMBULE

But

L'amendement initié par Regional Group pour Riverlands of Rockland a pour but de permettre des habitations jumelées sur le terrain visé.

Terrain affecté

Le terrain en question est décrit comme étant le Bloc 52 sur le Plan 50M-323, situé au coin de la rue de l'Étang et la rue du Rivage. (Cédule « A »).

Mise en contexte

La propriété décrite comme étant le Bloc 52 sur le Plan 50M-323, est actuellement inscrite sous l'affectation des sols « *Résidentielle à moyenne densité* ».

La demande de modification consiste à ajouter une politique d'exception spéciale afin de permettre des habitations jumelées sur le terrain visé, dans l'affectation des sols « *Résidentielle à moyenne densité* ».

PARTIE B : L'AMENDEMENT

Déclaration préliminaire

Toute cette partie du document intitulée **Partie B – L'amendement**, composé du texte suivant et de la carte apparaissant sur la Cédule « A » ci-jointe, constitue l'amendement n° 15 au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland.

Détails de l'amendement

Le Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland est amendé comme suit :

1. Ajouter l'article 5.6.3.7 qui se lit comme suit :

« 5.6.3.7 – Résidentielle à moyenne densité – exception 5
Bloc 52 sur le Plan 50M-323
Utilisation additionnelle permise : habitations jumelées. »

L'exécution et l'interprétation

L'exécution et l'interprétation de ces amendements seront conformes aux politiques du Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland.

PART A - THE PREAMBLE**Purpose**

The purpose of this amendment, which has been requested by Regional Group for Riverlands of Rockland, is to permit semi-detached dwellings on the subject property.

Land affected

The subject land is described as Block 52 on Plan 50M-323. (Schedule A)

Basis

The property described as Block 52 on Plan 50M-323 is currently designated « *Medium Density Residential* ».

The amendment consists of adding a special exception policy in order to permit semi-detached dwellings on the subject property, within the land use designation « *Medium Density Residential* ».

PART B - THE AMENDMENT

Introductory Statement

All of this part of this document, entitled **PART B - THE AMENDMENT**, consisting of the following text and the attached map designated as Schedule “A”, constitutes Amendment No.15 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. Add section 5.6.3.7 which reads as follows:

« 5.6.3.7 – Medium density residential – exception 5
Block 52 on Plan 50M-323
Additional permitted use: semi-detached dwellings. »

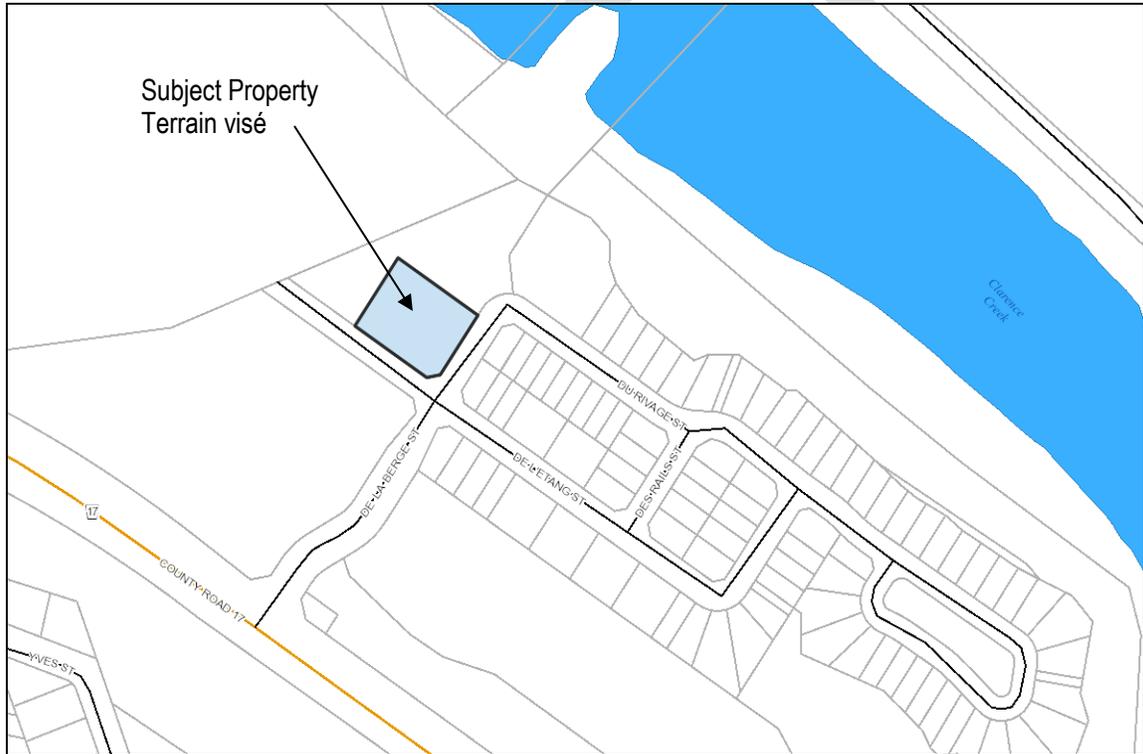
Implementation and interpretation

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.

Schedule "A" / Cédule « A »

Part of Lots 21 and 22, Concession 1 (O.S.), being Block 52 on Plan 50M-323

Partie des lots 21 et 22, concession 1 (O.S.), étant le bloc 52 sur le Plan 50M-323



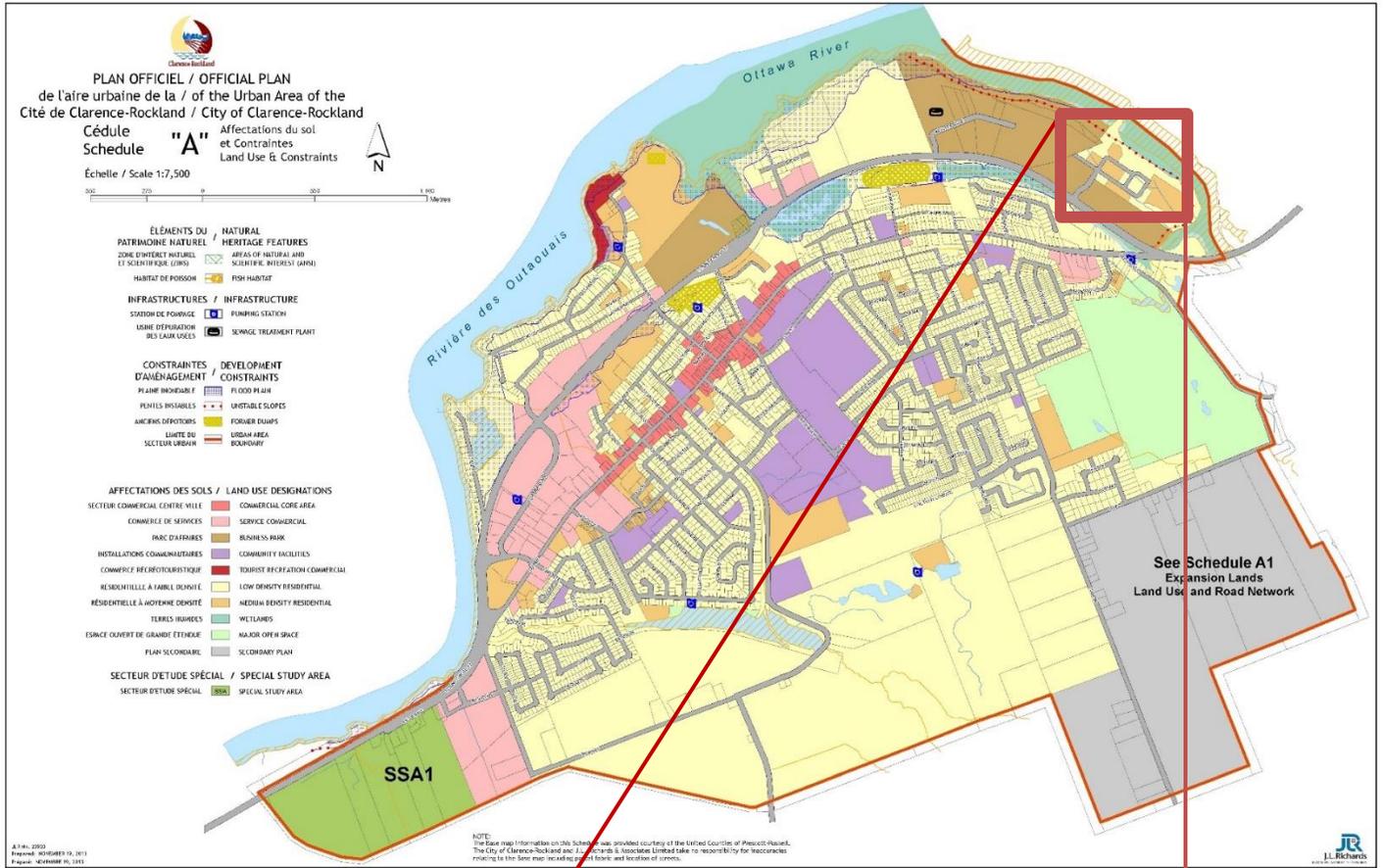
PARTIE C – ANNEXES

Les annexes énumérées plus bas ne font pas parties de l'Amendement n° 15 au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland. Ces annexes renferment les informations pertinentes et les commentaires du public en rapport avec cet amendement.

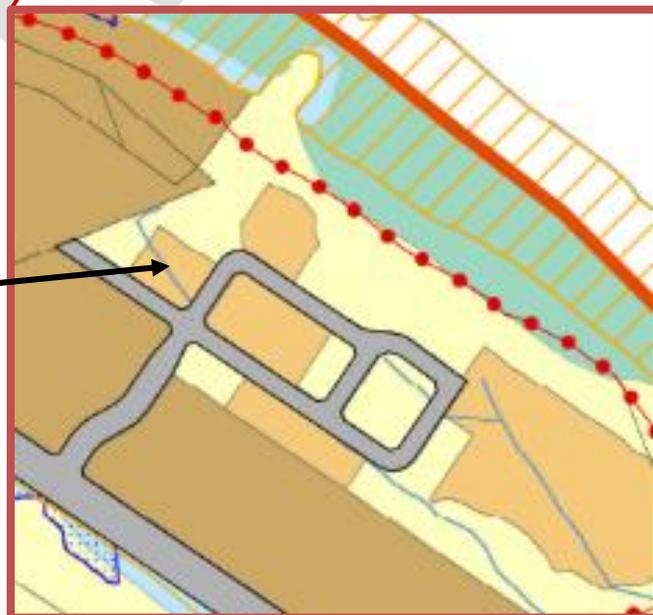
ANNEXE I	EXTRAIT DE LA CARTE DE LA CITÉ DE CLARENCE-ROCKLAND DÉMONTRANT LE TERRAIN AFFECTÉ
ANNEXE II	AVIS DE LA RÉUNION PUBLIQUE

DRAFT

ANNEXE I / APPENDIX I



Subject land
Terrain visé



ANNEXE II / APPENDIX II

NOTICE OF A PUBLIC MEETING CONCERNING A PROPOSED AMENDMENT TO THE OFFICIAL PLAN OF THE URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND AND A PROPOSED AMENDMENT TO THE ZONING BY-LAW OF THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND NOTICE OF A VIRTUAL PUBLIC MEETING

TAKE NOTICE the Corporation of the City of Clarence-Rockland will hold a **virtual public meeting on ZOOM**, on the 3rd day of June 2020, at 7:00 p.m. to consider a proposed amendment (File No. D-09-91) to the Official Plan of the Urban Area of the City of Clarence-Rockland By-law No. 2013-147 and a proposed amendment (File No. D-14-531) to the City of Clarence-Rockland Zoning By-law No. 2016-10. The affected property is located at the corner of Du Rivage Street and De L'Étang Street, and is described as Block 52 on Plan 50M-323. There is a related application for Site Plan Control (File No. D-11-304).

THE PROPOSED OFFICIAL PLAN AMENDMENT would add a special exception policy to the policies for the *Medium Density Residential* designation in order to permit semi-detached dwellings.

THE PROPOSED ZONING BY-LAW AMENDMENT would change the provisions of the « *Urban Residential Third Density – Exception 60 (R3-60) Zone* » in order to permit semi-detached dwellings, to establish a required minimum lot area of 3,544.6 m² for the block, to modify the required front, side and rear yard setbacks, to reduce the required dimensions of a parking space in a private garage, and to consider the property as one lot for zoning purposes.

IF THE PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND TO THE ZONING BY-LAW are approved and adopted, the developer has the intention of building a total of 14 townhouse & semi-detached units. These dwellings would face onto a private road with a common elements condominium ownership.

The proposed zoning by-law amendment will not come into full force and effect until such time as the related amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland is approved by the United Counties of Prescott & Russell.

IF YOU WISH TO BE NOTIFIED of the adoption of the proposed Zoning By-law Amendment, or of the refusal of the request to amend the Zoning by-law, you must make a written request at the address shown below. If you wish to be notified of the adoption of the proposed Official Plan Amendment, or of the refusal of the request to amend the Official Plan, you must make a written request to the United Counties of Prescott and Russell, 59, Court Street, P.O. Box. 304, L'Orignal, Ontario, K0B 1K0.

IF A PERSON or public body would otherwise have an ability to appeal the decision of the Municipal Council of the City of Clarence-Rockland to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Clarence-Rockland 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 Corporation of the City of Clarence-Rockland before the by-laws are passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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.

A **COPY** of the proposed official plan amendment, a copy of the proposed Zoning By-law Amendment, additional information and material about these applications and information in regards to the ZOOM meeting is available on the City's website at the following link <http://www.clarence-rockland.com/index.php/en/planning-committee> or by communicating with Mrs. Claire Lemay 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/clarence-rockland/.

Claire Lemay, Senior Planner
1560 Laurier Street,
Rockland, Ontario K4K 1P7,

(613) 446-6022, ext: 2267 clemay@clarence-rockland.com

Dated at the City of Clarence-Rockland,
this 14th day of May 2020.

City of Clarence-Rockland
1560, Laurier Street
Rockland, Ontario
K4K 1P7
Tel. (613) 446-6022



**AVIS D'UNE ASSEMBLÉE PUBLIQUE CONCERNANT
UNE PROPOSITION DE MODIFICATION AU PLAN OFFICIEL DE L'AIRE URBAINE DE LA CITÉ DE
CLARENCE-ROCKLAND AINSI QU'UNE PROPOSITION DE MODIFICATION AU RÈGLEMENT DE
ZONAGE DE LA CORPORATION DE LA CITÉ DE CLARENCE-ROCKLAND
AVIS D'UNE RÉUNION PUBLIQUE VIRTUELLE**

AVIS EST DONNÉ QUE la Corporation de la Cité de Clarence-Rockland tiendra une réunion publique virtuellement sur ZOOM le 3^e jour de juin 2020, à 19h00, afin de considérer une demande de modification (Dossier n° D-09-91) au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland et une demande de modification (Dossier n° D-14-531) au Règlement de zonage n° 2016-10 de la Cité de Clarence-Rockland. La propriété concernée est située au coin des rues de l'Étang et du Rivage et est décrite comme étant le bloc 52 sur le Plan 50M-323. Une demande simultanée d'approbation de Plan d'implantation fut soumise (Dossier n° D-11-304).

LA PROPOSITION DE MODIFICATION AU PLAN OFFICIEL aura pour effet d'ajouter une politique d'exception spéciale pour l'affectation du sol *Résidentielle de moyenne densité* afin de permettre des habitations jumelées.

LA PROPOSITION DE MODIFICATION AU RÈGLEMENT DE ZONAGE aura pour effet de modifier les dispositions de la « Zone résidentielle de densité 3 – exception 60 (R3-60) » afin de permettre des habitations jumelées, d'établir une superficie minimale du lot de 3,544.6 m² pour le bloc, de modifier les marges de recul avant, arrière et latéral, de réduire les dimensions minimales d'un espace de stationnement dans un garage privé et d'établir que le terrain sera considéré comme étant un lot pour fins de zonage.

SI LES PROPOSITIONS DE MODIFICATION AU PLAN OFFICIEL ET AU RÈGLEMENT DE ZONAGE sont adoptées, le développeur a l'intention de construire un total de 14 unités de maisons en rangées et semi-détachées. Ces habitations auraient accès sur une rue privée sous forme d'association condominiales de parties communes.

La modification au Règlement de zonage n'entrera pas en vigueur avant l'approbation de la demande de modification au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland par les Comtés unis de Prescott et Russell.

SI VOUS DÉSIREZ ÊTRE AVISÉ(E) de l'adoption de la modification au règlement de zonage qui est proposée, ou du refus de la demande de modification au règlement de zonage, vous devez présenter une demande écrite à l'adresse indiquée ci-dessous. Si vous désirez être avisé(e) de l'adoption de la modification du Plan officiel qui est proposée, ou du refus de la demande de modification au Plan officiel, vous devez présenter une demande écrite au Comtés unis de Prescott-Russell, 59, rue Court, C.P. 304, L'Orignal, Ontario, K0B 1K0.

SI UNE PERSONNE ou un organisme public avait par ailleurs la capacité d'interjeter appel de la décision du Conseil municipal de la Cité de Clarence-Rockland devant le Tribunal d'appel de l'aménagement local, mais que la personne ou l'organisme public ne présente pas d'observations orales lors d'une réunion publique ou ne présente pas d'observations écrites à la Corporation de la Cité de Clarence-Rockland avant l'adoption de la modification proposée au plan officiel, la personne ou l'organisme public n'a pas le droit d'interjeter appel de la décision.

SI UNE PERSONNE ou un organisme public ne présente pas d'observations orales lors d'une réunion publique ou ne présente pas d'observations écrites à la Corporation de la Cité de Clarence-Rockland avant l'adoption de la modification du plan officiel qui est proposée, la personne ou l'organisme public ne peut pas être joint en tant que partie à l'audition d'un appel dont est saisi le Tribunal d'appel de l'aménagement local à moins qu'il n'existe, de l'avis de ce dernier, des motifs raisonnables de le faire.

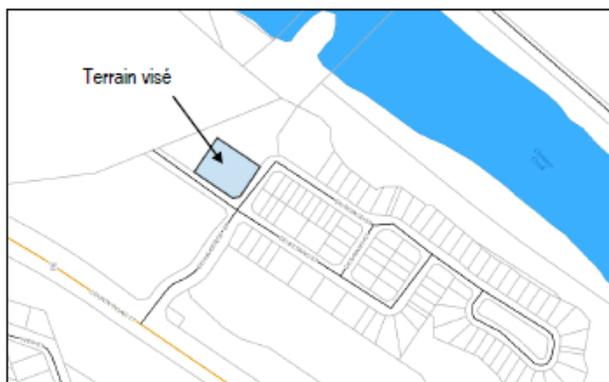
SI APPLICABLE, le propriétaire d'un terrain comptant sept unités d'habitation ou plus doit afficher l'avis à un endroit à la vue de tous les résidents.

UNE COPIE de la modification proposée au Plan officiel et une copie de la modification proposée au Règlement de zonage ainsi que les renseignements et documents relatifs à ces demandes et concernant la rencontre ZOOM sont disponibles sur le site web de la Cité au lien suivant <http://www.clarence-rockland.com/index.php/fr/comite-d-amenagement> ou en communiquant avec Mme Claire Lemay par téléphone ou par courriel. Si vous souhaitez simplement suivre la réunion, elle sera diffusée en direct sur le site Facebook de la Cité www.facebook.com/clarencrockland/.

Claire Lemay, urbaniste senior
1560, rue Laurier
Rockland, Ontario, K4K 1P7
Tél : (613) 446 6022, poste : 2267
clemay@clarence-rockland.com

Daté à la Cité de Clarence-Rockland,
Ce 14^{ème} jour de mai 2020

Cité de Clarence-Rockland
1560, Laurier Street
Rockland, Ontario K4K 1P7
Tel. (613) 446-6022



RÈGLEMENT DE ZONAGE N° 2020-XX

Amendant le Règlement de zonage n° 2016-10

Corporation de la Cité de Clarence-Rockland

Partie des lots 21 et 22, concession 1 (O.S.)
Bloc 52 sur le Plan 50M-323
Rue du Rivage et rue de l'Étang

rédigé par

Cité de Clarence-Rockland
1560, rue Laurier
Rockland (Ontario)
K4K 1P7
(613) 446-6022

ZONING BY-LAW NO. 2020-XX

Amending Zoning By-Law No. 2016-10

The Corporation of the City of Clarence-Rockland

Part of Lots 21 and 22, Concession 1 (O.S.)
Block 52 on Plan 50M-323
Du Rivage Street and De L'Étang Street

prepared by

City of Clarence-Rockland
1560 Laurier Street
Rockland, Ontario
K4K 1P7
(613) 446-6022

LA CORPORATION DE LA CITÉ DE CLARENCE-ROCKLAND

RÈGLEMENT N° 2020-XX

RÈGLEMENT AMENDANT LE RÈGLEMENT DE ZONAGE N° 2016-10;

ATTENDU QUE le Règlement de zonage n° 2016-10 régit l'utilisation des terrains, la construction et l'utilisation des bâtiments et structures sur le territoire de la Cité de Clarence-Rockland; et

ATTENDU QUE le Conseil de la Corporation de la Cité de Clarence-Rockland considère qu'il est opportun d'amender le Règlement de zonage n° 2016-10, tel qu'il suit;

PAR LA PRÉSENTE, le Conseil de la Corporation de la Cité de Clarence-Rockland donne force de loi à ce qui suit:

Article 1 : Le bloc 52 sur le plan 50M-323, identifiée sur la cédule "A" ci-jointe, et faisant partie du présent règlement, est la propriété concernée par le présent règlement.

Article 2 : L'article 6.4.3 (hhh) est par la présente modifiée pour lire comme suit :

« (hhh) R3-60, Bloc 52, Plan 50M-323

Nonobstant toute disposition contraire en vertu du présent Règlement, les terrains zonés R3-60 doivent être utilisés conformément aux dispositions ci-après :

- (i) Utilisations additionnelles permises :
 - Habitations jumelées*
- (ii) Dispositions de la zone pour toutes utilisations permises :
 - Superficie de lot (minimum): 3,544.6m² pour le bloc
 - Façade de lot (minimum): 66m
 - Cour avant (minimum) : 3.5m
 - Cour arrière (minimum) : 3m
 - Cour latéral intérieure (minimum) : 6m
 - Cour latéral extérieure (minimum) : 6m
 - Retrait minimale d'une rue privée: 6m*
- (iii) Dimensions minimales d'un espace de stationnement situé dans un garage privé: 5.6m par 2.7m*

La ligne de lot adjacent à la rue de l'Étang sera considérée comme étant la ligne de lot avant.

Aux fins d'interprétation et d'application des exigences de zonage, les terrains zonés R3-60 sont considérés comme un seul lot.

Nonobstant toute division d'un bloc sur un plan de subdivision enregistré pour fins de propriété franche d'une unité d'habitation et sa parcelle de terrain associée, les dispositions de la zone continuera d'être appliquées sur l'entièreté du bloc. »

Article 4 : Sujet à l'avis d'adoption de ce règlement conformément aux dispositions de l'article 34(18) de la *Loi sur l'aménagement du territoire*, L.R.O. 1990 tel qu'amendé, le présent règlement entrera en vigueur à la date de son adoption par le Conseil de la Corporation de la Cité de Clarence-Rockland sous réserve des deux dispositions suivantes:

- 1) L'entrée en vigueur de l'amendement au Plan Officiel de l'aire urbaine de la Cité de Clarence-Rockland à l'égard de la même propriété; et de
- 2) L'approbation du Tribunal si un avis d'appel ou d'objection est reçu ou suite à la date limite pour le dépôt des avis d'opposition conformément à l'article 34(21) de la *Loi sur l'aménagement du territoire*, L.R.O. 1990 tel qu'amendé.

FAIT ET ADOPTÉ EN RÉUNION PUBLIQUE, CE 15^{IÈME} JOUR DE JUIN 2020.

Guy Desjardins, maire

Monique Ouellet, greffière

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND

BY-LAW NO. 2020-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 erection of buildings and structures in the City of Clarence-Rockland; and

WHEREAS 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:

Section 1: The property described as Block 52 on Plan 50M-323, identified on Schedule "A" attached to and forming part of this by-law shall be the lot affected by this by-law.

Section 2: Section 6.4.3 (hhh) of the Zoning By-law No. 2016-10 is hereby amended to read as follows:

"(hhh) R3-60 Block 52, Plan 50M-323

Notwithstanding the provisions of this By-law to the contrary, the lands zoned R3-60 shall be used in accordance with the following provision(s):

- (i) Additional permitted use :
 - Semi-detached dwellings*
- (ii) Zone requirements for all permitted uses:
 - Lot Area (minimum): 3,544.6m² for the block
 - Lot frontage (minimum): 66m
 - Front yard (minimum): 3.5m
 - Rear yard (minimum): 3m
 - Interior side yard (minimum): 6m
 - Exterior side yard (minimum): 6m
 - Minimum setback from a private street: 6m*
- (iii) Minimum dimensions of a parking space where one is provided in a private garage: 5.6m by 2.7m*

The lot line abutting de l'Étang Street shall be considered the front lot line.

For the purposes of interpretation and application of the zone

requirements, the lands in the R3-60 zone shall be considered one lot.

Notwithstanding the division of a block on a Registered Plan of Subdivision for the purposes of freehold ownership of a dwelling unit and its associated parcel of land, zone provisions shall continue to apply on the basis of the entire block."

Section 3: 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.

DATED AND PASSED IN OPEN COUNCIL, THIS 15TH DAY OF JUNE 2020.

Guy Desjardins, Mayor

Monique Ouellet, Clerk

NOTE EXPLICATIVE

But et effet du Règlement

La propriété concernée par cette modification au Règlement de zonage n° 2016-10 est décrite comme étant le bloc 52 sur le plan 50M-323 au coin de la rue du Rivage et la rue de l'Étang.

La modification a pour objet de modifier les dispositions de la « *Zone résidentielle de densité 3 – exception 60 (R3-60)* » afin de permettre des habitations jumelées, d'établir une superficie minimale du lot de 3,544.6 m² pour le bloc, de modifier les marges de recul arrière, avant, et latéral, de réduire les dimensions minimales d'un espace de stationnement dans un garage privé et d'établir que le terrain sera considéré comme étant un lot pour fins de zonage.

Pour tous renseignements supplémentaires relativement à cette modification au Règlement de zonage n° 2016-10, veuillez communiquer avec le département d'infrastructure et d'aménagement du territoire, à l'Hôtel de Ville de la Cité de Clarence-Rockland, 1560, rue Laurier, ou par téléphone au numéro (613) 446-6022.

EXPLANATORY NOTE

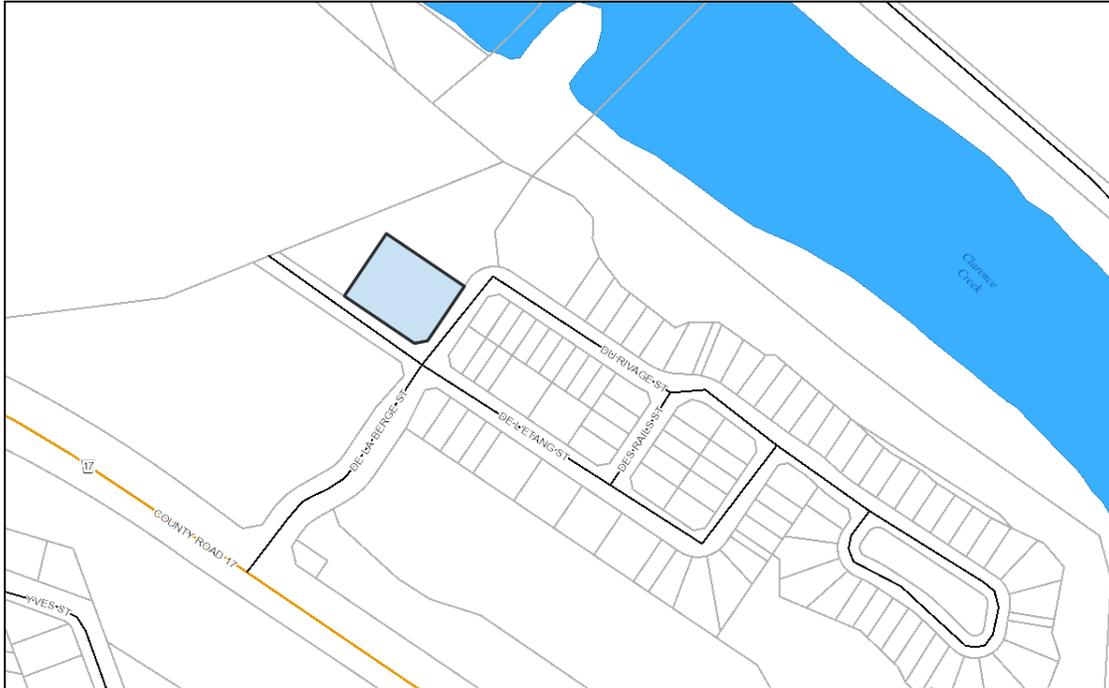
Purpose and Effect of By-Law

The property affected by this amendment to Zoning By-Law No. 2016-10 is described as Block 52 on Plan 50M-323 at the corner of Du Rivage Street and De L'Étang Street.

The purpose of the amendment is to change the provisions of the « *Urban Residential Third Density – Exception 60 (R3-60) Zone* » in order to permit semi-detached dwellings, to establish a required minimum lot area of 3,544.6 m² for the block, to modify the required front, side and rear yard setbacks, to reduce the required dimensions of a parking space in a private garage, and to consider the property as one lot for zoning purposes.

For further information concerning this amendment to Zoning By-Law No. 2016-10, you can contact the Infrastructure and Planning Department at the Clarence-Rockland Town Hall, 1560 Laurier Street or by telephone at (613) 446-6022.

ANNEXE « A » / SCHEDULE "A"



 Terrain touché par ce règlement
Area affected by this by-law

Certification d'authenticité
Certificate of Authentification

Ceci constitue le plan Annexe «A» du Règlement de zonage n° 2020-XX, adopté le 15 juin 2020.

This is plan Schedule "A" to Zoning By-Law No. 2020-XX, passed the 15th day of June, 2020.

Guy Desjardins, Maire / Mayor

Plan Annexe «A» du règlement n° 2020-XX

Schedule "A" to By-Law No. 2020-XX

Bloc 52 sur le Plan 50M-323
Block 52 on Plan 50M-323

Cité de Clarence-Rockland City

Préparé par/prepared by
Cité de Clarence-Rockland City
1560, rue Laurier Street
Rockland, Ontario K4K 1P7

Pas à l'échelle/Not to scale

Monique Ouellet, Greffière / Clerk

RÈGLEMENT N° 2020-XX

Amendant le Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland

Corporation de la Cité de Clarence-Rockland

Partie des lot 21 et 22, concession 1 (O.S.)
Bloc 52 sur le Plan 50M-323
Rue du Rivage et rue de l'Étang

rédigé par

Cité de Clarence-Rockland
1560, rue Laurier
Rockland (Ontario)
K4K 1P7
(613) 446-6022

BY-LAW N° 2020-XX

Amending the Official Plan of the Urban Area of the City of Clarence-Rockland

Corporation of the City of Clarence-Rockland

Part of Lots 21 and 22, Concession 1 (O.S.)
Block 52 on Plan 50M-323
Du Rivage Street and De L'Étang Street

prepared by

City of Clarence-Rockland
1560 Laurier Street
Rockland, Ontario
K4K 1P7
(613) 446-6022

LA CORPORATION DE LA CITÉ DE CLARENCE-ROCKLAND

RÈGLEMENT N° 2020-XX

RÈGLEMENT AFIN D'ADOPTER L'AMENDEMENT N° 15 AU PLAN OFFICIEL DE L'AIRE URBAINE DE LA CITÉ DE CLARENCE-ROCKLAND;

RÉF: Amendement numéro 15 au Plan officiel conformément aux dispositions de l'article 22 de la *Loi sur l'aménagement du territoire*, R.S.O. 1990, tel qu'amendé.

ATTENDU QUE le *Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland* a été approuvé par les Comtés unis de Prescott et Russell le 16 décembre 2013;

ET ATTENDU QUE la Corporation de la Cité de Clarence-Rockland considère la demande soumise par Regional Group pour Riverlands of Rockland acceptable;

ET ATTENDU QUE l'amendement numéro 15 au *Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland* représente des bonnes pratiques d'aménagement et est en conformité avec les intentions du *Plan officiel des Comtés unis de Prescott et Russell* et de la *Déclaration de principes provinciale*;

IL EST RÉSOLU QUE le Conseil de la Corporation de la Cité de Clarence-Rockland donne force de loi à ce qui suit:

Article 1 : L'amendement numéro 15 au *Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland*, composé du texte explicatif et cédule ci-joint, est par la présente, adopté.

Article 2 : Conformément à l'article 17 (23) de la *Loi sur l'aménagement du territoire*, le greffier est, par la présente, autorisé à aviser les personnes ou les organismes publics de l'adoption de cet amendement. La Cité de Clarence-Rockland entend aussi aviser et soumettre une application auprès des Comtés unis de Prescott et Russell pour l'approbation de l'amendement numéro 15 au *Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland*.

Article 3 : Ce règlement entrera en vigueur et prendra effet le jour de son adoption finale.

FAIT ET ADOPTÉ EN RÉUNION PUBLIQUE, CE 15^{ième} JOUR DE JUIN, 2020.

Guy Desjardins, Maire

Monique Ouellet, greffière

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND

BY-LAW NO. 2020-XX

BEING A BY-LAW TO ADOPT AMENDMENT NO. 15 TO THE OFFICIAL PLAN OF THE URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND;

REF: Official Plan Amendment No. 15 pursuant to Section 22 of the *Planning Act*, R.S.O. 1990, as amended.

WHEREAS the *Official Plan of the Urban Area of the City of Clarence-Rockland* has been approved by the United Counties of Prescott and Russell on December 16th, 2013;

AND WHEREAS the Corporation of the City of Clarence-Rockland considers the request made by Regional Group for Riverlands of Rockland suitable;

AND WHEREAS Amendment No. 15 to the *Official Plan of the Urban Area of the City of Clarence-Rockland* represents good planning and conforms with the intent of the *United Counties of Prescott and Russell Official Plan* and the *Provincial Policy Statement*;

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

Section 1: Amendment No. 15 to the *Official Plan of the Urban Area of the City of Clarence-Rockland*, consisting of the attached text and schedule is hereby adopted.

Section 2: In accordance to Section 17 (23) of the *Planning Act*, the Clerk is hereby authorized to notify persons or public bodies for the adoption of the Amendment. The City of Clarence-Rockland also intends to notify and submit an application to the United Counties of Prescott and Russell for approval of Amendment No. 15 to the *Official Plan of the Urban Area of the City of Clarence-Rockland*.

Section 3: This By-law shall come into force and take effect on the day of the final passing thereof.

DATED AND PASSED IN OPEN COUNCIL, THIS 15TH DAY OF JUNE, 2020.

Guy Desjardins, Mayor

Monique Ouellet, Clerk



AMÉ-20-17-R

Date	18/03/2020
Submitted by	Claire Lemay
Subject	Zoning By-law Amendment – Sylvain Charrette and ZanderPlan Inc. for Gérard and Jocelyne Charrette – 8132 County Road 17
File N°	D-14-535

REPORT N°

1) **NATURE/GOAL :**

The purpose of this report is to present a proposed amendment to the Zoning By-law 2016-10 for a property located at 8132 County Road 17. The proposed amendment is a required condition of severance B-CR-023-2018. The subject property is the proposed site of the new location of Rockland Wheels, a business specializing in sales and service of motorcycles, ATVs, and similar vehicles and equipment currently located in Rockland on Chamberland Street.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

WHEREAS the proposed amendment to the Zoning By-law 2016-10 is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell;

THAT the Planning Committee recommend to Council the adoption of a by-law amending the Zoning By-law 2016-10 in order to change the zoning category of a portion of the property located at 8132 County Road 17 from "Rural (RU) Zone" to "Rural – Exception 57 (RU-57) Zone" and from "Rural – Exception 50 (RU-50) Zone" to "Rural – Exception 57 (RU-57) Zone".

ATTENDU QUE la modification propose au Règlement de zonage 2016-10 est conforme à la Déclaration de principes provinciale et est conforme au Plan officiel des Comtés unis de Prescott et Russell;

QUE le Comité d'aménagement recommande au Conseil l'adoption d'un règlement amendant de Règlement de zonage 2016-10 afin de modifier la catégorie de zonage d'une partie du terrain au 8132 chemin du comté 17 de « Zone Rurale (RU) » à « Zone Rurale – Exception 57 (RU-57) » et de « Zone Rurale – Exception 50 (RU-50) » à « Zone Rurale – Exception 57 (RU-57) ».

4) **BACKGROUND :**

In 2018, ZanderPlan Inc. and Sylvain Charrette, representative of the local business Rockland Wheels, submitted a consent application for the creation of a new lot having frontage on County Road 17, which a shared entrance with the proposed retained parcel at 8132 County Road 17. Provisional consent was granted on January 30th, 2019 by the Committee of Adjustment. One of the required conditions of approval was that the Zoning By-law be amended in order to permit the proposed uses on the proposed detached parcel.

5) **DISCUSSION :**

The subject property is located on County Road 17 east of Clarence-Point. The proposed amendment to the zoning by-law has the effect of adding the following proposed uses to the list of permitted uses for the property:

- Recreational Vehicle Sales and Service
- Outside Display and Sales Area

The purpose of this amendment is to allow additional uses on the property so that the existing business Rockland Wheels, currently located on Chamberland Street in Rockland can relocate to the subject property. A Site Plan application will be submitted following approval of the proposed amendment to the Zoning By-law.

The property is situated within the Rural Policy Area of the Official Plan of the United Counties of Prescott and Russell. Commercial uses related to agriculture or that serve the needs of the travelling public are permitted as well as motor vehicle sales and service establishments. New lot creation having frontage on County Road 17 is permitted only in certain circumstances, where a shared entrance with an existing property is possible, such as is the case for this property.

The subject property is currently within two zoning categories: to the south, along County Road 17, the current zoning category is "Rural – Exception 50 (RU-50) Zone". To the north, the property is within the "Rural (RU) Zone". The proposed amendment would modify the entire parcel to be severed from consent application B-CR-023-2018 to a new "Rural – Exception 57 (RU-57) Zone". This new proposed zoning category would permit the existing uses of the "Rural (RU) Zone", the existing uses of the "Rural – Exception 50 (RU-50) Zone", and also the additional proposed permitted uses, Recreational Vehicle Sales and Service and Outside Display and Sales Area.

The Current zoning special exception "Rural – Exception 50 (RU-50) Zone" permits the existing permitted uses of the "Rural (RU) Zone" as well as the following: "motor vehicle storage compound" and "commercial self-storage". These additional permitted uses were added to the subject property by site-specific zoning by-law amendment following the submission of an application by the property

owners in 2015. The property owners established a site for the storage of recreational vehicles such as boats, trailers and RVs on the south-east portion of the property, to the west of the proposed detached parcel where Rockland Wheels proposes to relocate.

The proposed use "Recreational Vehicle Sales and Service" is not a listed use within the Zoning By-law 2016-10. Therefore, an amendment to the Definitions section of the by-law will be required in order to add the proposed use and its definition. Tracy Zander, the planner hired by the applicants, has proposed the following definition:

RECREATIONAL VEHICLE SALES AND SERVICE: Means a building and/or lot where recreational vehicles, ATVs, motorcycles, snowmobiles, power sports, watercraft and similar vehicles and equipment are kept for indoor and outdoor display, rental and/or sale. Permitted accessory uses shall include those normally required for performing maintenance and repair to said vehicles including service centre, service bays, bodyshop, storage of parts, etc. as well as an external testing/trial area for the vehicles and equipment. This definition shall also include the sales, rental and service of small construction equipment such as trailers, generators, small lifts, jack hammers, drills, pumps and similar equipment.

It is the Infrastructure and Planning Department's opinion that this proposed definition is acceptable and should be added to the Zoning By-law 2016-10.

The proposed project, as identified on the attached preliminary site plan, conforms to all other aspects of the Zoning by-law, as set out in the attached Planning Rationale submitted by Tracy Zander of ZanderPlan Inc. An environmental impact study was prepared to support the initial consent application. This study has demonstrated that the proposed project will have no negative impacts on the natural features surrounding the proposed new business as well as recommending mitigation measures. A Water Assessment Report was prepared to support the initial consent application and has been reviewed and approved by South Nation Conservation. A well was drilled on the property and appropriate testing was conducted. This study demonstrates an acceptable quality and quantity of water is available for the proposed uses. A traffic study was also prepared to support the initial consent application and it has been reviewed by the United Counties of Prescott and Russell. The study concluded that a left turn lane was not warranted but that a warning sign be placed near the site advising of left-turning vehicles and that a right-turn taper be considered. These recommendations shall be further implemented through the site plan control process in collaboration with the United Counties.

The Site Plan approval process will also address issues relating to Stormwater Management and landscaping on the site.

The proposed amendment to the Zoning by-law is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell, therefore the Infrastructure and Planning Department recommends its approval.

6) **CONSULTATION:**

A public notice was sent to all property owners within 120m of the subject property and a notice was posted on site on March 5, 2020. A subsequent notice was placed on site and sent to neighbouring property owners on the 14th of May with instructions for the virtual meeting. The virtual public meeting of the Planning Committee on June 3rd, 2020 will serve to collect the comments from the public.

7) **RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :**

No comments were received regarding this application from the other departments, external agencies, or from the United Counties of Prescott and Russell or South Nation Conservation. More detailed review and comments will be provided at the time of the Site Plan Control application.

8) **FINANCIAL IMPACT (expenses/material/etc.):**

N/A

9) **LEGAL IMPLICATIONS :**

N/A

10) **RISK MANAGEMENT :**

N/A

11) **STRATEGIC IMPLICATIONS :**

N/A

12) **SUPPORTING DOCUMENTS:**

Draft By-law 2020-XX

Preliminary Site Plan

Planning Rationale



LEGEND:

- EXISTING PROPERTY BOUNDARY
- SITE DEVELOPMENT AREA BOUNDARY
- SET BACK
- CENTER LINE OF ROAD
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED TERRACING
- OUTER LIMIT OF BUSH/TREE AREA
- PROPOSED BUILDING ENVELOPE
- BUILDING MAIN ENTRANCE
- SECONDARY DOOR
- GARAGE BAY DOOR
- EXISTING HYDRO POLE

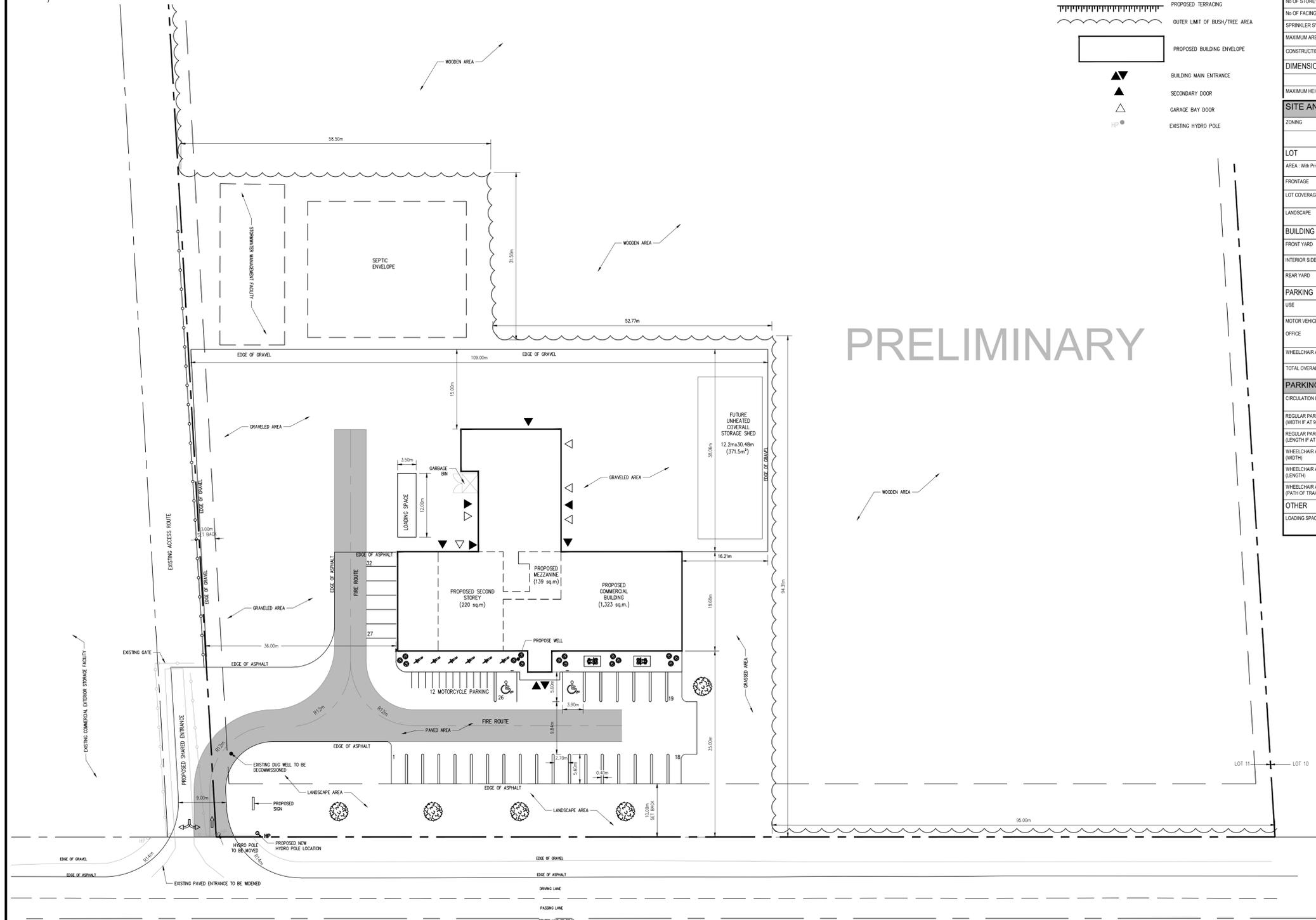
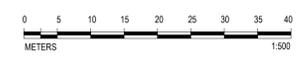
BUILDING ANALYSIS			
AREA			
BUILDING AREA:			
GROUND FLOOR	±1,323 sq.m. (±14,240 sq.ft.)		
SECOND FLOOR	±220 sq.m. (±2,368 sq.ft.)		
MEZZANINE	±139 sq.m. (±1,496 sq.ft.)		
TOTAL (GROSS BUILDING AREA)	±1,682 sq.m. (±18,106 sq.ft.)		
O.B.C. REQUIREMENTS			
CLASSIFICATION	GROUP F-3 & F-2		
NO OF STOREY	2		
NO OF FACING STREET	2		
SPRINKLER SYSTEM	NO		
MAXIMUM AREA			
CONSTRUCTION	NON-COMBUSTIBLE CONSTRUCTION		
DIMENSIONS			
	BYLAW	PROPOSED	
MAXIMUM HEIGHT	10.0m (32'-0")	6.1m (20'-0")	
SITE ANALYSIS			
ZONING	HIGHWAY COMMERCIAL ZONE - CH		
	BYLAW	PROPOSED	
LOT			
AREA - With Private Water and Sanitary Sewage	4,000sq.m. MINIMUM	±10,514 sq.m.	
FRONTAGE	40m	±85.0 m	
LOT COVERAGE	30% MAXIMUM	29% (±3,117 sq.m.)	
LANDSCAPE	10% MINIMUM		
BUILDING SETBACK			
FRONT YARD	10m (32'-0")	VARIES, SEE PLAN	
INTERIOR SIDE YARD	3m (9'-11")	VARIES, SEE PLAN	
REAR YARD	7.5m (19'-8")	VARIES, SEE PLAN	
PARKING			
USE	PARKING CLASSIFICATION	AREA (sq.m.)	PARKING REQUIRED
MOTOR VEHICLE USES	1 PER 100 sq.m.	1,682sq.m.	17
OFFICE	1 PER 35 sq.m.	169 sq.m.	5
WHEELCHAIR ACCESSIBLE	1 PER 20 PARKING		2
TOTAL OVERALL REQUIRED AND PROVIDED PARKING SPACE			22 REQUIRED 32 PROVIDED
PARKING AND AISLE (DIMENSIONS)			
CIRCULATION LANE	6.0m (19'-8")	6.1m (20'-0")	
REGULAR PARKING (WIDTH IF AT 90°)	2.7m (8'-10")	2.7m (8'-10")	
REGULAR PARKING (LENGTH IF AT 90°)	5.6m (18'-5")	5.6m (18'-5")	
WHEELCHAIR ACCESSIBLE PARKING (WIDTH)	3.0m (12'-10")	3.0m (12'-10")	
WHEELCHAIR ACCESSIBLE PARKING (LENGTH)	5.6m (18'-5")	5.6m (18'-5")	
WHEELCHAIR ACCESSIBLE PARKING (PATH OF TRAVEL)	1.5m (4'-11")	1.5m (4'-11")	
OTHER			
LOADING SPACE (3.5m x 12m)	1	1	



KEY PLAN
N.T.S.

PRELIMINARY

NOT FOR
CONSTRUCTION
TENDER OR
PERMIT



COUNTY ROAD 17

SITE PLAN
SCALE: 1:400

REVISIONS		BY	DATE
No.			

		870 JAMES STREET HAWKESBURY ONTARIO N6A 2W8 OFFICE: (613) 632-0241 FAX: (613) 632-1669	
CLIENT: ROCKLAND WHEELS			
PROJECT: PROPOSED COMMERCIAL BUILDING 8132 COUNTY ROAD 17 ROCKLAND, ONTARIO			
DRAWING TITLE: SITE PLAN			
DESIGNED BY: J.P.	DRAWN BY: J.P.	CHECKED BY: XXX	DATE STARTED: 2017-12-04
FILE No.: 170135	DRAWING / SHEET No.: SP-1	REV: XX	

ZANDERPLAN

Your rural land planning experts

January 22, 2020

Ms. Claire Lemay, Municipal Planner
City of Clarence-Rockland
1560 Laurier Street
Rockland, ON
K4K 1P7

**RE: Application for Zoning By-law Amendment
8132 County Road 17
Part of Lot 11, Concession 1 (Old Survey)
Geographic Township of Clarence
City of Clarence-Rockland
Applicant: Rockland Wheels**

Dear Ms. Lemay:

ZanderPlan Inc. was retained in 2018 to assist with a Consent Application for the property located at 8132 County Road 17 in Clarence-Rockland. The Consent application, which was approved under file number B-CR-023-2018, severed off approximately 9.9 hectares/25.5 acres of land together with an easement for shared access to the County Road and retained approximately 23 hectares of land with the existing commercial buildings. The Rockland Wheels business will be re-located to the severed parcel.

The current Zoning of the lands is Rural – Exception 50 (RU-50) which permits two uses: a motor vehicle storage compound and commercial self-storage, in addition to the underlying permitted uses of the Rural (RU) zone. Rockland Wheels requires additional uses to be permitted to allow for the sale, display, maintenance and servicing of recreational vehicles, snowmobiles, ATVs and similar vehicles on-site, as well as for the sales, rental and maintenance of small construction equipment. The municipality's Zoning By-law contains a definition for Outside Display and Sales Area which would also be sought as an additional permitted use for the business under a new Rural – Exception (RU-X) zone. The By-law does not contain provisions or a definition for Recreational Vehicle Sales or any similar land use. The proposed Zoning By-Law Amendment will therefore seek to add Recreational Vehicle Sales and Outside Display and Sales Area, as well as keeping the additional permitted uses of the Rural – Exception 50 (RU-50), to the list of uses permitted for the property. A definition for the new use will be provided later in this report.

SUBJECT PROPERTY

The subject property is a recent severance of approximately 9.9 hectares from a 33 hectare lot falling on the north side of County Road 17, east of the community of Rockland. The severed lot will have 200 metres of frontage on County Road 17 (See approved severance sketch). The property is currently vacant with no built development. A communications tower abuts to the rear of the property and was provided an easement for access as part of the severance application. The proposed use of the property will be the new Rockland Wheels location. As seen on the enclosed survey, Part 1 is the proposed location for Rockland Wheels, Part 2 is to facilitate shared access to the County Road and to the communications tower, Part 3 is the area for the communications tower, Part 4 is a 0.3 metre reserve along the County Road, and Part 5 forms part of the retained lot and will share the access demonstrated in Part 2.

THE CORPORATION OF THE CITY OF ROCKLAND ZONING BY-LAW No. 2016-10

The subject property is currently zoned Rural (RU), Rural – Exception (RU-ss) and Rural – Exception 50 (RU-50) on Zoning Map A to the Zoning By-Law No. 2016-10 (see Figure 1 below). This zoning encompasses the newly severed lot as well as a portion of the retained lands stemming from the Consent Application.

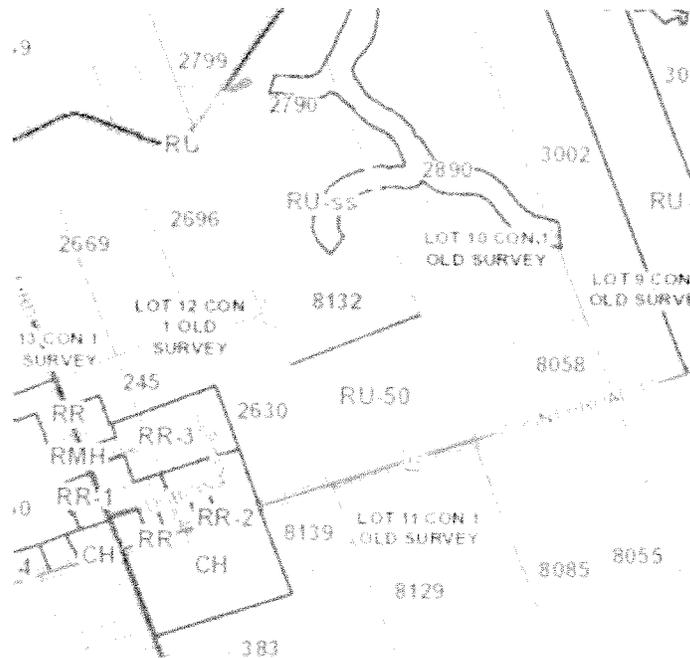


Figure 1: current Zoning (By-law 2016-10)

The wording of the RU-50 zone reads as follows:

Notwithstanding the provisions of this By-law to the contrary, on the lands zoned RU-50, the following additional uses shall be permitted:

- motor vehicle storage compound
- commercial self-storage

The Rockland Wheels business involves the sales, display, rental, maintenance and servicing of ATVs, motorcycles, snowmobiles, power sports, campers and similar vehicles and equipment. These types of uses are not defined in Part 3 of the Zoning by-law and are not generally permitted under the retail or employment uses of Section 13.1.1. ZanderPlan is proposing to add a new definition to Part 3 for Recreational Vehicle Sales in order to add it as a permitted use for the property. ZanderPlan consulted the City of Ottawa zoning by-law, being it is the abutting municipality, which also did not contain a definition for Recreational Vehicles Sales. ZanderPlan consulted other Zoning By-laws and is proposing wording for the new Recreational Vehicle Sales definition as follows:

RECREATIONAL VEHICLE SALES AND SERVICE: Means a building and/or lot where recreational vehicles, ATVs, motorcycles, snowmobiles, power sports, watercraft and similar vehicles and equipment are kept for indoor and outdoor display, rental and/or sale. Permitted accessory uses shall include those normally required for performing maintenance and repair to said vehicles including service centre, service bays, body shop, storage of parts, etc. as well as an external testing/trial area for the vehicles and equipment. This definition shall also include the sales, rental and service of small construction equipment such as trailers, generators, small lifts, jack hammers, drills, pumps and similar equipment.

Additionally, the business requires the inclusion of an Outside Display and Sales Area to showcase the various recreational vehicles and equipment that would be available. The Zoning by-law does provide a definition for this use. The outside display and sales area on-site will be accessory to the main proposed Recreational Vehicle Sales and Service use. Both the Recreational Vehicle Sales and Service and the Outside Display and Sales Area uses will be sought as additional permitted uses under the proposed Rural – Exception zone, in addition to the underlying RU-50 uses that are already permitted.

The existing Rockland Wheels business is located within the City of Rockland at 2836 Chamberland Street, which falls in the Local Commercial (CL) zone. The CL zone permits a variety

of service commercial uses as well as an outside display and sales area. Given the subject property falls in the rural area, the Local Commercial (LC) zone would not be a suitable zone to establish on-site for the business relocation. Therefore, a new Rural – Exception (RU-X) zone is proposed which would permit the additional uses of the RU-50 zone as well as add Outside Display and Sales Area and Recreational Vehicle Sales (as defined herein) as permitted uses.

Part 4 of the Clarence – Rockland Zoning By-law sets forth the General Provisions for development within the municipality. **Section 4.1** of the Zoning By-law provides policies for Accessory Uses, Buildings and Structures. Based on preliminary site plans for the new development, one single commercial building is proposed on-site along with an accessory storage shed. The accessory storage shed will be located on the same lot as the proposed building and will be used to help carry out the principle function of the lot (Sec. 4.1a). The location of the shed will comply with all applicable setbacks and will be located a minimum of 1.0m from the interior side and / or rear lot line (Sec. 4.1j). A larger dome-like storage shed may also be constructed at the rear of the property in the future, in compliance with all required setbacks.

Section 4.32 of the Zoning By-law sets forth policies for Outside Display and Sales Areas requiring the following regulations when permitted:

- a) *An outside display and sales area shall be accessory to a permitted use on the same lot.*
- b) *The maximum height of any merchandise display is 3.0 metres.*
- c) *An outside display and sales area shall not be located within any required parking space, loading space, landscaping, or sight triangle.*
- d) *Notwithstanding c) above, an outside display and sales areas may encroach up to 30% into the required yard and/or landscaping.*

The outside display and sales area on-site will be accessory to the main proposed Recreation Vehicle Sales use. This area will be in compliance with Section 4.32 of the Township's Zoning By-law, which permits a maximum height of display of 3 metres, and encroachment of up to 30% into the required yards and/or landscaping areas. Materials displayed in this area will consist of recreational vehicles like ATVs, snowmobiles, and side-by-sides which would not exceed 3 metres in height. The display of recreational vehicles on-site would comply with the policies of Section 4.32.

Section 4.44 of the Zoning By-law sets forth Special Setback provisions with policies for the setback from primary artery and collector roads found under Section 4.44.5. This section contains one provision which states:

Notwithstanding setback requirements from the applicable zone, a minimum development setback of half the minimum right of way identified on Map D of the UCPR OP from the centre line of the road shall be required.

The preliminary site plan of the property has proposed a building setback from the front lot line of 35 metres for the new commercial structure. This will comply with the setback policy of Section 4.44.5.

The proposed development would comply with all other general provisions found under Section 4 of the Zoning By-Law.

Section 5 of the City's Zoning By-law sets forth policies for Parking, Stacking, Loading and Landscaping. The conceptual site plan shows a total of 24 parking spaces proposed for the site and an additional 12 motorcycle parking spaces. One of the parking spaces is shown as a Type A barrier-free parking space. Section 5.3.1c requires 4% of the total parking spaces provided to be barrier-free parking. Four percent of 24 spaces would equal 0.96 or 1 barrier-free space. If the 12 motorcycle spaces are to be included in the parking total, additional barrier-free space will need to be added to the site plan; however, the inclusion of extra motorcycle parking spaces goes beyond the by-law requirements and should not necessarily be a trigger for more accessible spaces. Aisles and driveways will comply with the minimum provisions of the By-law. Based on the size of the property the provision of parking should not be any issue.

Section 5.6 of the Zoning By-law sets forth Loading Space provisions for the City requiring all loading spaces to be a minimum of 3.5 metres by 12 metres. The preliminary site plan for the development has located a complying loading space next to the building that would fall well outside of any required yards and will be accessed by the proposed driveway. The proposed loading space will be designed to meet all applicable policies of Section 5.6.

Section 13 of the Zoning By-Law sets forth policies and permitted uses for the Rural (RU) zone. As previously stated, the subject property is currently zoned Rural – Exception 50 which added motor vehicle storage compound and commercial self-storage as permitted uses in addition to those permitted under Section 13.1.1. Recreational Vehicle Sales and Service and Outside Display and Storage Area are not uses permitted under the current RU-50 zoning. The proposed Zoning

By-Law Amendment will seek to re-zone the property to Rural – Exception (RU-X) to permit these additional two uses to allow for adequate operation of the business. The proposal will comply with all the Zone requirements listed in Section 13.1.2. The new Recreational Vehicle Sales use will require a new definition to be added to the Zoning By-law, the wording of which is provided earlier in this report.

Overall, if the Zoning Amendment from Rural – Exception 50 (RU-50) to Rural – Exception (RU-X) is approved, it will facilitate the re-location of an established commercial business to a site that is larger and more suitable for their needs. As municipalities grow, the businesses located within often require their own growth to keep up with new demand. As the potential for additional growth of the existing site on which the current business is located is limited, the proposed development and rezoning of the subject property will allow for the re-location to a more suitable and appropriate site to meet expansion needs.

UNITED COUNTIES OF PRESCOTT AND RUSSELL OFFICIAL PLAN

The property is designated Rural Policy Area in the Official Plan of the United Counties of Prescott & Russell. The policies related to non-residential development in the rural areas are included at Section 2.5.3 of the Official Plan. Limited non-residential development on private services is permitted in the rural areas. Permitted uses include: non-agricultural industrial and commercial uses which meet the needs of the travelling public, or which relate to local resources; custom workshops; motor vehicle sales and service establishments; and communication towers. The proposed commercial business and the existing telecommunications tower would be permitted under these policies. It is also noted that non-residential development shall be subject to Site Plan Control approval; this application would be filed after the appropriate Zoning is in place.

Section 3.3 of the Official Plan speaks to Transportation policies, noting at Section 3 that County Road 17 is a primary artery. Lot creation to establish new commercial or industrial lots along County Road 17 is permitted, provided the proposed land use is permitted, and with careful consideration given to entrance locations. A Traffic Impact Statement was completed by D.J. Halpenny & Associates Ltd. (July 2017) to consider the traffic impacts as well as the need for a left turn lane into the subject property. The report concludes that “an exclusive eastbound left turn lane is not required at the site access”; however, the report does recommend that a warning sign be placed in the eastbound direction to alert drivers to possible turning movements from the inside land. The report also recommends the construction of a right turn taper for westbound traffic. A copy of the Traffic Impact Statement is included in this application package. This Report has been reviewed and supported by County staff as part of the Severance process.

There are a number of Official Plan considerations that will need to be included in the detailed site plan for the site, in consultation with County and local staff. These include a development setback from County Road 17 as described in Section 3.3.3.7, and a requirement for Site Plan Control “to regulate the physical character of development and to ensure compatibility with established land uses” as described in Section 2.5.

WATER ASSESSMENT REPORT

A Water Assessment Report was completed to support the future development on the severed lot (Lascelles Engineering & Associates Limited, October 2018, revised September 26, 2019), as required by Section 7.4.2 of the Official Plan of the United Counties of Prescott and Russell. The purpose, as described in the Report, was to “demonstrate that the local aquifer can provide a long-term sustainable water supply of acceptable quality, as well as confirming that the soil conditions can accommodate the effluent loading from a septic system for the creation of one (1) new commercial lot.”

The work consisted of drilling a new well on the future lot and carrying out 6-hour pumping testing, followed by the collection of water sample for laboratory analysis. The report concluded that the new well can easily supply the proposed commercial project in the long term. The well was pumped at a yield of 49.3 l/min (10.84 IGPM), which is more than twice the required needs for this commercial development and only sustained a 2.09m drawdown during the 6-hour pumping test, which represents only 5.81% of the well’s total reserve. The new well has more than the minimum yield required to supply the proposed commercial development as well as the calculated peak demand rate of 18.88 l/min (4.15 IGMP).

The quality of the supply aquifer was found to meet the Ontario Drinking Water Standard (ODWS), except for hardness, colour and turbidity. It is noted that on-going well development will bring the turbidity levels into compliance with the ODWS. Hardness and colour are not considered health-related parameters in drinking water but operational or aesthetic parameters that can easily be treated using a conventional and readily available water treatment system. As for the colour, it is recommended to install a carbon activated filter.

It is noted that the water was also found to be above the notification limit for sodium for a person on sodium-restricted diet. To this effect, the local Medical Officer of Health should be notified of the levels of sodium found in this area so that this information may be passed on to local

physicians. The use of a reverse osmosis system at the point of consumption (under counter unit) would remove the sodium from the drinking water.

In conclusion, the proposed new commercial lot can be adequately and safely supplied with potable water obtained from the new well drilled on the property in the long term. The report provides a number of recommendations related to well and septic installation, which can be implemented at the site plan stage of development. As part of the Severance process, Conservation Authority staff confirmed that the additional information satisfied all of these concerns and they had no additional comments, and cleared the Severance condition related to the Water Assessment Report.

TRAFFIC IMPACT STUDY

D.J. Halpenny & Associates Ltd completed a Traffic Impact Study (April 2018) to “examine the operation of the site access onto CR [County Road] 17 and the adjacent intersection of Ramage Road and CR 17 following the redevelopment of the site.” The Study considered the development of the site at build-out in 2019, and five years ahead to 2024. The Report notes that CR 17 is a two lane road, however, there are passing lanes in both directions in front of the subject property. Using information about the existing Rockland Wheels business which is to be relocated to the site, the team calculated the anticipated traffic from the site at peak and non-peak times and also anticipated turning movements in both directions. The report concludes that the intersection of the site access and CR 17 will function at an acceptable level at build-out and in a five year period. While an exclusive left turn lane for eastbound traffic was not warranted, “it is recommended that a warning sign be placed along CR 17 in the eastbound direction approximately 200 m west of the site which would warn drivers that there may be left turning movements from the inside lane.” A right turn taper for westbound traffic entering the site should be considered.

The Traffic Impact Study was reviewed by United County of Prescott and Russell Engineering staff as part of the Severance process, and they confirmed that they are satisfied with the conclusions in this Report and that any recommendations could be implemented through the Site Plan process.

ENVIRONMENTAL IMPACT STATEMENT

An Environmental Impact Statement was completed by Geofirma Engineering Ltd (July 2018) to evaluate the potential for negative impacts on natural heritage features on and adjacent to the

site. Background research was conducted by the biology team, and field visits were conducted in May and June of 2018 to evaluate the natural and physical setting and identify the potential for any Species at Risk habitat. A breeding bird survey was also conducted. No significant wetlands, valleylands or ANSIs were identified on or in proximity to the site, while significant woodlands, wildlife habitat and potential fish habitat were noted. The only species at risk with a high probability of being on the site is the bobolink.

In considering the potential for impacts, the report notes that the majority of development on the site is proposed in areas of the site which are already cleared, and therefore only indirect impacts on the significant woodlands are expected. While there is the potential for fish habitat in the small creek that crosses the property, no development is proposed in proximity to the creek and therefore no impacts on fish habitat are anticipated. Bat maternity colonies and animal movement corridors were identified as significant wildlife habitat on the site. As these are primarily located in the woodland area where minimal disturbance is expected, there are no significant impacts on wildlife habitat expected. While no barn swallows were observed on the site, the existing buildings on the site do provide potential barn swallow habitat. No buildings are proposed to be removed and therefore this habitat will not be affected. Bobolink were observed on the abutting property where there is appropriate meadow habitat, which could also be suitable habitat for the eastern meadowlark; however, the proposed development on the subject property will be far enough away so as to avoid any conflict.

The report provides a number of mitigation measures including setbacks and best management practices for the period during and after construction. These measures can be implemented through the site plan control process. The report was reviewed and accepted by the Conservation Authority.

SUMMARY

The applicant is proposing to re-zone the 9.9 hectare parcel severed by Consent application B-CR-023-2018 from Rural – Exception 50 (RU-50) to Rural – Exception (RU-X) to facilitate the relocation of the Rockland Wheels business to the property. A new commercial building and future accessory buildings are proposed for the site. The proposed Rural – Exception zone will seek to keep the additional permitted uses already allowed by the RU-50 zoning and to add Recreational Vehicle Sales and Service (as defined herein) and Outside Display and Sales Area as permitted uses. These new uses will allow the sales, service and maintenance of recreational vehicles and small construction equipment on-site with the ability to showcase them in an outside display area. This setup is the same as the majority of recreational vehicle sales dealers

ZANDERPLAN

Your rural land planning experts

across Ontario. Supporting studies have been completed to demonstrate that there will be no negative impacts on natural heritage features and functions, that traffic impacts can be managed, and that the site can be appropriately serviced.

Should you require any additional information in order to process this application, please don't hesitate to contact the undersigned.

Sincerely,



Tracy Zander, M.PI, MCIP, RPP

RÈGLEMENT DE ZONAGE N° 2020-XX

Amendant le Règlement de zonage n° 2016-10

Corporation de la Cité de Clarence-Rockland

8132 chemin de Comté 17
Partie du lot 11, concession 1 (O.S.)

rédigé par

Cité de Clarence-Rockland
1560, rue Laurier
Rockland (Ontario)
K4K 1P7
(613) 446-6022

ZONING BY-LAW NO. 2020-XX

Amending Zoning By-Law No. 2016-10

The Corporation of the City of Clarence-Rockland

8132 County Road 17
Part of Lot 11, Concession 1 (O.S.)

prepared by

City of Clarence-Rockland
1560 Laurier Street
Rockland, Ontario
K4K 1P7
(613) 446-6022

LA CORPORATION DE LA CITÉ DE CLARENCE-ROCKLAND

RÈGLEMENT N° 2020-XX

RÈGLEMENT AMENDANT LE RÈGLEMENT DE ZONAGE N° 2016-10;

ATTENDU QUE le Règlement de zonage n° 2016-10 régit l'utilisation des terrains, la construction et l'utilisation des bâtiments et structures sur le territoire de la Cité de Clarence-Rockland; et

ATTENDU QUE le Conseil de la Corporation de la Cité de Clarence-Rockland considère qu'il est opportun d'amender le Règlement de zonage n° 2016-10, tel qu'il suit;

PAR LA PRÉSENTE, le Conseil de la Corporation de la Cité de Clarence-Rockland donne force de loi à ce qui suit:

Article 1 : La propriété décrite comme étant une partie du lot 11, concession 1 (O.S.), parcelle détachée de la demande d'autorisation B-CR-023-2018, sur le chemin de Comté 17, identifiée à la cédule «A» ci-jointe, et faisant partie du présent règlement, est le terrain concerné par ce règlement.

Article 2 : La cédule « A » du Règlement de zonage n° 2016-10, est par la présente amendée en modifiant de « *Zone rurale (RU)* » à « *Zone rurale – exception 57 (RU-57)* » une partie de la propriété et en modifiant de « *Zone rurale – exception 50 (RU-50)* » à « *Zone rurale – exception 57 (RU-57)* » une autre partie de la propriété, tel qu'identifiée à la cédule « A » ci-jointe, et faisant partie intégrante du présent règlement.

Article 3 : L'article 13.1.3 (eee) du Règlement de zonage n. 2016-10, est par la présente modifiée pour lire comme suit :

« (eee) RU-57, partie du lot 11, concession 1 (O.S.), chemin de Comté 17

Nonobstant toute dispositions contraire en vertu du présent Règlement en ce qui a trait aux terrains zonés RU-57, les utilisations additionnelles ci-après sont permises :

- installation d'entreposage de véhicules motorisés
- entreposage commercial en libre-service
- vente et service de véhicules récréatifs
- lieu extérieur d'exposition et de vente »

Article 4 : L'article 3 Définitions du Règlement de zonage n. 2016-10, est par la présente modifiée pour ajouter après la définition de « *Vente en gros et*

distribution », une définition de « *Vente et service de véhicules récréatifs* » pour lire comme suit :

« Vente et service de véhicules récréatifs (Recreational Vehicle Sales and Service) : désigne un bâtiment et/ou un lot où des véhicules récréatifs, des VTTs, des motocyclettes, des motoneiges, des sports motorisés, des embarcations, et des véhicules semblables sont gardés pour l'exposition intérieur et extérieur, la location et/ou la vente. Des utilisations accessoires permises incluent ceux normalement requis pour l'entretien et la réparation des véhicules incluant un centre de service, des aires de service, un atelier de carrosserie, l'entreposage de pièces, etc., ainsi qu'un lieu externe pour tester/essayer les véhicules et équipements. Cette définition inclus aussi la vente, la location, et le service de petits équipements de construction tel que des remorques, des génératrices, des monte-charges, des marteaux piqueurs, des perceuses, des pompes, et d'autres équipements similaires. »

Article 5 : Le présent règlement entrera en vigueur à la date de son adoption par le Conseil sous réserve de l'approbation du Tribunal ou suite à la date limite pour le dépôt des avis d'opposition, selon le cas.

FAIT ET ADOPTÉ EN RÉUNION PUBLIQUE, CE 15^{IÈME} JOUR DE JUNE 2020.

Guy Desjardins, maire

Monique Ouellet, greffière

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND

BY-LAW NO. 2020-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 erection 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:

Section 1: The property consists of Part of Lot 11, Concession 1 (O.S.), the severed parcel of consent application B-CR-023-2018, on County Road 17, identified on Schedule "A" attached to and forming part of this by-law shall be the lot affected by this by-law.

Section 2: Schedule "A" of Zoning By-Law No. 2016-10 is hereby amended by changing the zoning category of part of the property from "*Rural (RU) Zone*" to "*Rural – Exception 57 (RU-57) Zone*" and changing the zoning category of part of the property from "*Rural – Exception 50 (RU-50) Zone*" to "*Rural – Exception 57 (RU-57) Zone*" as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.

Section 3: Section 13.1.3 (eee) of By-law 2016-10 is hereby modified to read as follows:

"(eee) RU-57, Part of Lot 11, Concession 1 (O.S.), County Road 17

Notwithstanding the provisions of this By-law to the contrary, on the lands zoned RU-57, the following additional uses shall be permitted:

- motor vehicle storage compound
- commercial self-storage
- recreational vehicle sales and service
- outside display and sales area"

Section 4: Section 3 of By-law 2016-10 is hereby modified to add, after the definition of Recreational Vehicle, the definition of "Recreational Vehicle Sales and Service" to read as follows:

"Recreational Vehicle Sales and Service: Means a building and/or lot where recreational vehicles, ATVs, motorcycles,

snowmobiles, power sports, watercraft and similar vehicles and equipment are kept for indoor and outdoor display, rental and/or sale. Permitted accessory uses shall include those normally required for performing maintenance and repair to said vehicles including service centre, service bays, bodyshop, storage of parts, etc. as well as an external testing/trial area for the vehicles and equipment. This definition shall also include the sales, rental and service of small construction equipment such as trailers, generators, small lifts, jack hammers, drills, pumps and similar equipment.”

Section 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.

DATED AND PASSED IN OPEN COUNCIL, THIS 15th DAY OF JUNE 2020.

Guy Desjardins, Mayor

Monique Ouellet, Clerk

NOTE EXPLICATIVE

But et effet du Règlement

Le but du présent règlement consiste à modifier le zonage d'une partie (la partie à être détachée) de la propriété décrite comme étant le 8132 chemin de Comté 17 de « Zone rurale (RU) », à « Zone rurale – Exception 57 (RU-57) » et de « Zone rurale – exception 50 (RU-50) », à « Zone rurale – Exception 57 (RU-57) » afin de permettre la vente et service de véhicules récréatifs et un lieu extérieur d'exposition et de vente. Cette modification est une condition de l'approbation de la demande d'autorisation B-CR-023-2018.

Pour tous renseignements supplémentaires relativement à cette modification au Règlement de zonage n° 2016-10, veuillez communiquer avec le Département d'infrastructure et aménagement du territoire à l'Hôtel de ville situé au 1560, rue Laurier ou par téléphone au numéro (613) 446-6022.

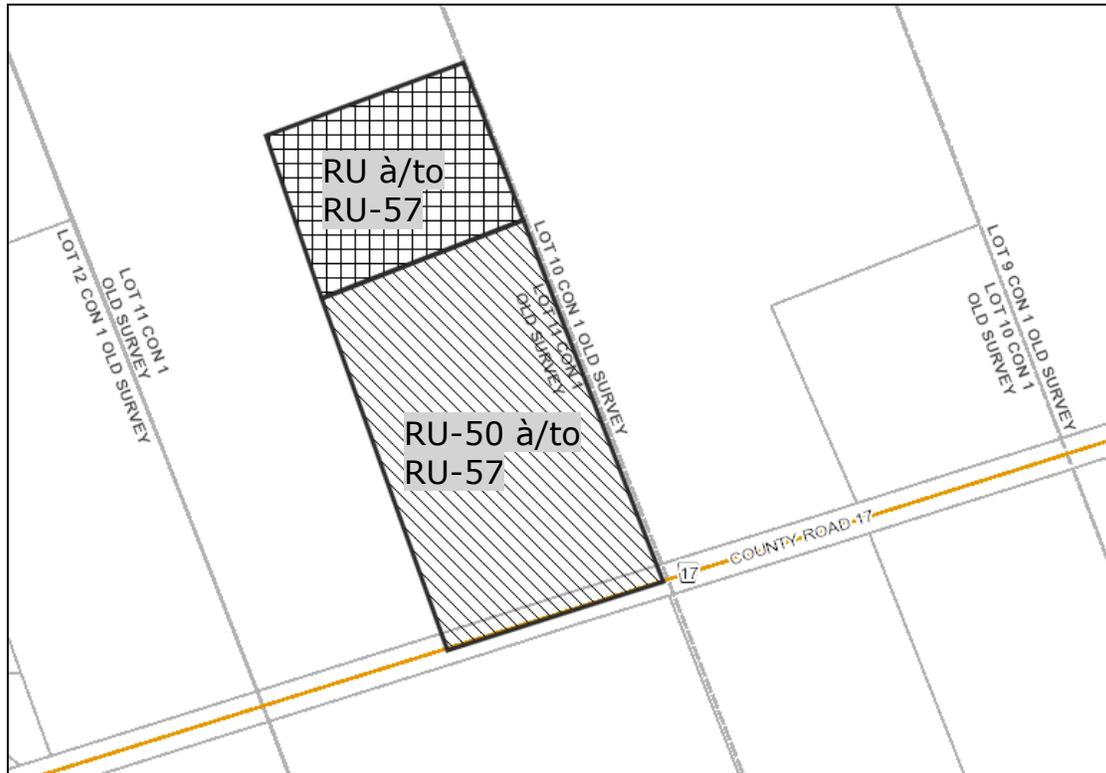
EXPLANATORY NOTE

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 a portion of the property (the severed parcel) at 8132 County Road 17 from "Rural (RU) Zone" to "Rural – Exception 57 (RU-57) Zone" and from "Rural – exception 50 (RU-50) Zone" to "Rural – Exception 57 (RU-57) Zone" in order to permit recreational vehicle sales and service and an outside display and sales area. This amendment is a required condition of consent application B-CR-023-2018.

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

CÉDULE « A » / SCHEDULE "A"



<p> Terrain(s) touché(s) par ce règlement Area(s) affected by this by-law</p> <p>Changement de zonage /Zone change de/from RU et/and RU-50 à/to RU-57</p> <p>Certification d'authenticité Certificate of Authentification</p> <p>Ceci constitue le plan Cédule «A» du Règlement de zonage n° 2020-XX, adopté le 15 juin 2020.</p> <p>This is plan Schedule "A" to Zoning By-Law No. 2020-XX, passed the 15th day of June, 2020</p> <hr/> <p>Guy Desjardins, Maire / Mayor</p>	<p>Plan Cédule «A» du règlement n° 2020-XX Schedule "A" to By-Law No. 2020-XX</p> <p>Part of Lot 11, Concession 1 (O.S.) Partie du lot 11, concession 1 (O.S.)</p> <p>Cité de Clarence-Rockland City</p> <p>Préparé par/prepared by Cité de Clarence-Rockland City 1560, rue Laurier Street Rockland, Ontario K4K 1P7</p> <p>Pas à l'échelle/Not to scale</p> <hr/> <p>Monique Ouellet, Greffière / Clerk</p>
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From: [Greg Stevens](#)
To: [Maryse St-Pierre](#); [Claire Lemay](#); [Marie-Eve Belanger](#)
Subject: Greg & Janice Stevens Comments to Proposed Amendment to Zoning By-Law – File: D-14-535
Date: May 29, 2020 2:16:30 PM

Hello Maryse and Marie-Eve,

Please accept below our comments as submission to the Planning Committee with respect to above mentioned proposed zoning by-law amendment.

We also wish to participate in the Planning Committee meeting via Zoom.

Thank you,
Greg and Janice

Subject: Greg & Janice Stevens Comments to Proposed Amendment to Zoning By-Law – File: D-14-535

May 29th, 2020

To whom this may concern,

We are Greg and Janice Stevens, residents and owners of 2890 Old Hwy 17 – Lot 10 Con 1 (old survey) of Clarence Rockland, and with this email we wish to convey our comments and questions with respect to the Proposed Amendment to the Zoning By-Law for portion of the property of Lot 11 Con 1, file number D-14-535.

We have resided at 2890 Old Hwy 17 for over 30 years and have a long-standing friendly and neighbourly relationship with Mr. and Mrs. Gerry Charette and family and wish to be supportive.

However, we do have several concerns that we hope the Planning Committee will consider in its evaluation and decision.

- Our main concern is with the potential for increased noise. Currently our neighbourhood kids ride their dirt bikes and snowmobiles which we wholeheartedly encourage and respect despite the noise. However, their rides are most often limited to an hour or so and seldom on consecutive days. Our fear is the increased amount of noise with customers test driving equipment during the day and during evenings and weekends when most people shop. We think this may be a concern for all neighbourhood residents within the area.
- We also have concerns with the impact to the environment. Our combined wooded area (with the property in question) is home to many native birds and animals including deer and moose. The increased noise and activity would over time degrade the habitat and discourage many animals to stay. This is one of the few remaining wooded areas along the Ottawa River that connects with Larose Forest. We frequently have visitors from Ottawa and Europe who marvel at the natural beauty.
- In the absence of viewing a proposed site plan and the potential optics of the property from our angle, we tend to speculate on the worst scenarios with visioning shipping crates stacked along the property line and wrapping material blown onto our side. This is perhaps a less of a concern, but on our minds none the less.
- An additional concern is with motorist safety on County Rd 17 with the increased traffic over the years and Rockland Wheels visitors turning left across the double lane. This also becomes a dangerous choke point for west bound traffic given the merging lanes coupled with vehicles turning right (and left) onto the property in question. We believe that it is inevitable that an accident will occur and then the immediate response may be to extend the 70km speed limit from Champlain St east beyond the property entrance. This potential consequence leads us to our next concern.

- Degradation of flow-through traffic for commuters traveling along the main County Rd 17 corridor between L'Orignal and Ottawa. Perhaps we are ill informed, but we are not aware of any regional transportation plans with approved funding and timeframes for improving access to/from Ottawa, and so would this not add additional delays for commuters east of Ramage Rd traveling through Rockland? Having commuted daily to/from Ottawa for 30 years, the only improvement has been the extension of Hwy 174 to Trim Rd during this time. Otherwise, all the road infrastructure changes have been to accommodate local traffic within Rockland despite the increased traffic originating east of Rockland.

Below are few key questions for the Planning Committee with the pending decision on this file that we hope can be answered.

1. Is the longer-term plan to re-designate the RU properties along this stretch of County Rd 17 to RU-50 and/or RU-57 and essentially convert to a commercial corridor?
2. How does the approval of this application impact the value and potential future uses of our property? If no longer-term plan exists (to change the property designations), would this then set a precedent for future re-zoning applications (along this stretch of the road)?

We had chosen to live and raise our family here over 30 years ago because of the quiet rural life. We wanted our children to experience the linguistic diversity, agriculture, the river and woodlands, and positive neighbourly relations. We desire to continue living the same peaceful, country lifestyle.

Thank you and best regards,

Greg and Janice Stevens



RAPPORT N° AMÉ-20-25-R

Date	25/05/2020
Soumis par	Nicolas Denis
Objet	Modification au Règlement de Zonage – 1648 chemin Joanisse – Hervé Dugas
# du dossier	D-14-537

1) **NATURE / OBJECTIF :**

La nature de ce rapport est de présenter une demande de modification au Règlement de Zonage no. 2016-10, afin de modifier la catégorie de zonage de « Zone rurale (RU) » à « Zone rurale – exception 45 (RU-45) ». La demande est une condition du morcellement B-CR-014-2019 pour fins d'interdire tous usages résidentiels sur la parcelle détachée.

2) **DIRECTIVE/POLITIQUE ANTÉCÉDENTE :** S/O

3) **RECOMMANDATION DU SERVICE:**

QUE le comité d'aménagement recommande au conseil municipal d'approuver le règlement modifiant le Règlement de Zonage no. 2016-10, à l'effet de modifier la catégorie de zonage pour une partie du terrain au 1648 chemin Joanisse de « Zone rurale (RU) » à « Zone rurale – exception 45 (RU-45) », tel que recommandé par le Département d'infrastructure et aménagement.

THAT the Planning Committee recommends to Council to amend Zoning By-law 2016-10 in order to change the zoning category for a portion of the subject property from, "Rural (RU) Zone" to "Rural – Exception 45 (RU-45) Zone", as recommended by the Infrastructure and Planning Department.

4) **HISTORIQUE :**

Une demande d'autorisation a été soumise par Monsieur Hervé Dugas afin de créer un lot excédentaire à la ferme. La demande a été approuvée par le Comité de dérogation le 26 juin 2019, avec plusieurs conditions. Une des conditions est de modifier la catégorie de zonage afin d'enlever tout usage résidentiel sur la parcelle détachée.

La demande de modification au Règlement de Zonage a été soumise le 13 mai 2020. Un avis public a été envoyé aux différentes agences et aux propriétaires à moins de 120 mètres de la propriété en question et un avis a été affiché sur le site.

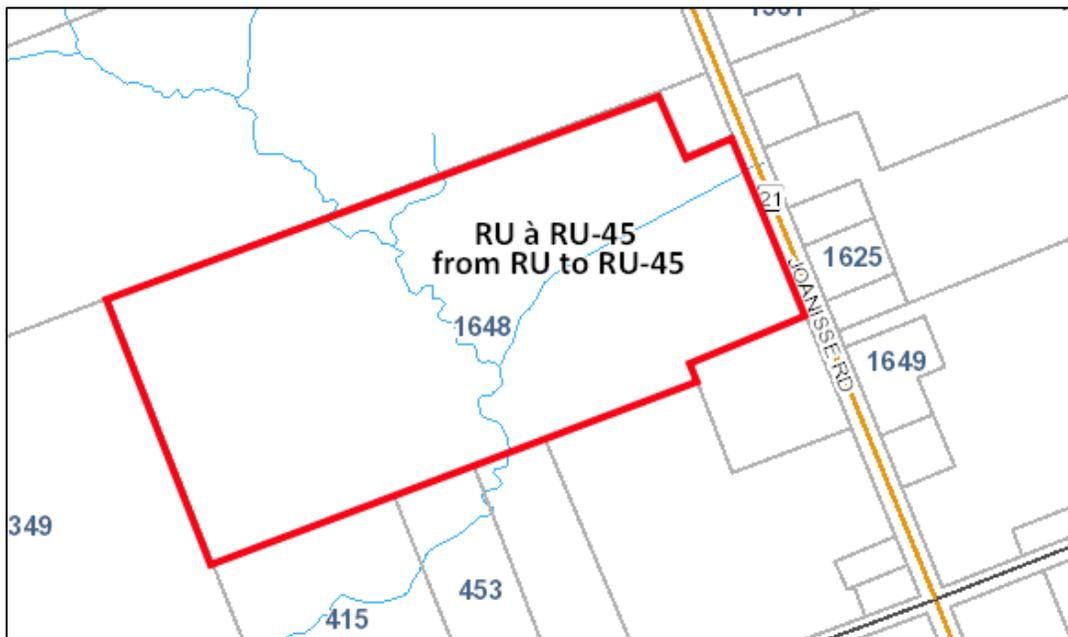


Figure 1. Carte Index

5) **DISCUSSION :**

La Déclaration de principes provinciale fournit une orientation politique sur des questions d'intérêt provinciales liées à l'aménagement et à la mise en valeur du territoire. Le terrain en question est situé dans une région rurale, où les utilisations permises sont amples. Entre autres, la gestion ou l'utilisation des ressources sont permises.

Le terrain en question sera utilisé pour des fins de gestion des ressources. L'article 1.1.5.8 de la DPP stipule que : « Les utilisations agricoles, les utilisations liées à l'agriculture, les utilisations diversifiées à la ferme et les pratiques agricoles normales sont favorisées et protégées conformément aux normes provinciales. »

Enlever tous usages résidentiels sur la parcelle détachée du morcellement B-CR-014-2019 aura l'effet de protéger les ressources de l'aménagement et les activités susceptibles d'empêcher l'expansion ou l'utilisation continue.

De plus, le terrain se retrouve à l'intérieur du « Secteur des politiques rurales » selon la Cédule « A » du plan Officiel des Comtés unis de Prescott et Russell. L'article 2.5.3 du Plan Officiel des Comtés unis de Prescott et Russell mentionne que les utilisations agricoles sont permises à l'intérieur de ce secteur si elles sont conformes à la loi de gestion des éléments nutritifs et les distances minimales de séparation.

L'article mentionne aussi que les Conseils locaux doivent assurer la protection des ressources contre des usages incompatibles, par l'entremise des règlements de zonage municipaux. En enlevant tous usages résidentiels sur la parcelle détachée on peut assurer la protection des ressources contre des usages incompatibles.

Le terrain est présentement situé dans la « Zone rurale (RU) » selon le Règlement de Zonage 2016-10. Les usages résidentiels sont permis. La demande va enlever tous usages sur la partie à être détachée puisque ce terrain sera utilisé seulement pour l'agriculture.

En conclusion, le département d'infrastructure et d'aménagement supporte la demande de modification au Règlement de Zonage, puisque l'enlèvement des usages résidentiels va assurer la protection des usages agricoles sur le terrain. La demande supporte les objectifs de la Déclaration des principes provinciale et le Plan Officiel des Comtés Unis de Prescott et Russell.

6) CONSULTATION :

La réunion publique aura lieu le 3 juin 2020. Cette réunion servira à recueillir les commentaires de la population.

Le Comité de l'aménagement n'a reçu aucun commentaire du public au moment de l'écriture de ce rapport.

7) RECOMMANDATION OU COMMENTAIRES DU COMITÉ :

Division de la construction : Aucun commentaire.

Service d'infrastructures : Aucun commentaire.

Services communautaires : Aucun commentaire.

Services de la protection : Aucune objection.

Finances : Aucune objection.

Eastlink : Aucun commentaire.

8) IMPACT FINANCIER (monétaire/matériaux/etc.):

S/O

9) IMPLICATIONS LÉGALES :

S/O

10) GESTION DU RISQUE (RISK MANAGEMENT) :

S/O

11) IMPLICATIONS STRATÉGIQUES :

S/O

12) DOCUMENTS D'APPUI:

By-law 2020-41

RÈGLEMENT DE ZONAGE N° 2020-41

Amendant le Règlement de zonage n° 2016-10

Corporation de la Cité de Clarence-Rockland

Parties du Lot 5, Concession 10
1648 chemin Joanisse

rédigé par

Cité de Clarence-Rockland
1560, rue Laurier
Rockland (Ontario)
K4K 1P7
(613) 446-6022

ZONING BY-LAW NO. 2020-41

Amending Zoning By-Law No. 2016-10

The Corporation of the City of Clarence-Rockland

Part of Lot 5, Concession 10
1648 Joanisse Road

prepared by

City of Clarence-Rockland
1560 Laurier Street
Rockland, Ontario
K4K 1P7
(613) 446-6022

LA CORPORATION DE LA CITÉ DE CLARENCE-ROCKLAND

RÈGLEMENT N° 2020-41

RÈGLEMENT AMENDANT LE RÈGLEMENT DE ZONAGE N° 2016-10;

ATTENDU QUE le Règlement de zonage n° 2016-10 régit l'utilisation des terrains, la construction et l'utilisation des bâtiments et structures sur le territoire de la Cité de Clarence-Rockland; et

ATTENDU QUE le Conseil de la Corporation de la Cité de Clarence-Rockland considère qu'il est opportun d'amender le Règlement de zonage n° 2016-10, tel qu'il suit;

PAR LA PRÉSENTE, le Conseil de la Corporation de la Cité de Clarence-Rockland donne force de loi à ce qui suit:

Article 1 : La propriété décrite comme étant la partie retenue du morcellement B-CR-014-2019, partie du lot 5, concession 10 soit le 1648 chemin Joannis identifiée sur la cédule "A" ci-jointe, et faisant partie du présent règlement, sera la propriété concernée par le présent règlement.

Article 2 : La cédule « A » du Règlement de zonage n° 2016-10, est par la présente amendée, en modifiant de « Zone Rurale », à « Zone Rurale – Exception 45 (RU-45) », tel qu'identifiée à la cédule « A » ci-jointe, et faisant partie intégrante du présent règlement.

Article 3 : L'article 13.1.3 est par la présente amendé afin de modifier l'item (ss) pour lire comme suit :

« (ss) *RU-45, partie du lot 21, concession 9; 3210-3232 chemin Champlain; partie du lot 16 et 17, concession 5; partie du lot 5, concession 10 (partie retenue du morcellement B-CR-014-2019)*

Nonobstant toute disposition contraire en vertu du présent Règlement en ce qui trait aux terrains zonés RU-45, les utilisations résidentielles sont interdites.

Article 4 : Sujet à l'avis d'adoption de ce règlement conformément aux dispositions de l'article 34(18) de la *Loi sur l'aménagement du territoire*, L.R.O. 1990 tel qu'amendé, le présent règlement entrera en vigueur à la date de son adoption par le Conseil de la

Corporation de la Cité de Clarence-Rockland ou suivant l'approbation du Tribunal si un avis d'appel ou d'objection est reçu ou suite à la date limite pour le dépôt des avis d'opposition conformément à l'article 34(21) de la *Loi sur l'aménagement du territoire*, L.R.O. 1990 tel qu'amendé.

FAIT ET ADOPTÉ EN RÉUNION PUBLIQUE, CE 15^{ÈME} JOUR DE JUIN 2020.

Guy Desjardins, maire

Monique Ouellet, greffière

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND

BY-LAW NO. 2020-41

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 erection of buildings and structures in the City of Clarence-Rockland; and

WHEREAS 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:

Section 1: The property described as the parcel to be retained from severance file B-CR-014-2019. Part of Lot 5, Concession 10, part of 1648 identified on Schedule "A" attached to and forming part of this by-law shall be the lot affected by this by-law.

Section 2: Schedule "A" of Zoning By-Law No. 2016-10 is hereby amended by changing the zoning from "Rural (RU) Zone" **to** "Rural – Exception 45 (RU-45) Zone", as identified on Schedule "A" of the map attached hereto and fully integrated as part of this by-law.

Section 3: Section 13.1.3 of the Zoning By-law No. 2016-10 is hereby amended to modify item (ss) to read as follows:

"(ss) RU-45, Part of Lot 21, Concession 9; 3210-3232 Champlain Street; Part of Lots 16 and 17, Concession 5; Part of lot 5, Concession 10 (part to be retained B-CR-014-2019)

Notwithstanding the provisions of this By-law to the contrary, the lands zoned RU-45, prohibits residential uses.

Section 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. 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.

**DATED AND PASSED IN OPEN COUNCIL, THIS 15TH DAY OF JUNE
2020.**

Guy Desjardins, Mayor

Monique Ouellet, Clerk

NOTE EXPLICATIVE

But et effet du Règlement

La propriété concernée par cette modification au Règlement de zonage n° 2016-10 est décrite comme étant la partie du lot 5, Concession 10, partie retenue du morcellement B-CR-014-2019.

La modification a pour objet de modifier le zonage à une Zone Rurale Exception 45 (RU-45) pour cette propriété. L'exception aura pour effet d'enlever tout usage résidentiel sur le terrain détaché du morcellement B-CR-014-2019. La demande est une condition de morcellement.

Pour tous renseignements supplémentaires relativement à cette modification au Règlement de zonage n° 2016-10, veuillez communiquer avec le département d'infrastructure et d'aménagement du territoire, à l'Hôtel de Ville de la Cité de Clarence-Rockland, 1560, rue Laurier, ou par téléphone au numéro (613) 446-6022.

EXPLANATORY NOTE

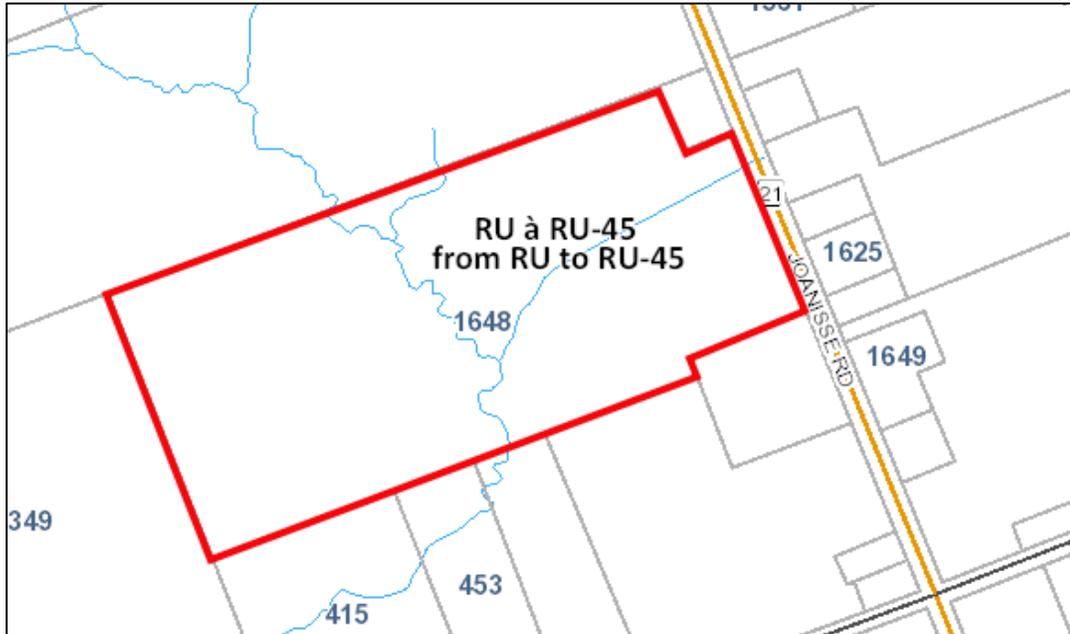
Purpose and Effect of By-Law

The property affected by this amendment to Zoning By-Law No. 2016-10 is described as Part of Lot 5, Concession 10, and part to be retained of severance B-CR-014-2019.

The purpose of the amendment is to amend the zoning to a Rural Exception 45 Zone (RU-45) for this property. The purpose of the proposed amendment is to prohibit all residential uses on the detached parcel of the severance B-CR-014-2019. The request was made in order to fulfill a condition of the severance.

For further information concerning this amendment to Zoning By-Law No. 2016-10, you can contact the Infrastructure and Planning Department at the Clarence-Rockland Town Hall, 1560 Laurier Street or by telephone at (613) 446-6022.

ANNEXE « A » / SCHEDULE "A"



De / From (RU) à / to (RU-45)

<p> Terrain touché par ce règlement Area affected by this by-law</p> <p>Changement de zonage /Zone change de/from RU à/to RU-45</p> <p>Certification d'authenticité Certificate of Authentification</p> <p>Ceci constitue le plan Annexe «A» du Règlement de zonage n° 2020-41, adopté le 15 juin 2020.</p> <p>This is plan Schedule "A" to Zoning By-Law No. 2020-41, passed the 15th, day of June, 2020.</p> <p>Guy Desjardins, Maire / Mayor</p>	<p>Plan Annexe «A» du règlement n° 2020-41</p> <p>Schedule "A" to By-Law No. 2020-41</p> <p>Partie du lot 5, concession 10, part to be retained of severance B-CR-014-2019</p> <p>Part of Lot 5, Concession 10, partie à être retenue du morcellement B-CR-014-2019.</p> <p>Cité de Clarence-Rockland City</p> <p>Préparé par/prepared by Cité de Clarence-Rockland City 1560, rue Laurier Street Rockland, Ontario K4K 1P7</p> <p>Pas à l'échelle/Not to scale</p> <p>Monique Ouellet, Greffière / Clerk</p>
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REPORT N° AMÉ-20-15-R

Date	03/06/2020
Submitted by	Marie-Eve Bélanger
Subject	Zoning Anomalies and Housekeeping
File N°	D-14-536

1) **NATURE/GOAL :**

The Department is bringing forward this report recommending mostly minor revisions to the Zoning By-law, 2016-10. However, some changes are brought forward following the approval of the expansion of SNC's jurisdiction.

2) **DIRECTIVE/PREVIOUS POLICY :**

n/a

3) **DEPARTMENT'S RECOMMENDATION :**

THAT the Planning Committee recommends that Council approves the proposed amendments to the Zoning By-law 2016-10 of the City of Clarence-Rockland, in order to resolve technical anomalies and make certain additions and major changes in the by-law and maps as detailed in Report No. AME-20-15-R.

QUE le comité d'aménagement recommande au conseil d'approuver les modifications au Règlement de zonage 2016-10 de la Cité de Clarence-Rockland, afin de régler certaines anomalies techniques ainsi que faire des ajouts et des changements majeurs dans le texte et les cartes du règlement ainsi que d'y apporter certaines corrections telles qu'elles sont décrites dans le Rapport No. AME-20-15-R.

4) **BACKGROUND :**

The Department has been working with the new Comprehensive Zoning By-law 2016-10 since May 2016. A technical anomalies by-law was approved in January 2020 in which over 50 items were modified in the Zoning. The Department is bringing this report forward recommending other minor and major changes to the by-law.

5) **DISCUSSION :**

The recommended amendments are intended to correct certain anomalies or technical errors/omissions in the text of the Zoning By-law as amended by Council as well as make certain minor revisions. However, some provisions were added while some were modified, following the current trend in planning and following SNC's new jurisdiction expansion.

The items mentioned in Document 1 lists all of the changes to the By-law

that we are proposing. It is best to follow with the current Zoning By-law to fully comprehend the changes proposed. The Department feels that the changes are necessary in order to address certain technical problems, changes in legislation, SNC's new jurisdiction expansion and/or resolve specific matters that will help in the application or enforcement of the Zoning By-law. The changes respect the policies of the Official Plan of the United Counties of Prescott and Russell, the Official Plan of the urban area of the City of Clarence-Rockland and the Provincial Policy Statement.

A few months ago, Council agreed to include all of Clarence-Rockland under the SNC's jurisdiction. Following this jurisdiction expansion, we have communicated with SNC in order for them to comment on the flood plain provisions of the Zoning By-law. Since SNC has their own regulated policies, it is best that we try to coordinate and modify our Zoning provisions to be consistent with their policies. Ultimately, anyone that wishes to do any work on their property in the flood plain, by either raising their land or by raising their foundation, will require a permit from SNC. The request must be consistent with SNC's regulated policies in order for a permit to be issued. Sections 2 to 6 below deals with the flood plain provisions. The changes are explained in more detail under Document 1.

We have also decided to recommend a new provision for a Pet Care Establishment (See Section 9 below). This use will permit a doggy day care for daytime use only. It will also be permitted to operate in a Commercial zone, as contrary to a Boarding Kennel which is only permitted to operate in a Rural Zone. It was also specified under Section 1 that keeping of dogs overnight is included under a Kennel specifically.

We are also recommending to modify the requirements for the parking of recreational vehicles and trailers. In 2016, as part of the new Zoning By-law, we had introduced provisions for the parking of a recreational vehicle or a trailer on a driveway if a setback of 1 metre was respected from the sidewalk and 2 metres was respected from the road. As per a discussion with the By-law Enforcement staff, those provisions are sufficient. However, they only apply for the parking of the vehicles in the summer. In the winter, they can be located in the front yard if they are smaller than 6 metres in length and located at least 5 metres from the edge of pavement. The majority of the owners of recreational vehicles do park their vehicle off-site in the winter, but there are still some that prefer to park their vehicle in their driveway. After meeting with the By-law Enforcement officers, it was agreed that the setback already established in the summer for the parking of recreational vehicles and trailers would be sufficient and could be used for the winter as well. As such, we are recommending to allow the parking of those vehicles year round, while still respecting the setback of 1 metre from the sidewalk and 2 metres from the edge of the road. The owners will need to be careful as to not use of the required parking spaces for their cars, as it is not permitted to park cars on the side of the road in the winter. (see Section 15 and 16)

The left column of Document 1 follows the Sections as listed under the proposed By-law Amendment. The right column of this Document illustrates the objective and the rationale behind each changes. As indicated above, some changes are minor in nature and some are major.

Document 1: Details of proposed amendments to address certain anomalies and make certain corrections to the City of Clarence-Rockland Zoning By-law, 2016-10.

Sections	Reference	Proposed Amendments	Objective and Rationale
1.	Part 3 – Definitions.	Modify the definition of a « Boarding Kennel » by adding the words “(including overnight)” after the word “boarding”.	The definition of a kennel was modified to specify that it is permitted to have dogs for overnight stays. As we do not permit overnight stays for Pet Care Establishment, we wanted to specify that it was permitted under a kennel.
2.	Part 4 General Provisions	Section 4.17.1 Flood Plain. Modify the last phrase of the first paragraph to read as follows: “The 1:100 year flood protection elevation along the Ottawa River is the 45.1 meter contour. This flood protection elevation shall take precedent unless a study completed by a qualified professional –to the satisfaction of the City and the Conservation Authority – demonstrates that the lands are not susceptible to flooding.”	SNC requested that we specify that if no other study shows that the flood plain protection elevation is different, that the flood protection elevation must be 45.1 m along the Ottawa River.
3.	Part 4 General Provisions	Section 4.17.1 Flood Plain. Modify the word “are” to “shall be” under Section 4.17.1 b).	To indicate that no accessory agricultural buildings used for the housing of animals or the storage of manure, fertilizer or hazardous substances <u>shall be</u> permitted.
4.	Part 4 General Provisions	Section 4.17.1 Flood Plain. Modify Section 4.17.1 c)i. to read as follows: “i. Notwithstanding Section 4.17.1 a), repairs and minor additions to existing buildings or structures may be permitted provided that all new works are undertaken using appropriate flood proofing measures to the	The current zoning stipulates that minor additions and repairs can be undertaken to existing buildings if the repairs and additions do not exceed 30% of the existing foundation

		satisfaction of the City and the Conservation Authority. The size and scale of any repairs and minor additions shall be consistent with the Conservation's regulated policies and approved by the Conservation Authority by way of a permit".	size to a maximum of 28 square meters. Under SNC's regulated policies, those requirements are different for an addition for residential use and for a commercial use. In order to be consistent and to not create confusion, we are recommending to remove the allowable size in the zoning by-law and simply refer to SNC's policies. A permit will be required from SNC for any additions and grading modifications in the floodplain.
5.	Part 4 General Provisions.	Section 4.17.1 Flood Plain. Add the following words: "described in Section 4.17.1 b)" after the word "structures" under section 4.17.1.c) ii. Under the same Section, change the last word "OP" to "Official Plan.	SNC requested that a reference be included to Section 4.17.1.b) which stipulates that no accessory building will be permitted for the housing of animals, etc.
6.	Part 4 General Provisions.	Part 4 General Provisions. Section 4.17.1 Flood Plain. Delete the last paragraph, starting with the word "Note:" under Section 4.17.1.d) to read as follows: "e) Governmental Agencies Development in a flood plain, including site grading and fill placement, is regulated under the Conservation Authorities Act, R.S.O. 1990 where a Conservation Authority has jurisdiction. A permit from the Conservation Authority may be required in addition to any applicable municipal permits (i.e. a building permit under the Building Code Act, 1992). Lands expropriated for the benefit of Quebec Hydro's Carillon Dam and	SNC requested that the last section of the Flood plain provisions of the By-law be amended to read as stipulated beside. Subsection e) was added to elaborate that development in the flood plain is regulated by a Conservation Authority and that a permit may be required.

		<p>privately-owned lands subject to a flooding easement are under the jurisdiction of the Ministry of Economic Development, Employment and Infrastructure (MEDEI).</p> <p>The bed of the Ottawa River, from original shoreline (pre flooding) to the centerline of the river, remains under Ministry of Natural Resources and Forestry jurisdiction."</p>	
7.	Part 4 – General Provisions	<p>Section 4.33 – Outside Storage. Modify Section 4.33 (a) i. to read as follows: "i. the outside storage is a permitted use in the zone or is permitted as accessory to the principal use of the lot;"</p>	The previous provision permitted "outside storage" as accessory only, while we do have some outside storage that is listed as a permitted use in some specific zones. In this Section, we are adding that it is permitted as a principal use if stated in the by-law.
8.	Part 4 – General Provisions	<p>Section 4.44.1 – Setback from Waterbodies and Watercourses. Modify Section 4.44.1 by adding item i) as follows: "i) A Natural State Shoreline Area shall be provided with a minimum depth of 15.0 m along all watercourses and waterbodies."</p>	This requirement is already indicated under Section 4.46 of the Zoning By-law. It was added under Section 4.44 to be consistent.
9.	Part 4 – General Provisions	<p>Add new Section 4.56 – Provisions for Pet Care Establishments to read as follows: "4.56 – Provisions for Pet Care Establishments a) A pet care establishment shall not become a nuisance with regards to noise or odors. b) A pet care establishment shall not keep animals on the premises overnight. c) A pet care establishment which houses dogs temporarily during daytime business hours, such as a doggy daycare, dog training facility, or dog grooming establishment shall house no more than 15 dogs per supervisor at any one time and shall house no more than 27 dogs per 100</p>	As explained above, we recommend adding provisions for a Pet Care Establishment and more precisely for a doggy day care or a dog training facility. They will be permitted during daytime business hours only. A maximum number of dogs per supervisor and floor area is recommended.

		m ² gross floor area at any one time.”	
10.	Part 5 Parking, Stacking, Loading and Landscap ing Provision s.	Section 5.8.2 Driveway Widths. Replace Section 5.8.2 c) and the image following this section to read as follows: “The calculation of a <i>driveway</i> width shall apply along the length of the <i>driveway</i> that is included under the minimum <i>front yard</i> requirement of that particular zone. The measurement shall be calculated including any continuous hard surface or discontinuous hard surface area within 0.6 metres of the widest part of continuous hard surface area on the same lot, measured along the length of the driveway within the minimum front yard perpendicular from one edge of the continuous hard surface area.”	Driveway widths are currently calculated along the entire length of the driveway. We recommend to modify this provision to specify that the driveway length be calculated along the length that is included in the minimum front yard only. Some residents live far from the road and some have a wider driveway close to the house. The previous provisions were restricted them from having a wider driveway. This provision will be more beneficial for the properties that are bigger and wider.
11.	Part 5 - Parking, Stacking, Loading and Landscap ing Provision s	Modify section 5.9.1 (b) by adding the words “surface parking area” after the word “driveway”.	The new provision will read: b) An area of landscaping of at least 1.0 metre shall be maintained between any aisle, driveway, <u>surface parking area</u> , or lane and any side lot line or rear lot line.
12.	Part 5 - Parking, Stacking, Loading and Landscap ing Provision s	Modify section 5.10.1 by adding the words “or on a lot used primarily for residential purposes” after the words “Residential Zone” in the title, in the first paragraph, and in section (i).	To specify that the provisions for parking a commercial vehicle also apply to a lot used for residential purposes and not just for a lot in the Residential Zone.
13.	Part 5 - Parking, Stacking, Loading and Landscap ing Provision	Modify section 5.10.2 by adding the words “or on a lot used primarily for residential purposes” after the words “Residential Zone” in the title and in the first paragraph.	To specify that the provisions for parking a recreational vehicle or a trailer also apply to a lot used for residential purposed and not just for a lot in the Residential Zone.

	s		
14.	Part 5 Parking, Stacking, Loading and Landscap ing Provision s	Section 5.10.2 c) is amended to change the By-law Number from 2007-01 to 2020-18.	This by-law number refers to the traffic and parking by-law.
15.	Part 5 - Parking, Stacking, Loading and Landscap ing Provision s.	Modify section 5.10.2 (g) by removing the words "between May 1 st to October 31 st of the same year".	As stipulated in the report, the requirement to permit a RV or trailer in the driveway is recommended in the winter as well.
16.	Part 5 Parking, Stacking, Loading and Landscap ing Provision s.	Remove Section 5.10.2 h) and i) and renumber the following provisions accordingly.	Those requirements are deleted since the requirements for parking an RV and trailer in the winter was added to item 5.10.2(g) above.
17.	Part 6 - Residenti al Zones.	Modify section 6.1.1 by adding footnote (4) next to "Second Unit" in the list of permitted Accessory Residential Uses and by adding the following note under the heading Additional Regulations for Permitted Uses: "4. Second units are subject to the provisions of section 4.41."	This comment also applies to amendments listed under Sections 18, 19, 20, 21, 22, 23, 24, 28, 29, 31, 35, 38 of the By-law. They are not listed below in this Document 1. We are recommending to add a note under the majority of residential zones or where residential uses are permitted to specify that second units are permitted but subject to 4.41. Second units are not permitted in every residential units as per Section 4.41. This note will help residents understand where a second unit is

			permitted.
25.	Part 6 – Residential Zones	Modify section 6.4.3 (k) to change the text “Minimum interior side yard: 3.5m” to “Minimum interior side yard: 1.5m”.	There was an error between the French version of the by-law amendment and the English version. In the English version, it said that the setback from a side lot line was 3.5 m, but the French version and the report indicated 1.5m. This is a typo error.
26.	Part 7 – Commercial Zones.	Modify section 7.3.2 by removing note 3 from under the heading Additional Requirements for Zone Requirements Table 7.3.2.	This is a note that is included under the Commercial Highway Zone that stipulates that a minimum development setback of 15 metres from a property line abutting County Road 17 shall be required. We recommend removing this as we do not have a definition of a development setback and this might create an issue for the development of a commercial property along County Road 17.
27.	Part 7 – Commercial Zones.	Modify Section 7.3.3 « <u>(g) CH-7, 433 Laurier Street</u> » to read as follows: <u>“(h) CH-8, 433 Laurier Street”</u> .	Only the numbering has changed. An error was made in which we gave two properties the same exception CH-7. Changing this exception to CH-8 will rectify this issue. The mapping also modified this.
30.	Part 9 – Village Mixed-Use Zone	Modify section 9.1.3 to read as follows: “9.1.3 Special Exceptions (a) VM-1, 3780 Champlain Street, Bourget Notwithstanding the provisions of this By-law to the contrary, the lands zoned VM-1 shall be used in accordance with the following	Only the numbering has changed. An error was made in which we gave two properties the same exception VM-1. As such, VM-2 is added.

		<p>provision(s):</p> <p>(i) the maximum number of dwelling units permitted shall be four (4).</p> <p>(b) VM-2, 2160 Laval Street Notwithstanding the provisions of this By-law to the contrary, the lands zoned VM-2 shall be used in accordance with the following provision(s):</p> <p>(i) Permitted Uses:</p> <ul style="list-style-type: none"> - Motor vehicle dealership - Motor vehicle body shop - Motor vehicle repair facility - Service station - Motor vehicle washing facility" 	
32.	Part 12 – Agricultural Zones.	Modify section 12.1.2 by deleting note 4 under the heading Additional Requirements for Zone Requirements Table 12.1.2a and 12.1.2b.	Note 4 refers to provisions in regards to on-farm diversified uses. We can delete this section as Section 4.55 of the Zoning by-law refers to the requirements for this type of use.
33.	Part 12 – Agricultural Zones	<p>Modify section 12.1.3 by adding section (v) to read as follows:</p> <p>"(v) AG-22, 2822 Maisonneuve Road Notwithstanding the provisions of this By-law to the contrary, the lands zoned AG-22 shall be used in accordance with the following provision(s):</p> <p>(i) Accessory uses may exceed the lot coverage of the dwelling on the lot</p> <p>(ii) Accessory uses may not occupy more than 17% of the lot</p> <p>(iii) Maximum lot coverage: 23%</p> <p>(iv) Minimum front yard: 6.7 m"</p>	Only the numbering has changed. An error was made in which we gave two properties the same exception AG-20. Changing this exception to AG-22 will rectify this issue.
34.	Part 12 – Agricultural Zones.	<p>Modify section 12.2.1 by modifying note 8 under the heading Additional Regulations for Permitted Uses to read as follows:</p> <p>"(8) Uses subject to footnote (8) includes an existing livestock operation however prohibits the expansion of an existing agricultural</p>	This Item (8) in the zoning by-law lists all the agricultural uses that are permitted. However, the definition of "Agriculture" already lists those same uses. As such, under this

		operation which would result in more than 150 livestock units.”	Item (8), we recommend removing the list of permitted uses as it is redundant.
36.	Part 12 – Agricultural Zones.	Modify section 12.2.1 by adding note (10) next to “On-farm diversified uses” and “Agriculture-related uses” in the list of permitted Employment Uses and by adding note 10 under the heading Additional Regulations for Permitted Uses to read as follows: “(10) Agriculture-Related Uses and On-Farm Diversified Uses are subject to the provisions of Section 4.55.”	To refer to Section 4.55 if someone wants to develop an Agriculture-related uses or an on-farm diversified use.
37.	Part 12 – Agricultural Zones.	Modify section 12.2.2 by deleting note 3 under the heading “Additional Standards for Zone Requirements Table 12.2.2.	Note 3 refers to provisions in regards to on-farm diversified uses. We can delete this section as Section 4.55 of the Zoning by-law refers to the requirements for this type of use.
39.	Part 13 – Rural Zones	Modify Section 13.1.3 “(aaa) <u>RU-53, Part of Lot C, Conc.3. Clark Road</u> ” to read as follows: “(ddd) <u>RU-56, Part of Lot C, Conc.3. Clark Road</u> ”.	Only the numbering has changed. An error was made in which we gave two properties the same exception RU-53. Changing this exception to RU-56 will rectify this issue. Mapping was changed also.
40.	Part 11 – Community Facilities	Modify Section 11.1.1 in order to add the use “Food Production” to the list of Permitted Uses. This use shall be listed under the following title “Service Commercial Uses”.	We are recommending to add the use of a food production to the list of permitted uses in the Community facilities zone. This will permit community kitchens as well as a catering establishment in a community building.
41.		Repeal and replace the following Zoning Maps: Zoning Map A, Zoning Map B, Zoning Map C, Zoning Map D and Zoning Map E.	The only changes that are made to the map schedules are the addition of all the previous amendments that were approved by Council. It is a consolidation of the

			Zoning schedule. We are not recommending changes that were not approved by Council.
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6) **CONSULTATION:**

The public meeting is scheduled to be held virtually through Zoom on June 3rd, 2020 where comments from the public will be obtained.

7) **RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :**

n/a

8) **FINANCIAL IMPACT (expenses/material/etc.):**

n/a

9) **LEGAL IMPLICATIONS :**

n/a

10) **RISK MANAGEMENT :**

n/a

11) **STRATEGIC IMPLICATIONS :**

n/a

12) **SUPPORTING DOCUMENTS:**

Proposed Draft By-law
New Zoning Schedules



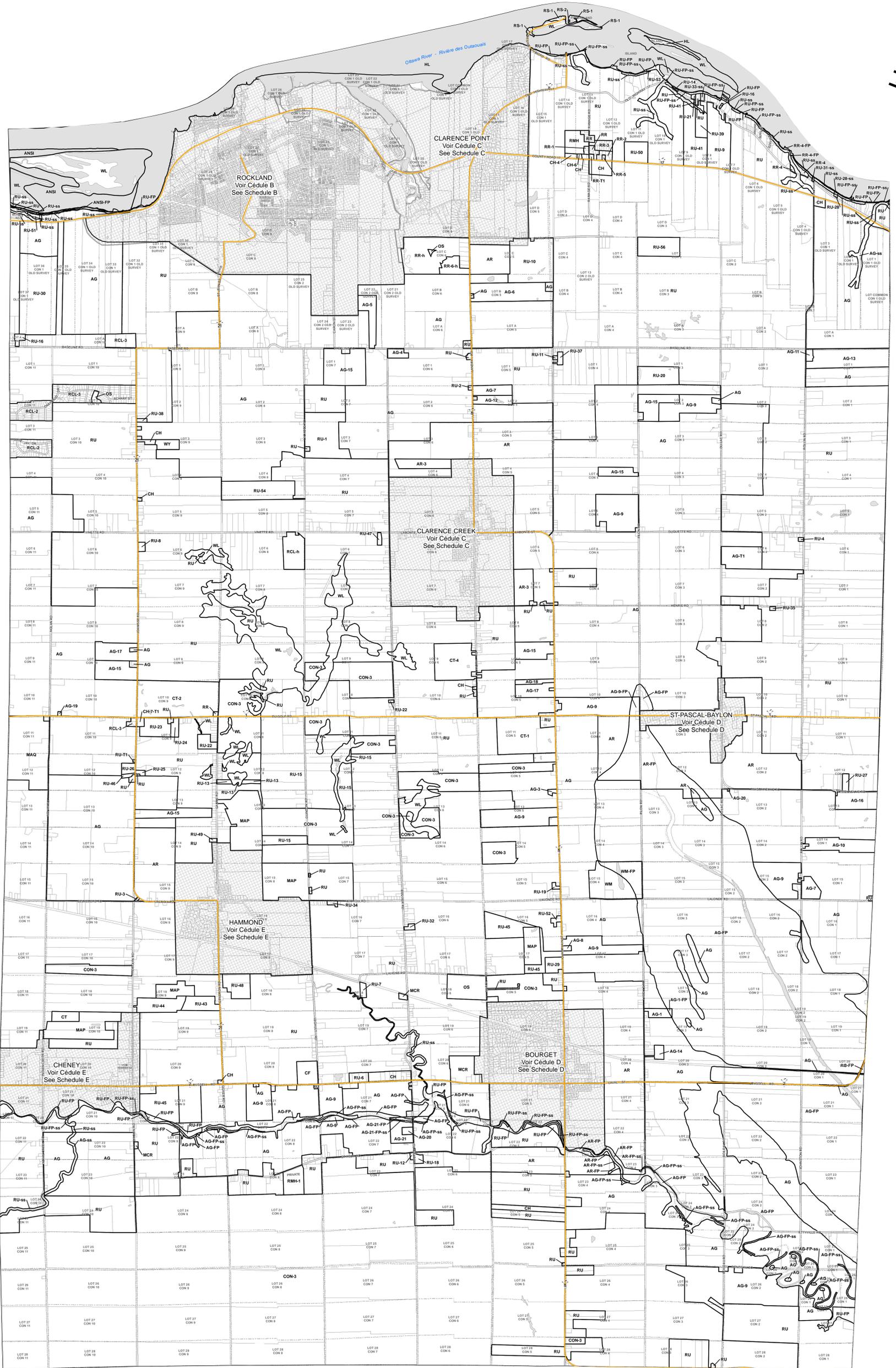
Cité de - City of Clarence-Rockland

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Carte de Zonage A - Zoning Map A

RÈGLEMENT DE ZONAGE No. 2016-10
ZONING BY-LAW No. 2016-10

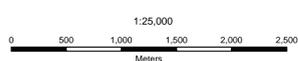
Adopté le 4 avril 2016
Passed on the 4th of April 2016
Consolidation: 20 avril 2020
20th of April 2020



ZONES

Résidentielle rurale	RR	Rural Residential	Rurale	RU	Rural
Résidentielle saisonnière	RS	Seasonal Residential	Services environnementaux	WM	Waste Management
Résidentielle maisons mobiles	RMH	Mobile Home Residential	Ressources minérales - sablière	MAP	Mineral Aggregate - Pit
Résidentielle domaine	RCL	Country Lot Residential	Ressources minérales - carrière	MAQ	Mineral Aggregate - Quarry
Commerciale générale	CG	General Commercial	Ressources minérales - réserve	MAR	Mineral Aggregate - Reserve
Commerciale routière	CH	Highway Commercial	Terres humides	WL	Wetlands
Commerciale de récréation et hébergement	CT	Tourist Commercial	Conservation	CON	Conservation
Installations communautaires	CF	Community Facilities	De contrainte	HL	Hazard
Industrielle commerciale rurale	MCR	Industrial Commercial Rural	Aménagement différé	-h	Holding Zone
Cour de ferraille	WY	Wrecking Yard	Exception spéciale	-#	Special Exception Zone
Agricole	AG	Agricultural	Usage temporaire	-t#	Temporary Use
Agricole restreinte	AR	Restricted Agricultural	Pentes sensibles	-ss	Unstable Slopes
			Plaine inondable	-FP	Flood Plain

ROUTES / ROADS



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Mise à jour : mars 2020
Last update : March 2020



Cité de - City of Clarence-Rockland

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ROCKLAND

Carte de Zonage B - Zoning Map B

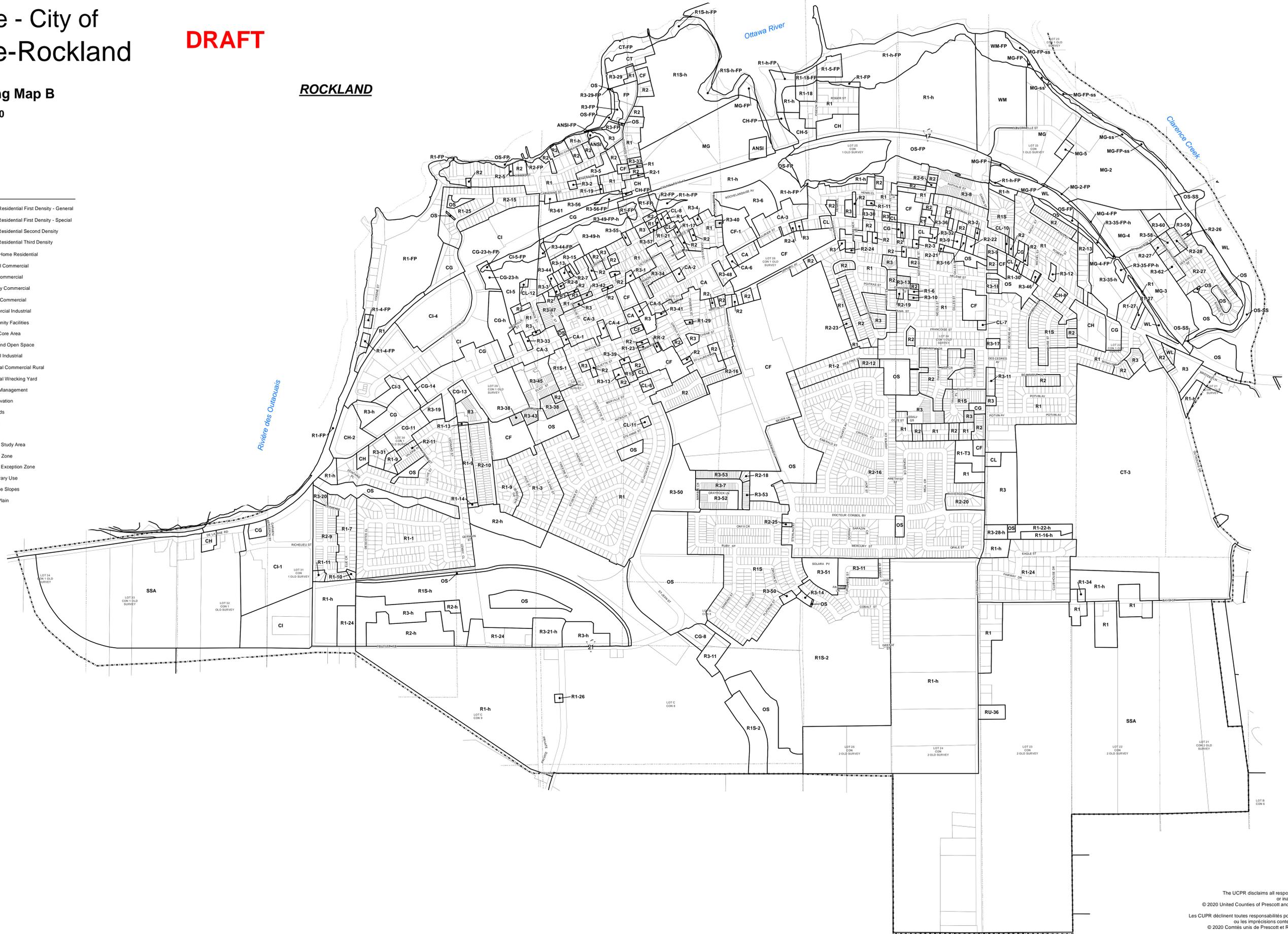
RÈGLEMENT DE ZONAGE No. 2016-10
ZONING BY-LAW No. 2016-10

Adopté le 4 avril 2016
Passed on the 4th of April 2016

Consolidation: 20 avril 2020
20th of April 2020

ZONES

Résidentielle urbaine de première densité - générale	R1	Urban Residential First Density - General
Résidentielle urbaine de première densité - spéciale	R1S	Urban Residential First Density - Special
Résidentielle urbaine de deuxième densité	R2	Urban Residential Second Density
Résidentielle urbaine de troisième densité	R3	Urban Residential Third Density
Résidentielle maison mobiles	RMH	Mobile Home Residential
Commerciale générale	CG	General Commercial
Commerciale locale	CL	Local Commercial
Commerciale routière	CH	Highway Commercial
Commerciale de récréation et hébergement	CT	Tourist Commercial
Commerciale industrielle	CI	Commercial Industrial
Installations communautaires	CF	Community Facilities
Centre-ville	CA	Urban Core Area
Parcs et espaces ouverts	OS	Parks and Open Space
Industrielle générale	MG	General Industrial
Industrielle commerciale rurale	MCR	Industrial Commercial Rural
Industrielle cour de démolition	WY	Industrial Wrecking Yard
Services environnementaux	WM	Waste Management
Conservation	CON	Conservation
Terres humides	WL	Wetlands
De contrainte	HL	Hazard
Zins	ANSI	Ansi
Secteur d'étude spéciale	SSA	Special Study Area
Aménagement différé	-H	Holding Zone
Exception spéciale	-S	Special Exception Zone
Usage temporaire	-T	Temporary Use
Pentes sensibles	-U	Unstable Slopes
Plaine inondable	-FP	Flood Plain



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 Mise à jour : mars 2020
 Last update : March 2020



Carte de Zonage C - Zoning Map C

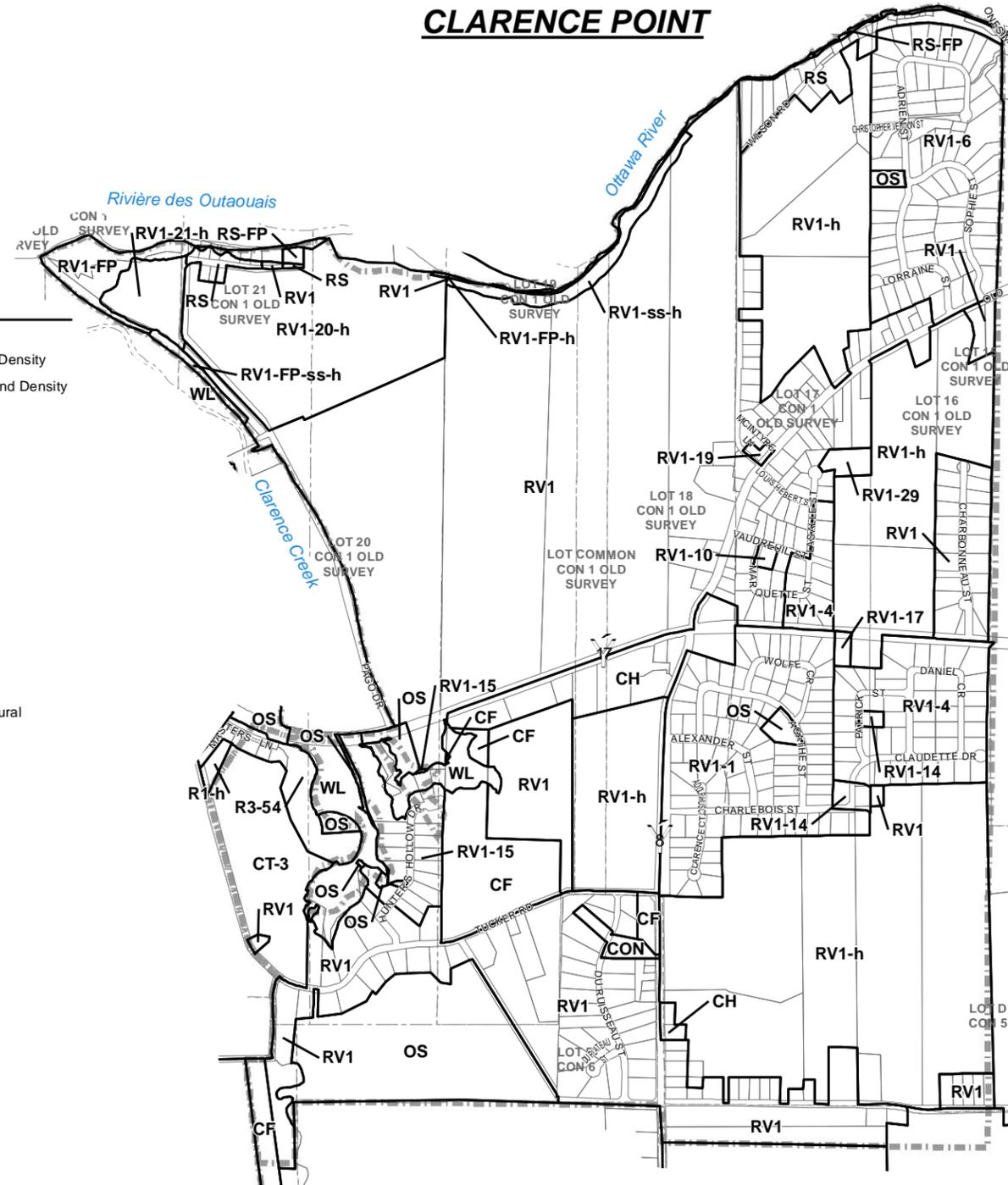
**RÈGLEMENT DE ZONAGE No. 2016-10
ZONING BY-LAW No. 2016-10**

Adopté le 4 avril 2016
Passed on the 4th of April 2016

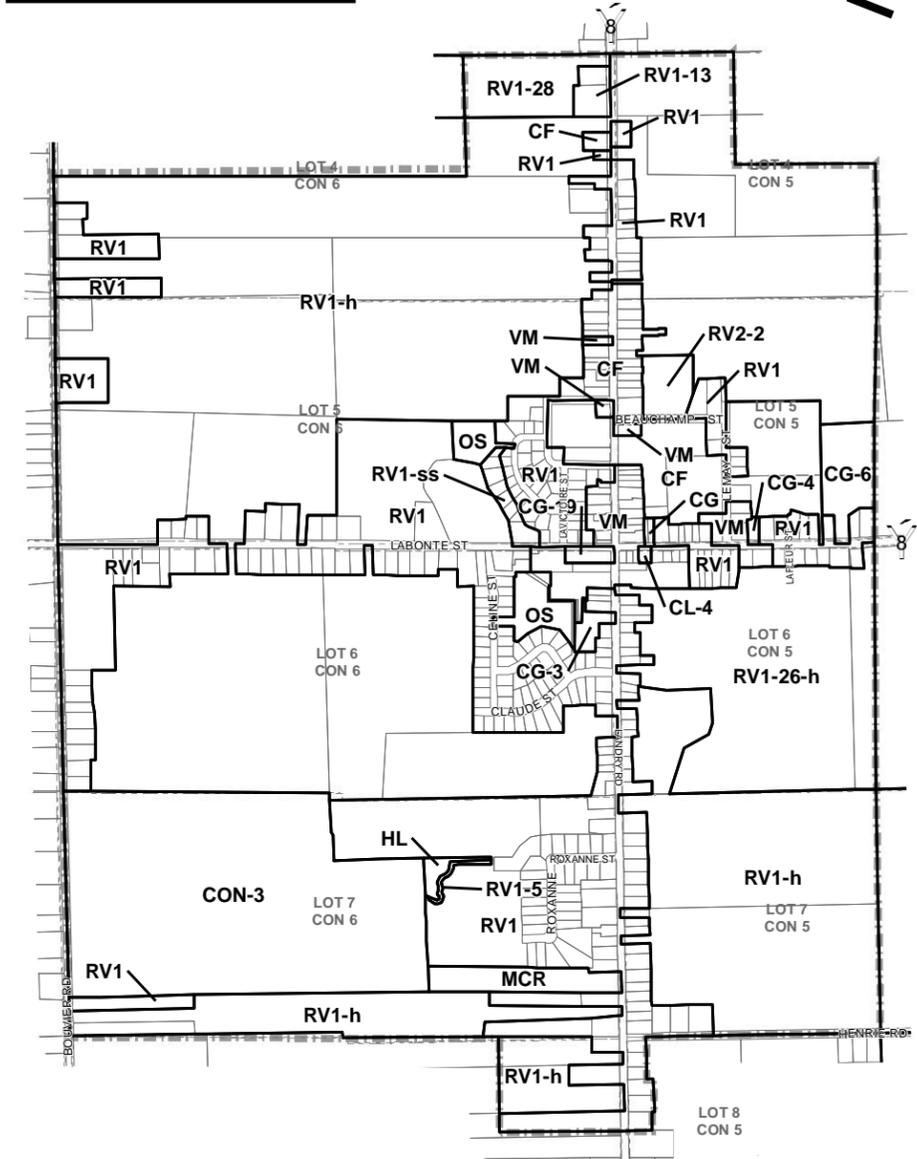
Consolidation: 20 avril 2020
20th of April 2020

ZONES

Résidentielle village de première densité	RV1	Village Residential First Density
Résidentielle village de deuxième densité	RV2	Village Residential Second Density
Résidentielle saisonnière	RS	Seasonal Residential
Commerciale générale	CG	General Commercial
Commerciale locale	CL	Local Commercial
Commerciale routière	CH	Highway Commercial
Commerciale de récréation et hébergement	CT	Tourist Commercial
Commerciale industrielle	CI	Commercial Industrial
Village Mixed Use	VM	Village Mixed Use
Installations communautaires	CF	Community Facilities
Parcs et espaces ouverts	OS	Parks and Open Space
Industrielle générale	MG	General Industrial
Industrielle commerciale rurale	MCR	Industrial Commercial Rural
Cour de ferraille	WY	Wrecking Yard
Services environnementaux	WM	Waste Management
Conservation	CON	Conservation
Terres humides	WL	Wetlands
Secteur d'étude spéciale	SSA	Special Study Area
Aménagement différé	-h	Holding Zone
Exception spéciale	-#	Special Exception Zone
Usage temporaire	-t#	Temporary Use
Pentes sensibles	-ss	Unstable Slopes
Plaine inondable	-FP	Flood Plain



CLARENCE CREEK



1:18,000



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Mise à jour : mars 2020
Last update : March 2020



Carte de Zonage D - Zoning Map D

RÈGLEMENT DE ZONAGE No. 2016-10 ZONING BY-LAW No. 2016-10

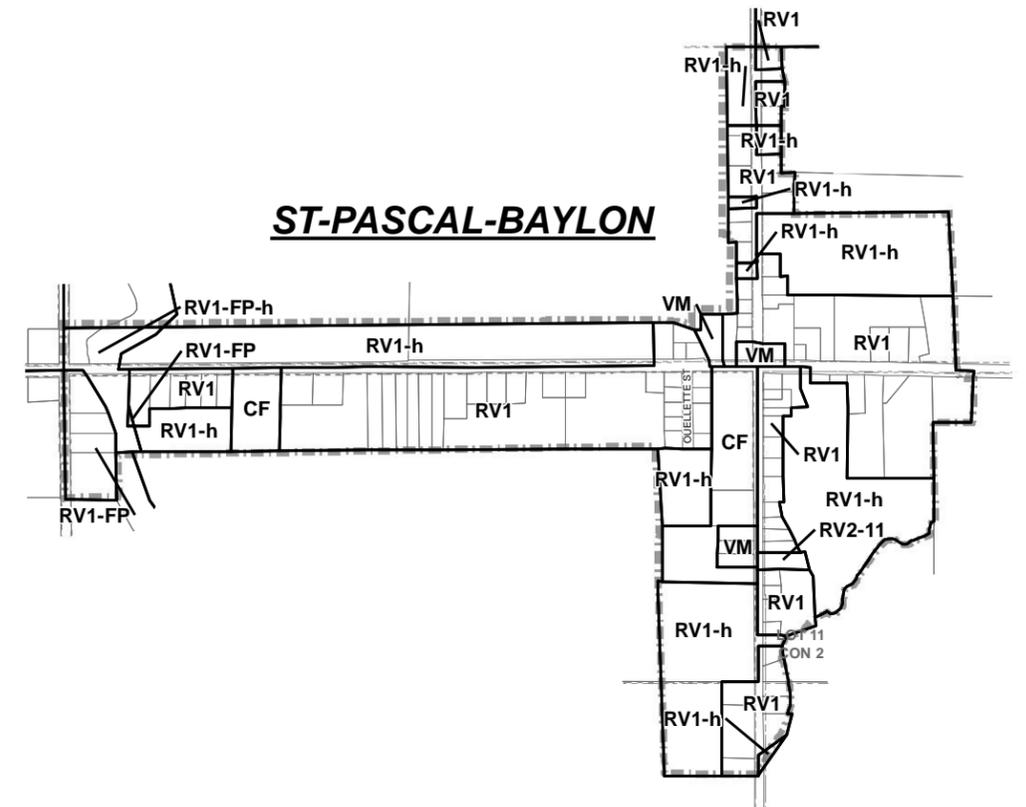
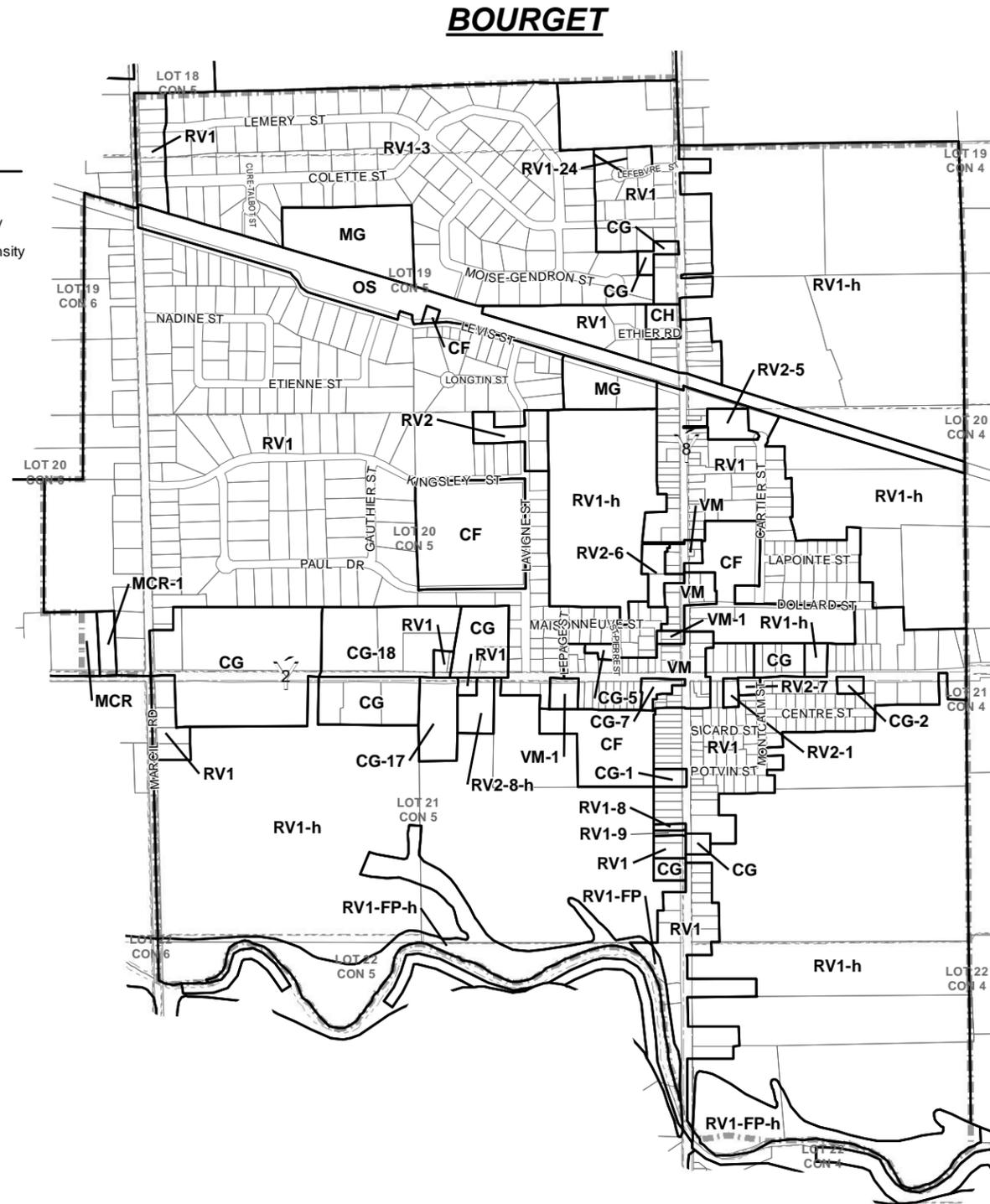
Adopté le 4 avril 2016
Passed on the 4th of April 2016

Consolidation: 20 avril 2020
20th of April 2020

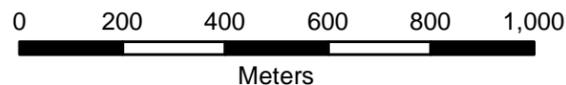


ZONES

Résidentielle village de première densité	RV1	Village Residential First Density
Résidentielle village de deuxième densité	RV2	Village Residential Second Density
Résidentielle saisonnière	RS	Seasonal Residential
Commerciale générale	CG	General Commercial
Commerciale locale	CL	Local Commercial
Commerciale routière	CH	Highway Commercial
Commerciale de récréation et hébergement	CT	Tourist Commercial
Commerciale industrielle	CI	Commercial Industrial
Village Mixed Use	VM	Village Mixed Use
Installations communautaires	CF	Community Facilities
Parcs et espaces ouverts	OS	Parks and Open Space
Industrielle générale	MG	General Industrial
Industrielle commerciale rurale	MCR	Industrial Commercial Rural
Cour de ferraille	WY	Wrecking Yard
Services environnementaux	WM	Waste Management
Conservation	CON	Conservation
Terres humides	WL	Wetlands
Aménagement différé	-h	Holding Zone
Exception spéciale	-#	Special Exception Zone
Usage temporaire	-t#	Temporary Use
Pentes sensibles	-ss	Unstable Slopes
Plaine inondable	-FP	Flood Plain



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Mise à jour : mars 2020
Last update : March 2020



Carte de Zonage E - Zoning Map E

**RÈGLEMENT DE ZONAGE No. 2016-10
ZONING BY-LAW No. 2016-10**

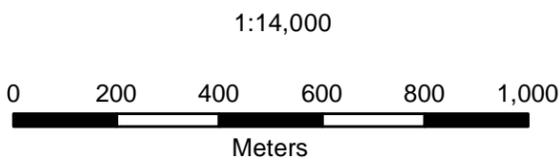
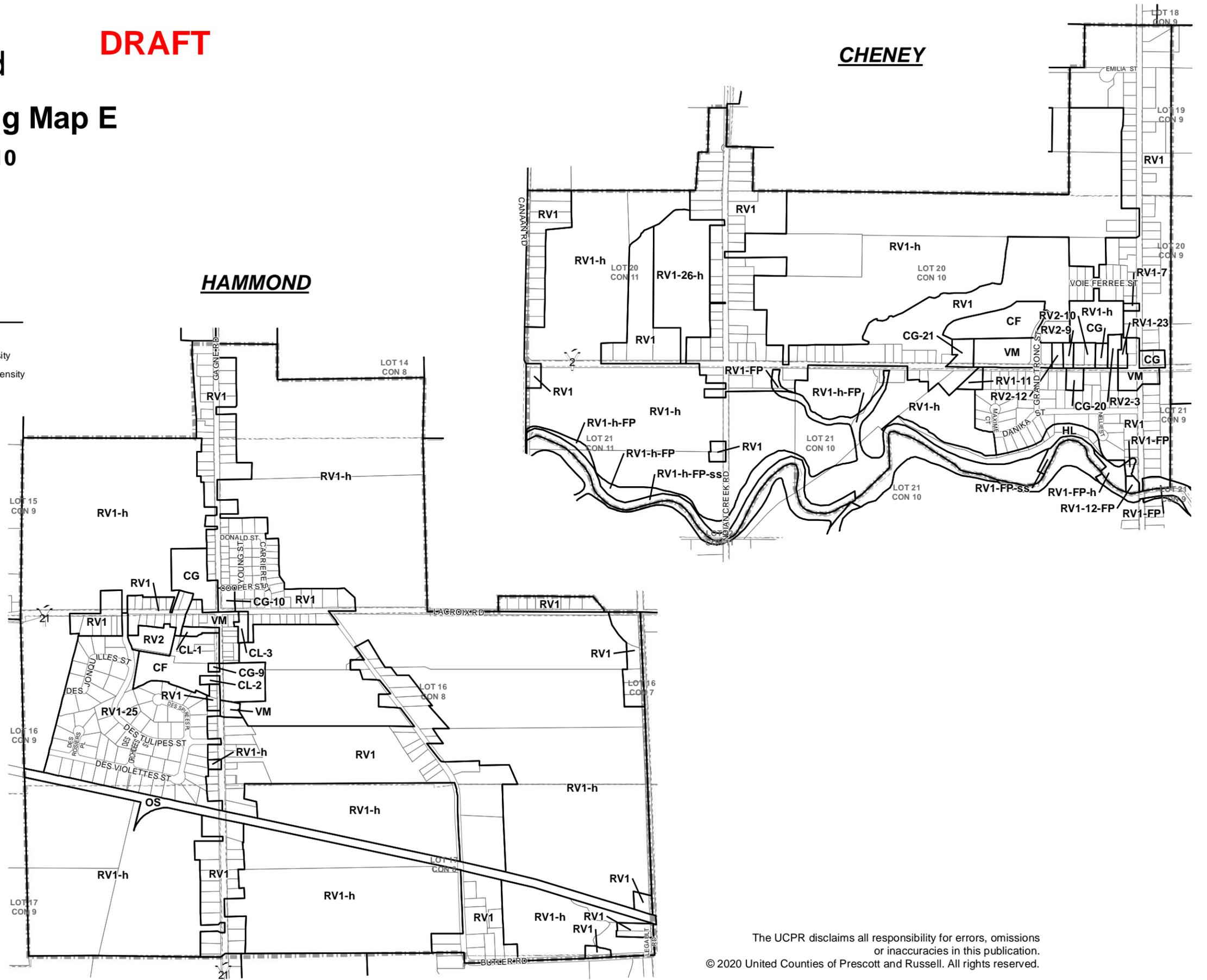
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ZONES

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Mise à jour : mars 2020
Last update : March 2020

ZONING BY-LAW NO. 2020-

Amending Zoning By-Law No. 2016-10

The Corporation of the City of Clarence-Rockland

prepared by

City of Clarence-Rockland
1560 Laurier Street
Rockland, Ontario
K4K 1P7
(613) 446-6022

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND

BY-LAW NO. 2020-

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 erection 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:

Section 1: Part 3 – Definitions. Modify the definition of a « Boarding Kennel » by adding the words “(including overnight)” after the word “boarding”.

Section 2: Part 4 General Provisions. Section 4.17.1 Flood Plain. Modify the last phrase of the first paragraph to read as follows: “The 1:100 year flood protection elevation along the Ottawa River is the 45.1 meter contour. This flood protection elevation shall take precedent unless a study completed by a qualified professional –to the satisfaction of the City and the Conservation Authority – demonstrates that the lands are not susceptible to flooding.”

Section 3: Part 4 General Provisions. Section 4.17.1 Flood Plain. Modify the word “are” to “shall be” under Section 4.17.1 b).

Section 4: Part 4 General Provisions. Section 4.17.1 Flood Plain. Modify Section 4.17.1 c)i. to read as follows: “i. Notwithstanding Section 4.17.1 a), repairs and minor additions to existing buildings or structures may be permitted provided that all new works are undertaken using appropriate flood proofing measures to the satisfaction of the City and the Conservation Authority. The size and scale of any repairs and minor additions shall be consistent with the Conservation’s regulated policies and approved by the Conservation Authority by way of a permit”.

Section 5: Part 4 General Provisions. Section 4.17.1 Flood Plain. Add the following words: “described in Section 4.17.1 b)” after the word “structures” under section 4.17.1.c) ii. Under the same Section, change the last word “OP” to “Official Plan.”

Section 6: Part 4 General Provisions. Section 4.17.1 Flood Plain. Delete the last paragraph, starting with the word “Note:” under Section 4.17.1.d) to read as follows:

"e) Governmental Agencies

Development in a flood plain, including site grading and fill placement, is regulated under the Conservation Authorities Act, R.S.O. 1990 where a Conservation Authority has jurisdiction. A permit from the Conservation Authority may be required in addition to any applicable municipal permits (i.e. a building permit under the Building Code Act, 1992).

Lands expropriated for the benefit of Quebec Hydro's Carillon Dam and privately-owned lands subject to a flooding easement are under the jurisdiction of the Ministry of Economic Development, Employment and Infrastructure (MEDEI).

The bed of the Ottawa River, from original shoreline (pre flooding) to the centerline of the river, remains under Ministry of Natural Resources and Forestry jurisdiction."

Section 7: Part 4 – General Provisions. Section 4.33 – Outside Storage. Modify Section 4.33 (a) i. to read as follows:

"i. the outside storage is a permitted use in the zone or is permitted as accessory to the principal use of the lot;"

Section 8: Part 4 – General Provisions. Section 4.44.1 - Setback from Waterbodies and Watercourses. Modify Section 4.44.1 by adding item i) as follows:

"i) A Natural State Shoreline Area shall be provided with a minimum depth of 15.0 m along all watercourses and waterbodies."

Section 9: Part 4 – General Provisions. Add new Section 4.56 – Provisions for Pet Care Establishments to read as follows:

"4.56 – Provisions for Pet Care Establishments

a) A pet care establishment shall not become a nuisance with regards to noise or odours.

b) A pet care establishment shall not keep animals on the premises overnight.

c) A pet care establishment which houses dogs temporarily during daytime business hours, such as a doggy daycare, dog training facility, or dog grooming establishment shall house no more than 15 dogs per supervisor at any one time and shall house no more than 27 dogs per 100 m² gross floor area at any one time."

Section 10: Part 5 Parking, Stacking, Loading and Landscaping Provisions. Section 5.8.2 Driveway Widths. Replace Section 5.8.2 c) and the image following this section to read as follows:

"The calculation of a *driveway* width shall apply along the length of the *driveway* that is included under the minimum *front yard* requirement of

that particular zone. The measurement shall be calculated including any continuous hard surface or discontinuous hard surface area within 0.6 metres of the widest part of continuous hard surface area on the same lot, measured along the length of the driveway within the minimum front yard perpendicular from one edge of the continuous hard surface area.”

Section 11: Part 5 - Parking, Stacking, Loading and Landscaping Provisions. Modify section 5.9.1 (b) by adding the words “surface parking area” after the word “driveway”.

Section 12: Part 5 - Parking, Stacking, Loading and Landscaping Provisions. Modify section 5.10.1 by adding the words “or on a lot used primarily for residential purposes” after the words “Residential Zone” in the title, in the first paragraph, and in section (i).

Section 13: Part 5 - Parking, Stacking, Loading and Landscaping Provisions. Modify section 5.10.2 by adding the words “or on a lot used primarily for residential purposes” after the words “Residential Zone” in the title and in the first paragraph.

Section 14: Part 5 Parking, Stacking, Loading and Landscaping Provisions. Section 5.10.2 c) is amended to change the By-law Number from 2007-01 to 2020-18.

Section 15: Part 5 - Parking, Stacking, Loading and Landscaping Provisions. Modify section 5.10.2 (g) by removing the words “between May 1st to October 31st of the same year”.

Section 16: Part 5 Parking, Stacking, Loading and Landscaping Provisions. Remove Section 5.10.2 h) and i) and renumber the following provisions accordingly.

Section 17: Part 6 – Residential Zones. Modify section 6.1.1 by adding footnote (4) next to “Second Unit” in the list of permitted Accessory Residential Uses and by adding the following note under the heading Additional Regulations for Permitted Uses:

“4. Second units are subject to the provisions of section 4.41.”

Section 18: Part 6 – Residential Zones. Modify section 6.2.1 by adding footnote (2) next to “Second Unit” in the list of permitted Accessory Residential Uses and by adding the following note under the heading Additional Regulations for Permitted Uses:

“2. Second units are subject to the provisions of section 4.41.”

Section 19: Part 6 – Residential Zones. Modify section 6.3.1 by adding footnote (5) next to “Second Unit” in the list of permitted Accessory Residential Uses and by adding the following note under the heading Additional Regulations for Permitted Uses:

"5. Second units are subject to the provisions of section 4.41."

Section 20: Part 6 – Residential Zones. Modify section 6.4.1 by adding footnote (4) next to "Second Unit" in the list of permitted Accessory Residential Uses and by adding the following note under the heading Additional Regulations for Permitted Uses:

"(4) Second units are subject to the provisions of section 4.41."

Section 21: Part 6 – Residential Zones. Modify section 6.5.1 by adding footnote (4) next to "Second Unit" in the list of permitted Accessory Residential Uses and by adding the following note under the heading Additional Regulations for Permitted Uses:

"(4) Second units are subject to the provisions of section 4.41."

Section 22: Part 6 – Residential Zones. Modify section 6.6.1 by adding footnote (4) next to "Second Unit" in the list of permitted Accessory Residential Uses and by adding the following note under the heading Additional Regulations for Permitted Uses:

"(4) Second units are subject to the provisions of section 4.41."

Section 23: Part 6 – Residential Zones. Modify section 6.7.1 by adding footnote (4) next to "Second Unit" in the list of permitted Accessory Residential Uses and by adding the following note under the heading Additional Regulations for Permitted Uses:

"(4) Second units are subject to the provisions of section 4.41."

Section 24: Part 6 – Residential Zones. Modify section 6.8.1 by adding footnote (4) next to "Second Unit" in the list of permitted Accessory Residential Uses and by adding the following note under the heading Additional Regulations for Permitted Uses:

"(4) Second units are subject to the provisions of section 4.41."

Section 25: Part 6 – Residential Zones. Modify section 6.4.3 (k) to change the text "Minimum interior side yard: 3.5m" to "Minimum interior side yard: 1.5m".

Section 26: Part 7 – Commercial Zones. Modify section 7.3.2 by removing note 3 from under the heading Additional Requirements for Zone Requirements Table 7.3.2.

Section 27: Part 7 – Commercial Zones. Modify Section 7.3.3 « (g) CH-7, 433 Laurier Street » to read as follows: "(h) CH-8, 433 Laurier Street".

Section 28: Part 8 – Urban Core Area Zone. Modify section 8.1.1 by adding footnote (7) next to "Second Unit" in the list of permitted Accessory Residential Uses and by adding the following note under the heading Additional Regulations for Permitted Uses:

"(7) Second units are subject to the provisions of section 4.41."

Section 29: Part 9 – Village Mixed-Use Zone. Modify section 9.1.1 by adding footnote (8) next to “Second Unit” in the list of permitted Accessory Residential Uses and by adding the following note under the heading Additional Regulations for Permitted Uses:

“(8) Second units are subject to the provisions of section 4.41.”

Section 30: Part 9 – Village Mixed-Use Zone. Modify section 9.1.3 to read as follows:

“9.1.3 Special Exceptions

- (a) VM-1, 3780 Champlain Street, Bourget
Notwithstanding the provisions of this By-law to the contrary, the lands zoned VM-1 shall be used in accordance with the following provision(s):
 - (i) the maximum number of dwelling units permitted shall be four (4).

- (b) VM-2, 2160 Laval Street
Notwithstanding the provisions of this By-law to the contrary, the lands zoned VM-2 shall be used in accordance with the following provision(s):
 - (i) Permitted Uses:
 - Motor vehicle dealership
 - Motor vehicle body shop
 - Motor vehicle repair facility
 - Service station
 - Motor vehicle washing facility”

Section 31: Part 12 – Agricultural Zones. Modify section 12.1.1 by adding footnote (9) next to “Second Unit” in the list of permitted Accessory Residential Uses and by adding the following note under the heading Additional Regulations for Permitted Uses:

“(9) Second units are subject to the provisions of section 4.41.”

Section 32: Part 12 – Agricultural Zones. Modify section 12.1.2 by deleting note 4 under the heading Additional Requirements for Zone Requirements Table 12.1.2a and 12.1.2b.

Section 33: Part 12 – Agricultural Zones. Modify section 12.1.3 by adding section (v) to read as follows:

- “(v) AG-22, 2822 Maisonneuve Road
Notwithstanding the provisions of this By-law to the contrary, the lands zoned AG-22 shall be used in accordance with the following provision(s):
 - (i) Accessory uses may exceed the Jot coverage of the dwelling on the lot
 - (ii) Accessory uses may not occupy more than 17% of the lot
 - (iii) Maximum lot coverage: 23%
 - (iv) Minimum front yard: 6.7 m”

Section 34: Part 12 – Agricultural Zones. Modify section 12.2.1 by modifying note 8 under the heading Additional Regulations for Permitted Uses to read as follows:

“(8) Uses subject to footnote (8) includes an existing livestock operation however prohibits the expansion of an existing agricultural operation which would result in more than 150 livestock units.”

Section 35: Part 12 – Agricultural Zones. Modify section 12.2.1 by adding footnote (9) next to “Second Unit” in the list of permitted Accessory Residential Uses and by adding the following note under the heading Additional Regulations for Permitted Uses:

“(9) Second units are subject to the provisions of section 4.41.”

Section 36: Part 12 – Agricultural Zones. Modify section 12.2.1 by adding note (10) next to “On-farm diversified uses” and “Agriculture-related uses” in the list of permitted Employment Uses and by adding note 10 under the heading Additional Regulations for Permitted Uses to read as follows:

“(10) Agriculture-Related Uses and On-Farm Diversified Uses are subject to the provisions of Section 4.55.”

Section 37: Part 12 – Agricultural Zones. Modify section 12.2.2 by deleting note 3 under the heading “Additional Standards for Zone Requirements Table 12.2.2.”

Section 38: Part 13 – Rural Zones. Modify section 13.1.1 by adding footnote (6) next to “Second Unit” in the list of permitted Accessory Residential Uses and by adding the following note under the heading Additional Regulations for Permitted Uses and renumber the following notes accordingly:

“(6) Second units shall be subject to the provisions of section 4.41.”

Section 39: Part 13 – Rural Zones. Modify Section 13.1.3 “(aaa) RU-53, Part of Lot C, Conc.3. Clark Road” to read as follows: “(ddd) RU-56, Part of Lot C, Conc.3. Clark Road”.

Section 40: Part 11 – Community Facilities. Modify Section 11.1.1 in order to add the use “Food Production” to the list of Permitted Uses. This use shall be listed under the following title “Service Commercial Uses”.

Section 41: Repeal and replace the following Zoning Maps: Zoning Map A, Zoning Map B, Zoning Map C, Zoning Map D and Zoning Map E.

Section 42: 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 where no notice of appeal

or objection is received, pursuant to Section 34(21) of the *Planning Act*, R.S.O. 1990 as amended.

DATED AND PASSED IN OPEN COUNCIL, THIS 15th DAY OF JUNE 2020.

Guy Desjardins, Mayor

Monique Ouellet, Clerk

DRAFT

EXPLANATORY NOTE

Purpose and Effect of By-Law

The City of Clarence-Rockland had completed a comprehensive review and update of the municipality's Zoning By-law in May 2016. This review process was intended to implement the Official Plan of the Urban Area of the City of Clarence-Rockland, the Bourget Official Plan, the United Counties of Prescott and Russell Official Plan, as well as update the zoning regulations to meet current trends in planning.

The purpose of the current by-law is to correct certain technical problems in the application or enforcement of the Zoning By-law as well change the Flood plain requirements, following SNC's jurisdiction expansion. The consolidation of all amendments approved to date are also shown on the Schedules.

For further information concerning this amendment to Zoning By-Law No. 2016-10, you can contact the Infrastructure and Planning Department at the Clarence-Rockland Town Hall, 1560 Laurier Street or by telephone at (613) 446-6022.

ANNEXE « A » / SCHEDULE "A"

No maps as it applies to the entire City of Clarence-Rockland

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