



CORPORATION OF THE CITY OF
CLARENCE-ROCKLAND
PLANNING COMMITTEE

October 7, 2020, 7:00 pm
Teleconference

	Pages
1. Opening of the meeting	
2. Adoption of the agenda	
3. Declaration of pecuniary interests	1
4. Adoption of the minutes	3
5. Planner's Statement	19
6. Deferred Items	
7. Presentations / Reports	
7.1 Amendment to Zoning By-law – François Legault – 1315 Laurier Street	
7.1.a Presentation	25
7.1.b Committee/Public comments	
7.1.c Recommendation	
7.2 Zoning By-law Amendment - Centre d'accueil Roger Séguin	
7.2.a Presentation	43
7.2.b Committee/Public Comments	
7.2.c Recommendation	
7.3 Zoning By-law and Official Plan Amendments - Regional Group - Blocks 48, 49, 50 and Pt Blk 59, Plan 50M-323	
7.3.a Presentation	77

7.3.b Committee/Public comments

7.3.c Recommendation

7.4 Zoning By-Law amendment - Abdoul Abou Sharbin - 1923 Labonté

7.4.a Presentation

151

7.4.b Committee/Public comments

7.4.c Recommendation

8. Other Items

9. Adjournment



CORPORATION DE LA CITÉ DE
CLARENCE-ROCKLAND

COMITÉ DE L'AMÉNAGEMENT

le 7 octobre 2020, 19 h 00
Téléconférence

	Pages
1. Ouverture de la réunion	
2. Adoption de l'ordre du jour	
3. Déclaration d'intérêts pécuniaires	1
4. Adoption des procès-verbaux	3
5. Énoncé de l'urbaniste	19
6. Items différés	
7. Présentations / Rapports	
7.1 Amendement au règlement de zonage – François Legault – 1315 rue Laurier	
7.1.a Présentation	25
7.1.b Commentaires du comité/public	
7.1.c Recommandation	
7.2 Amendement au règlement de zonage - Centre d'accueil Roger Séguin	
7.2.a Présentation	43
7.2.b Commentaires du comité/public	
7.2.c Recommandation	

**7.3 Amendment au règlement de zonage et au plan officiel - Regional Group
- Bloc 48, 49, 50 et Partie du Bloc 59, Plan 50M-323**

7.3.a Présentation **77**

7.3.b Commentaires du comité/public

7.3.c Recommandation

**7.4 Amendment au règlement de zonage - Abdoul Abou Sharbin - 1923
Labonté**

7.4.a Présentation **151**

7.4.b Commentaires du comité/public

7.4.c Recommandation

8. Autres items

9. Ajournement



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**

August 5, 2020
Teleconference

PRESENT: Mario Zanth, President
Guy Desjardins, Mayor (ex-officio)
Michel Levert, Councillor Ward 7
Carl Grimard, Councillor Ward 3
Sylvie Lalonde, Member
Marie-Ève Bélanger, Manager of Development
Maryse St-Pierre, Deputy Clerk

ABSENT: Michel Talbot, Member

1. Opening of the meeting

The President opens the meeting at 7:09 p.m.

2. Adoption of the agenda

RECOMMENDATION AME2020-17

Moved by Carl Grimard

Seconded By Guy Desjardins

THAT the agenda be adopted as presented.

CARRIED

3. Declaration of pecuniary interests (none)

4. Adoption of the minutes of June 3, 2020

RECOMMENDATION AME2020-18

Moved by Carl Grimard

Seconded By Guy Desjardins

THAT the minutes of the Planning Committee of June 3, 2020, meeting be adopted.

CARRIED

5. Planner's Statement

The planner's statement is presented.

6. Deferred Items (none)

7. Presentations / Reports

7.1 Draft Plan of Subdivision – Pt Lot C Con 5 – Paul Murphy & Hugues Giocondese

Claire Lemay presents the Draft Plan of Subdivision for Part of Lot C, Concession 5, made by Paul Murphy & Hugues Giocondese.

Further to questions, Claire Lemay explains that she will follow up on the groundwater with the South Nation Conservation.

Further to questions, Marie-Eve Bélanger explains that when the draft plan is approved, the conditions must be achieved before proceeding. She explains that the hydrogeological study is required to avoid negative impacts on water.

Further to questions, Marie-Eve Bélanger explains that the developer's engineer must ensure that the water drains well. She adds that this must be found in the storm water management and the grading plan.

Further to questions, Marie-Eve Bélanger explains that the committee can recommend removing conditions.

Hugues Giocondese, living at 363 St-Thomas in Vars, confirms that the water is of good quality at this location.

Paul Murphy, living at 2601 Dubois, asks for clarifications regarding the lights study. He explains that given the size of the development, he suggests indicating the number of street lights required to avoid a study. Marie-Eve Bélanger explains that this can be modified.

Further to questions, Marie-Eve Bélanger explains that the fish habitat study is required, even if there is no watercourse nearby. She adds that this type of study concerns the whole ecosystem around a watercourse.

Nelson Paquette, a resident of 463 Landry, explains that his home is next to this development and that there is a drainage ditch for which the City had to maintain. He adds that there is an erosion problem in this ditch, which means that a lot of water ends up on his property. Mr. Paquette explains that he is not against this development, but he does not want it to increase the amount of water on his property. Mrs. Bélanger confirms that she will follow up with Mr. Paquette.

Denis Guay, living at 1957 Clark Road, explains that the traffic study would be useful because of the heavy truck traffic.

RECOMMENDATION AME2020-19

Moved by Carl Grimard

Seconded By Guy Desjardins

WHEREAS the proposed subdivision of Part of Lot C, Concession 5 (Clark Road) submitted by Hugues Giocondese and Paul Murphy conforms to the Provincial Policy Statement 2020, conforms to the Official Plan of the United Counties of Prescott and Russell, and complies with the requirements of the City of Clarence-Rockland Zoning By-law 2016-10;

THAT Planning Committee recommends to Municipal Council the approval of the Draft Plan of Subdivision prepared by André P. Barrette, OLS, dated June 24, 2020, for the property described as Part of Lot C, Concession 5, in the village of Clarence Point, with the conditions of approval recommended by the Infrastructure and Planning Department staff in report AMÉ-20-37-R, except conditions 11 to 16, 36, 44, 47 and a modification to condition 57 to extend the deadline from 3 years to 5 years;

CARRIED

8. Other Items (none)

9. Adjournment

The meeting is adjourned at 8:27 p.m.

Mario Zanth, President

Maryse St-Pierre, Deputy Clerk



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

le 5 août 2020
Téléconférence

PRESENT: Mario Zanth, Président
Guy Desjardins, Maire (ex-officio)
Michel Levert, Conseiller Quartier 7
Carl Grimard, Conseiller Quartier 3
Sylvie Lalonde, Membre
Marie-Ève Bélanger, Gestionnaire du développement
Maryse St-Pierre, Greffière adjointe

ABSENT: Michel Talbot, Membre

1. Ouverture de la réunion

Le président ouvre la réunion à 19h09.

2. Adoption de l'ordre du jour

RECOMMANDATION AME2020-17

Proposée par

Appuyée par

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

ADOPTÉE

3. Déclaration d'intérêts pécuniaires (aucune)

4. Adoption du procès-verbal du 3 juin 2020

RECOMMANDATION AME2020-18

Proposée par

Appuyée par

QUE le procès-verbal de la réunion du comité d'aménagement du 3 juin 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 Ébauche de plan de subdivision – Pt Lot C Con 5 – Paul Murphy & Hugues Giocondese

Claire Lemay présente l'ébauche de plan de lotissement pour la partie de lot C, Concession 5, faite par Paul Murphy & Hugues Giocondese.

Suite aux questions, Claire Lemay explique qu'elle fera le suivi sur les nappes phréatiques auprès de la Conservation de la Nation Sud.

Suite aux questions Marie-Eve Bélanger explique que lorsque l'ébauche est approuvée, les conditions doivent être complétées avant de donner suite. Elle explique que l'étude hydrogéologique est requise afin d'éviter les impacts négatifs pour l'eau.

Suite aux questions, Marie-Eve Bélanger explique que l'ingénieur du développeur doit s'assurer que l'eau s'évacue bien. Elle ajoute que ceci doit se trouver dans la gestion des eaux pluviales et le plan de nivellement.

Suite aux questions, Marie-Eve Bélanger explique que le comité peut recommander d'enlever des conditions.

Hugues Giocondese, résidant au 363 St-Thomas à Vars, confirme que l'eau est de bonne qualité à cet endroit.

Paul Murphy, résidant au 2601 Dubois, demande des précisions relativement à l'étude pour les lumières. Il explique que vu la taille du développement, il suggère d'indiquer le nombre de lumières de rues requises pour éviter une étude. Marie-Eve Bélanger explique que ceci peut être modifié.

Suite aux questions, Marie-Eve Bélanger explique que l'étude relative aux habitats de poisson est requise, même s'il n'y a pas de cours d'eau tout près. Elle ajoute que ce type d'étude concerne tout l'écosystème qui se trouve autour d'un cours d'eau.

Nelson Paquette, résidant au 463 Landry, explique que sa demeure est à côté de ce développement et qu'il y a un fossé de drainage pour lequel la Cité devait assurer l'entretien. Il ajoute qu'il y a un problème d'érosion dans ce fossé, ce qui fait que beaucoup d'eau se retrouve sur sa

propriété. M. Paquette explique qu'il n'est pas contre ce développement, mais qu'il ne veut pas que celui-ci augmente la quantité d'eau qui se retrouve sur sa propriété. Mme Bélanger confirme qu'elle fera le suivi avec M. Paquette.

Denis Guay, résidant au 1957 chemin Clark, explique que l'étude de circulation serait utile à cause de la circulation de camions lourds.

RECOMMANDATION AME2020-19

Proposée par

Appuyée par

ATTENDU QUE le lotissement proposé pour une Partie du lot C, concession 5 (chemin Clark) soumis par Hugues Giocondese et Paul Murphy est conforme à la Déclaration de principes provinciale, est conforme au Plan officiel des Comtés unis de Prescott et Russell, et est conforme au Règlement de zonage de la Cité de Clarence-Rockland 2016-10;

QUE le Comité d'aménagement recommande au Conseil municipal l'approbation de l'Ébauche de Plan de Lotissement préparé par André P. Barrette, AGO et daté le 24 juin 2020 pour la propriété décrite comme étant une partie du lot C, concession 5, dans le village de Clarence Point, avec les conditions d'approbation recommandées par le personnel du Département d'infrastructures et aménagement du territoire dans le rapport AMÉ-20-37-R, excepté les conditions 11 à 16, 36, 44, 47 et une modification à la condition 57 pour prolonger la date limite de 3 ans à 5 ans.

ADOPTÉE

8. Autres items (aucun)

9. Ajournement

La réunion est ajournée à 20h27.

Mario Zanth, Président

Maryse St-Pierre, Greffière adjointe



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

September 2, 2020
Teleconference

PRESENT: Carl Grimard, Acting President
Guy Desjardins, Mayor (ex-officio)
Michel Levert, Councillor Ward 7
Michel Talbot, Member
Sylvie Lalonde, Member
Marie-Eve Bélanger, Manager of Development
Maryse St-Pierre, Deputy Clerk

ABSENT: Mario Zanth, President

1. Opening of the meeting

The President opens the meeting at 7:07 p.m.

2. Adoption of the agenda

RECOMMENDATION AME2020-20

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 of August 5, 2020

RECOMMENDATION AME2020-21

Moved by Guy Desjardins

Seconded By Michel Levert

THAT the minutes of the Planning Committee of August 5, 2020, meeting be adopted.

CARRIED

5. Planner's Statement

The planner's statement is presented.

6. Deferred Items (none)

7. Presentations / Reports

7.1 Zoning By-law Amendment - 321 Laurier - Spacebuilders Ottawa Ltd

a. Presentation

Claire Lemay presents the request for Zoning By-law amendment for 321 Laurier Street, submitted by Spacebuilders Ottawa Ltd.

b. Committee/Public comments

Further to questions, Claire Lemay confirms that it is a one-storey building of a maximum height of 12 metres.

Further to questions, Claire Lemay explains that the proposed location for the outdoor storage will be included in the site plan.

Further to questions, Claire Lemay explains that changes were made to the preliminary plan to add an opaque fence along the north property line.

Jocelyn Péloquin, 345 Laurier, representative for Spacebuilders, explains that the exterior storage will be located near the largest building, on the side.

Robert Gagnon, 284 Bonavista Street, explains that his property has a lower elevation than this building and he is worried that water will accumulate in his home. Marie-Eve Bélanger explains that in situations such as this one, a storm water management report is required to avoid water accumulations on neighbouring properties.

Robert Gagnon asks for clarification on the 7-1/2 foot space on the east side. Claire Lemay replies that this area has been preserved for existing trees and fences. Jocelyn Péloquin confirms that this zone was planned to accommodate drainage and vegetation.

Robert Gagnon asks when the work would start. Marie-Eve Bélanger explains that it should start in the spring.

Joanne Vermette, 290 Bonavista, asks that the 40-foot trees near her property be cut down to save her house. Mr. Pelouquin confirms that it will be done if it is to protect Mrs. Vermette's property.

c. Recommendation

RECOMMENDATION AME2020-22

Moved by Michel Levert

Seconded By Sylvie Lalonde

WHEREAS the proposed amendment to the Zoning By-law for the property described as Part of Lot 22, Concession 1 O.S., City of Clarence-Rockland, civic address 321 Laurier Street, 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 Planning Committee recommends to Municipal Council the adoption of a by-law amending the Zoning By-law 2016-10 in order to change the zoning category of the property at 321 Laurier Street from “General Commercial (CG) Zone” to “General Commercial – Exception 12 (CG-12) Zone” in order to permit commercial self-storage and outdoor storage, with no landscape buffer adjacent to a “Highway Commercial (CH) Zone”.

CARRIED

7.2 Zoning By-Law Amendment - Yann and Jonathan Lecompte - 880-884 St-Jean

a. Presentation

Nicolas Denis presents the request for a Zoning By-Law amendment submitted by Yann and Jonathan Lecompte for the 880-884 St-Jean Street.

b. Committee/Public comments

Further to questions, Nicolas Denis confirms that two parking spaces are required for the main building and one for the apartment.

c. Recommendation

RECOMMENDATION AME2020-23

Moved by Sylvie Lalonde

Seconded By Guy Desjardins

THAT Planning Committee recommends that Council adopts By-law 2020-72, amending the Zoning By-Law 2016-10, in order to

change the zoning category of the property located at 880-884 St-Jean Street from “Local Commercial (CL) Zone” to “Urban Residential Second Density – Exception 30 (R2-30) Zone”, as recommended by the Infrastructure and Planning Department.

CARRIED

8. Other Items (none)

9. Adjournment

The meeting is adjourned at 8:14 p.m.

Carl Grimard, Acting President

Maryse St-Pierre, Deputy Clerk



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

le 2 septembre 2020
Téléconférence

PRÉSENT: Carl Grimard, Président suppléant
Guy Desjardins, Maire (ex-officio)
Michel Levert, Conseiller Quartier 7
Michel Talbot, Membre
Sylvie Lalonde, Membre
Marie-Eve Bélanger, gestionnaire du développement
Maryse St-Pierre, Greffière adjointe

ABSENT: Mario Zanth, President

1. Ouverture de la réunion

Le président ouvre la réunion à 19h07.

2. Adoption de l'ordre du jour

RECOMMANDATION AME2020-20

Proposée par Michel Levert

Appuyée par Guy Desjardins

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

ADOPTÉE

3. Déclaration d'intérêts pécuniaires (aucune)

4. Adoption du procès-verbal du 5 août 2020

RECOMMANDATION AME2020-21

Proposée par Guy Desjardins

Appuyée par Michel Levert

QUE le procès-verbal de la réunion du comité d'aménagement du 5 août 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 Amendement au règlement de zonage - 321 Laurier - Spacebuilders Ottawa Ltd

a. Présentation

Claire Lemay présente la demande d'amendement au règlement de zonage pour le 321 rue Laurier, présentée par Spacebuilders Ottawa Ltd.

b. Commentaires du comité/public

Suite aux questions, Claire Lemay confirme que le bâtiment a un étage et qu'il est d'une hauteur maximale de 12 mètres.

Suite aux questions, Claire Lemay explique que l'emplacement proposé pour l'entreposage extérieur sera inclus dans le plan d'implantation.

Suite aux questions, Claire Lemay explique que des changements ont été faits au plan préliminaire afin d'ajouter une clôture opaque le long de la ligne de propriété nord.

Jocelyn Péloquin, 345 Laurier, représentant pour Spacebuilders, explique que l'entreposage extérieur se trouvera près de la plus grosse bâtisse, sur le côté.

Robert Gagnon, 284 rue Bonavista, explique que sa propriété a une élévation plus basse que ce bâtiment et il est inquiet que l'eau s'accumule chez lui. Marie-Eve Bélanger explique que lors de situations comme celle-ci, un rapport de gestion des eaux pluviales est exigé pour éviter des accumulations d'eau sur les propriétés voisines.

Robert Gagnon demande des précisions sur l'espace de 7 ½ pieds et demi sur le côté Est. Claire Lemay répond que cette zone a été préservée pour les arbres et les clôtures existantes. Jocelyn Péloquin confirme que cette zone a été prévue pour accommoder le drainage et la végétation qui s'y trouve.

Robert Gagnon demande quand les travaux devraient débiter.
Marie-Eve Bélanger explique que le tout devrait commencer au cours du printemps.

Joanne Vermette, 290 Bonavista, demande que les arbres de 40 pieds qui se trouvent près de sa propriété soient coupés pour sauver son terrain. M. Peloquin confirme que ce sera fait si cela est pour protéger la propriété de Mme Vermette.

c. Recommandation

RECOMMANDATION AME2020-22

Proposée par Michel Levert

Appuyée par Sylvie Lalonde

ATTENDU QUE l'amendement proposé au Règlement de zonage pour la propriété décrite comme étant une partie du lot 22, concession 1 (OS), 321 rue Laurier, 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 recommande au Conseil municipal l'adoption d'un règlement modifiant le règlement de zonage 2016-10 afin de modifier la catégorie de zonage de la propriété situé au 321 rue Laurier de « Zone commerciale générale (CG) », à « Zone commerciale générale – Exception 12 (CG-12) » afin de permettre l'entrepasage commercial à libre-service et l'entrepasage à l'extérieure, sans zone tampon paysagée adjacent à une « Zone de commerce routier (CH) ».

ADOPTÉE

7.2 Amendement au règlement de zonage - Yann et Jonathan Lecompte - 880-884 St-Jean

a. Présentation

Nicolas Denis présente la demande d'amendement au règlement de zonage soumise par Yann et Jonathan Lecompte pour le 880-884 rue St-Jean.

b. Commentaire du comité/public

Suite aux questions, Nicolas Denis confirme que deux espaces de stationnement sont exigés pour le bâtiment principal et un stationnement pour l'appartement.

c. Recommandation

RECOMMANDATION AME2020-23

Proposée par Sylvie Lalonde

Appuyée par Guy Desjardins

QUE le comité d'aménagement recommande que le Conseil adopte le règlement 2020-72 modifiant le Règlement de Zonage 2016-10 afin de changer le zonage de la propriété au 880-884 rue St-Jean de « Zone de commerces locaux – (CL) », à « Zone Résidentielle Urbaine de Densité 2 – Exception 30 (R2-30) », tel que recommandé par le Département d'infrastructure et aménagement du territoire.

ADOPTÉE

8. Autres items (aucun)

9. Ajournement

La réunion est ajournée à 20h14.

Carl Grimard, Président suppléant

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.





Amendement au Règlement de Zonage 2016-10

Amendment to the Zoning By-law 2016-10

François Legault

1315 Laurier

D-14-540





Historique / Background

- L'ancien emplacement des bureaux du journal Le Vision (Éditions André Paquette)
- L'unité commerciale est actuellement vacante et le propriétaire n'a pas réussi à trouver un nouveau locataire
- Le deuxième étage est utilisé comme appartement résidentiel
- Une entente de plan d'implantation fut enregistrée sur le titre du terrain en avril 2012
- Former location of the offices of the newspaper Le Vision (Éditions André Paquette)
- The commercial unit is currently vacant and the property owner has not been able to find a new tenant
- Second story is used as a residential apartment
- Site Plan agreement registered on title of the property in 2012



Plan officiel des Comtés unis de Prescott et Russell

Official Plan of the United Counties of Prescott and Russell

- Secteur des politiques urbaines
- Utilisations commerciales permises
- Utilisations résidentielles permises
- Utilisation proposée est permise (habitation duplex)
- Urban policy area
- Commercial uses are permitted
- Residential uses are permitted
- Proposed use is permitted (duplex dwelling)



Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland Official Plan of the Urban Area of the City of Clarence-Rockland

- Affectation du sol « Résidentielle à faible densité »
- Utilisations commerciales locales sont permises
- Habitations isolées, habitations jumelées et habitations duplex sont permises
- “Low Density Residential” land use designation
- Local commercial uses are permitted
- Single detached, semi-detached and duplex dwellings are permitted



Règlement de zonage 2016-10

Zoning by-law 2016-10

- Zonage actuel: « Zone de commerces locaux (CL) »
 - Zonage proposé: « Zone résidentielle urbaine de densité 2 (R2) »
 - Bâtiment existant conforme aux dispositions de la zone
 - Utilisation proposée est permise dans la zone R2
- Current zoning: “Local Commercial (CL) Zone”
 - Proposed zoning: “Urban Residential Second Density (R2) Zone”
 - Existing building conforms to zone provisions.
 - Proposed use is permitted in R2 zone.



Recommandation du service/ Recommendation of the Department

ATTENDU QUE l'amendement proposé au règlement de zonage de la Cité de Clarence-Rockland 2016-10 pour le 1315 rue Laurier est conforme à la Déclaration de principes provinciale, au Plan officiel des Comtés unis et au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland;

QUE le Comité d'aménagement recommande au Conseil l'adoption d'un règlement pour amender le Règlement de zonage 2016-10 afin de modifier la catégorie de zonage de la propriété au 1315 rue Laurier de « Zone de commerces locaux (CL) » à « Zone résidentielle urbaine de densité 2 (R2) ».

WHEREAS the proposed amendment to the City of Clarence-Rockland Zoning by-law 2016-10 for 1315 Laurier Street is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell and the Official Plan of the Urban Area of the City of Clarence-Rockland;

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 property at 1315 Laurier Street from "Local Commercial (CL) Zone" to "Urban Residential Second Density (R2) Zone".



Questions?



RAPPORT N° AMÉ-20-57-R

Date	25/09/2020
Soumis par	Claire Lemay
Objet	Amendement au Règlement de Zonage – François Legault – 1315 rue Laurier
# du dossier	D-14-540

1) **NATURE / OBJECTIF :**

Ce rapport a pour but de présenter une demande de modification au règlement de zonage 2016-10 pour la propriété située au 1315 rue Laurier, décrite comme étant une partie du lot 25, concession 1 (O.S.), situé à Rockland.

2) **DIRECTIVE/POLITIQUE ANTÉCÉDENTE :**

N/A

3) **RECOMMANDATION DU SERVICE:**

WHEREAS the proposed amendment to the City of Clarence-Rockland Zoning by-law 2016-10 for 1315 Laurier Street is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell and the Official Plan of the Urban Area of the City of Clarence-Rockland;

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 property at 1315 Laurier Street from "Local Commercial (CL) Zone" to "Urban Residential Second Density (R2) Zone".

ATTENDU QUE l'amendement proposé au règlement de zonage de la Cité de Clarence-Rockland 2016-10 pour le 1315 rue Laurier est conforme à la Déclaration de principes provinciale, au Plan officiel des Comtés unis et au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland;

QUE le Comité d'aménagement recommande au Conseil l'adoption d'un règlement pour amender le Règlement de zonage 2016-10 afin de modifier la catégorie de zonage de la propriété au 1315 rue Laurier de « Zone de commerces locaux (CL) » à « Zone résidentielle urbaine de densité 2 (R2) ».

4) **HISTORIQUE :**

Le terrain sujet à la demande est l'ancien emplacement des bureaux du journal Le Vision (Éditions André Paquette). Ces bureaux ont

déménagé. L'unité commerciale est actuellement vacante et le propriétaire n'a pas réussi à trouver un nouveau locataire pour l'espace commercial. Le deuxième étage du bâtiment est utilisé comme appartement résidentiel. Une entente de plan d'implantation fut enregistrée sur le titre du terrain en avril 2012.

5) **DISCUSSION :**

Le propriétaire du terrain visé par la demande, le 1315 rue Laurier, a soumis une demande d'amendement au règlement de zonage afin de permettre la conversion du bâtiment existant d'un bâtiment à usage polyvalente (commercial et résidentiel) à un duplex. L'unité commerciale, anciennement utilisé comme bureau d'affaires sera transformé en appartement résidentiel.

Le terrain visé est situé à l'intérieur des limites de l'aire urbaine de Rockland, ce qui est considéré comme étant une zone de peuplement selon la Déclaration de principes provinciale. Une variété d'utilisations commerciales et résidentiels sont permise. Le développement et le redéveloppement sont encouragés dans les zones bâties existantes, pourvu que les infrastructures et installations de services publiques sont adéquats.

Selon le Plan officiel des Comtés unis de Prescott et Russell, le terrain visé est inscrit sous l'affectation du sol « Secteur des politiques urbaines ». Des utilisations résidentielles à faible densité tel que les duplex, habitations isolées et habitations jumelées sont permises, ainsi que des utilisations résidentielles de moyenne et de haute densité, des utilisations commerciales, institutionnelles et industrielles. Il n'y a aucun élément de patrimoine naturel situé sur ou adjacent au terrain visé.

Le Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland désigne le terrain visé et les terrains adjacents dans l'affectation des sols « Résidentiel à faible densité ». Le secteur « Résidentiel à faible densité permet des utilisations commerciales locales sur des rues collectrices comme la rue Laurier. Des utilisations résidentielles à faible densité tel que les duplex, habitations isolées et habitations jumelées sont également permises.

L'amendement proposé au Règlement de zonage aura l'effet de modifier la catégorie de zonage de la propriété au 1315 rue Laurier de « Zone de commerces locaux (CL) » à « Zone résidentielle urbaine de densité 2 (R2) ». L'impact sur les terrains avoisinants sera minime. Le bâtiment existant respecte les marges de recul requises par la « Zone résidentielle urbaine de densité 2 (R2) ». L'utilisation proposé, un logement duplex, est permise dans cette zone.

Une entente de plan d'implantation a été enregistré sur les titres du terrain visé pour l'utilisation commerciale. Cette entente ne sera plus nécessaire lors de la conversion de l'ensemble du bâtiment à des fins résidentiels. Le propriétaire pourrait néanmoins choisir de garder l'entente de plan d'implantation enregistré sur les titres au cas où ça sera désirable dans le futur de retourner le bâtiment à une utilisation commerciale ou de le convertir à une utilisation résidentielle de moyenne densité nécessitant une entente de plan d'implantation.

6) **CONSULTATION :**

Un avis public fut envoyé aux propriétaires des terrains situés à 120m du terrain visé le 2 septembre 2020. Un avis fut également érigé sur le site le 2 septembre 2020. Aucun commentaire ou objection n'a été reçu du publique ni des agences circulées.

La réunion publique du Comité d'aménagement du 7 octobre 2020 servira à obtenir les commentaires du publique ainsi que combler les exigences législatives pour une assemblée publique.

7) **RECOMMANDATION OU COMMENTAIRES DU COMITÉ :**

Commentaires des autres départements :

Service de bâtiment : un permis de changement d'usage sera requis.

Département de finances : Aucune objection.

Comtés unis de Prescott et Russell : Aucun commentaire.

HydroOne : Aucun commentaire.

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

N/A

9) **IMPLICATIONS LÉGALES :**

N/A

10) **GESTION DU RISQUE (RISK MANAGEMENT) :**

N/A

11) **IMPLICATIONS STRATÉGIQUES :**

N/A

12) **DOCUMENTS D'APPUI:**

Ébauche du règlement de zonage 2020-XX

RÈGLEMENT DE ZONAGE N° 2020-XX

Amendant le Règlement de zonage n° 2016-10

Corporation de la Cité de Clarence-Rockland

Partie du Lot 25, Concession 1 (O.S.)
1315 rue Laurier

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 Lot 25, Concession 1 (O.S.)
1315 Laurier 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 réglemente 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 le 1315 rue Laurier, partie du lot 25 concession 1 O.S. identifiée sur la cédule "A" ci-jointe, et faisant partie du présent règlement, sera la propriété concernée par le présent règlement.

Article 2 : La carte « B » du Règlement de zonage n° 2016-10, est par la présente amendée, en modifiant de « *Zone de commerces locaux (CL)* », à « *Zone résidentielle urbaine de densité 2 (R2)* », la propriété concernée tel qu'identifiée à la cédule « A » ci-jointe, et faisant partie intégrante du présent règlement.

Article 3 : 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 19^{ÈME} JOUR D'OCTOBRE 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 1315 Laurier Street, Part of Lot 25, Concession 1, (O.S.), identified on Schedule "A" attached to and forming part of this by-law shall be the lot affected by this by-law.

Section 2: Map "B" of Zoning By-Law No. 2016-10 is hereby amended by changing the zoning from "Local Commercial (CL) Zone" **to** "Urban Residential Second Density (R2) Zone", the subject property as identified on Schedule "A" of the map attached hereto and fully integrated as part of this by-law.

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. 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 19TH DAY OF OCTOBER 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 le 1315 rue Laurier, décrite comme étant une partie du lot 25, Concession 1, ancien levé.

La modification a pour objet de modifier la catégorie de zonage de la propriété situé au 1315 rue Laurier de « Zone de commerces locaux (CL) » à « Zone résidentielle urbaine de densité 2 (R2) », afin de permettre la conversion de l'unité commerciale au rez-de-chaussée à une unité de logement.

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 1315 Laurier Street, described as Part of Lot 25, Concession 1, Old Survey.

The purpose of the amendment is to amend the zoning to modify the zoning designation for the property described as 1315 Laurier Street from "Local Commercial (CL) Zone" to "Urban Residential Second Density (R2) Zone" in order to permit the conversion of the commercial unit on the ground floor to an apartment.

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 (CL) à / to (R2)

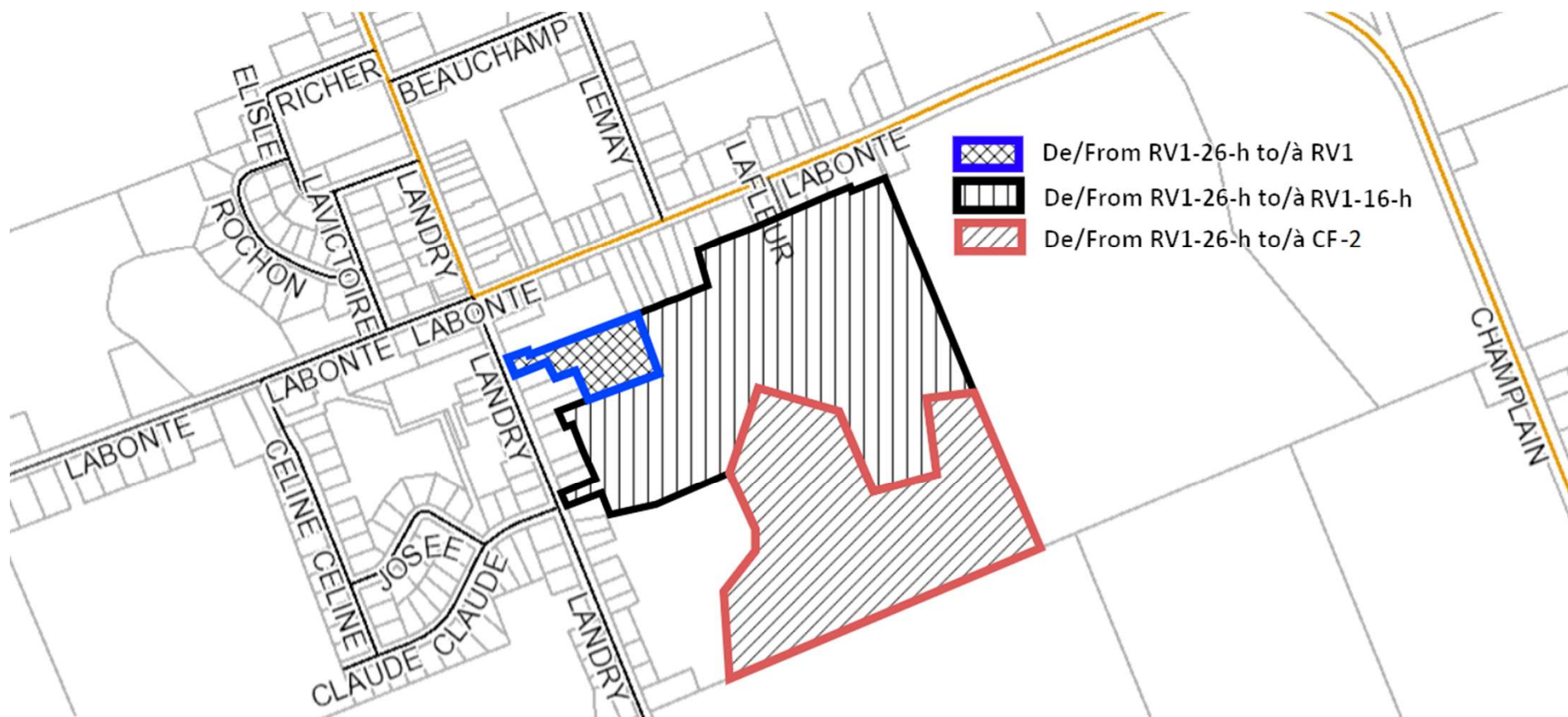
Terrain touché par ce règlement Area affected by this by-law Changement de zonage /Zone change de/from CL à/to R2 Certification d'authenticité Certificate of Authentification Ceci constitue le plan Annexe «A» du Règlement de zonage n° 2020-XX, adopté le 19 octobre 2020. This is plan Schedule "A" to Zoning By- Law No. 2020-XX, passed the 19th, day of October, 2020.	Plan Annexe «A» du règlement n° 2020-50 Schedule "A" to By-Law No. 2020-XX 1315 rue Laurier Street Partie du lot 25, concession 1 (O.S.) Part of Lot 25, Concession 1 (O.S.) 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
Guy Desjardins, Maire / Mayor	Monique Ouellet, Greffière / Clerk



Amendement au Règlement de Zonage 2016-10

Amendment to the Zoning By-law 2016-10

Centre d'Accueil Roger Séguin
1723 Landry, Part of Lot 6, Concession 5, Clarence Creek
D-14-543





Historique / Background

- Le centre de soins de longue durée « Centre d'accueil Roger Séguin » a besoin de déménager afin de construire un nouveau bâtiment qui rencontre les exigences de la province
- Nouveau bâtiment contiendra 128 lits
- Site choisi est situé au sud-est de Clarence Creek
- 25 hectares total de superficie de la parcelle
- Long-term care facility “Centre d’Accueil Roger Seguin” needs to relocate in order to build a new building to meet provincial requirements
- New building will contain 128 beds
- Site chosen is located in south-east Clarence Creek
- 25 hectares total parcel area



PARKIN
ARCHITECTS LIMITED

[illegible]

GENERAL NOTES

1. SITE PLANS TO BE READ IN CONJUNCTION WITH LANDSCAPE IMPROVEMENT PLAN & ARCHITECTURAL DRAWINGS.
2. REFER TO TREE PROTECTION PLAN FOR FULL DETAILED/UP DATING, CORRECTIONS/PROPOSED TREES.

PARKING LEGEND:

Space Type	Width (mm)	Height (mm)
MINIMUM SPACE (BRUNNENPLATZ)	1200	1400
TYPICAL SPACE (BRUNNENPLATZ)	1500	1400

[illegible]

LEGAL DESCRIPTION: _____

ALL PROPERTY INCLUDING INFORMATION AS PROVIDED
FORWARDED BY U.S. SATIS 32.

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 105–112

NOT FOR
CONSTRUCTION

1980 CARD LTD.

SITE PLAN

name	14 characters
email	60-255
password	60-255
pin number	100
pin time	200-1000

A1.12



Déclaration de principes provinciale Provincial Policy Statement

- Zone de peuplement rural
 - Utilisations institutionnelles et résidentielles
 - prestation de niveaux de services appropriés
 - Système sanitaire privé
 - Eau municipale
 - Caractère rural est maintenu
- Rural Settlement Area
 - Institutional and residential uses
 - Appropriate provision of services
 - Private septic
 - Municipal water
 - Rural character is maintained



Plan officiel des Comtés unis de Prescott et Russell

Official Plan of the United Counties of Prescott and Russell

- Secteur des politiques communautaires
- Éléments de patrimoine naturel:
 - Drain municipal Pharmacie (habitat de poisson)
 - Boisé non-identifié
 - Retrait de 20m recommandé
- Community policy area
- Natural Heritage features:
 - Pharmacy Municipal Drain (fish habitat)
 - Unidentified woodland
 - 20m setback recommended



Règlement de zonage 2016-10

Zoning by-law 2016-10

- Zone actuel: RV1-26-h
 - Exception spéciale pour façade de 20m n'est plus nécessaire
 - Zone RV1 (proposé pour la maison existante)
 - Zone d'installations communautaires CF-2 proposé pour le centre de soins à longue durée
 - Zone résidentielle RV1-16-h proposé pour le lotissement futur
- Current Zone: RV1-26-h
 - Special Exception for 20m frontage is no longer necessary
 - Zone RV1 (proposed for existing dwelling)
 - Community Facilities Zone CF-2 proposed for long-term care centre
 - Residential zone RV1-16-h proposed for future subdivision



Dispositions de l'amendement proposée Proposed Amendment Provisions

Zone CF-2 et Zone RV1-16-h sont proposés d'avoir les dispositions suivantes:

- i) Retrait minimum d'un cours d'eau : 20m ou tel qu'approuvé par la Cité et par Conservation de la Nation Sud
- ii) Aucun bâtiment et aucune construction ne sont autorisés dans une zone de 20m mesuré de la ligne des hautes eaux du cours d'eau « Drain municipal pharmacie ».
- iii) Le retrait du cours d'eau demeurera une zone de végétation naturel et intact, sauf pour la maintenance et travaux d'améliorations requis pour le drain municipal sous la Loi sur le drainage.
- iv) Les limites de la zone doivent suivre les limites de terrains établies par morcellement ou par subdivision.

Zone CF-2 and Zone RV1-16 are proposed to have the following provisions:

- i) Minimum setback from a watercourse: 20m or as approved by the City and South Nation Conservation
- ii) No building or structure is allowed within 20m of the normal high water mark of the watercourse "Pharmacy Municipal Drain".
- iii) The 20-metre setback from the watercourse will remain vegetated and untouched post-construction, except for any maintenance or improvement work required on the municipal drain under the Drainage Act.
- iv) The zone limits must be the same as the limits established by severance or subdivision



Recommandation du service/ Recommendation of the Department

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;

QUE le Comité d'aménagement recommande au Conseil l'adoption d'un règlement modifiant le Règlement de Zonage 2016-10 pour la propriété décrite comme étant le 1723 chemin Landry, partie du lot 6, concession 5, pour changer la catégorie de zonage de « Zone résidentielle de village de densité 1 – exception 26 – aménagement différée (RV1-26-h) » à « Zone résidentielle de village de densité 1 (RV1) » pour la maison existante, à « Zone d'installations communautaires – Exception 2 (CF-2) » pour une parcelle de terrain d'environ 14,8 ha qui sera utilisé pour un nouveau centre de soins à longue durée (Centre d'accueil Roger Séguin), et à « Résidentielle de village de densité 1 – exception 16 - aménagement différée (RV1-16-h) » pour le reste de la propriété.

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;

THAT the Planning Committee recommend to Council to adopt a By-law modifying the Zoning By-law 2016-10 for the property at 1723 Landry Road, Part of Lot 6, Concession 5, to change the zoning designation from “Village Residential First Density – Exception 26 – holding (RV1-26-h) Zone” to “Village Residential First Density (RV1) Zone” for the existing dwelling, to “Community Facilities – Exception 2 (CF-2) Zone” for a portion of approximately 14.8 ha of land to be used for a new long-term care centre (Centre d'Accueil Roger Séguin), and to “Village Residential First Density – Exception 16 – holding (RV1-16-h) Zone” for the remainder of the subject property.



Questions?



REPORT N° AMÉ-20-59-R

Date	23/09/2020
Submitted by	Claire Lemay
Subject	Zoning By-law Amendment – Centre d’Accueil Roger Séguin – 1723 Landry, Pt Lot 6 Con 5, Clarence Creek
File N°	D-14-543

1) **NATURE/GOAL :**

The purpose of this report is to present an application for an amendment to the Zoning By-law for a property located in Clarence Creek with access on Landry Road and Lafleur Street. The subject property is proposed to be the new site of the long-term care home “Centre d’Accueil Roger Séguin”.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT’S RECOMMENDATION :**

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;

THAT the Planning Committee recommend to Council to adopt a By-law modifying the Zoning By-law 2016-10 for the property at 1723 Landry Road, Part of Lot 6, Concession 5, to change the zoning designation from “Village Residential First Density – Exception 26 – holding (RV1-26-h) Zone” to “Village Residential First Density (RV1) Zone” for the existing dwelling, to “Community Facilities – Exception 2 (CF-2) Zone” for a portion of approximately 14.8 ha of land to be used for a new long-term care centre (Centre d’Accueil Roger Séguin), and to “Village Residential First Density – Exception 16 – holding (RV1-16-h) Zone” for the remainder of the subject property.

ATTENDU 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;

QUE le Comité d’aménagement recommande au Conseil l’adoption d’un règlement modifiant le Règlement de Zonage 2016-10 pour la propriété décrite comme étant le 1723 chemin Landry, partie du lot 6, concession 5, pour changer la catégorie de zonage de « Zone résidentielle de village de densité 1 – exception 26 – aménagement

différée (RV1-26-h) » à « Zone résidentielle de village de densité 1 (RV1) » pour la maison existante, à « Zone d'installations communautaires – Exception 2 (CF-2) » pour une parcelle de terrain d'environ 14,8 ha qui sera utilisé pour un nouveau centre de soins à longue durée (Centre d'accueil Roger Séguin), et à « Résidentielle de village de densité 1 – exception 16 - aménagement différée (RV1-16-h) » pour le reste de la propriété.

4) **BACKGROUND :**

The Roger Séguin Long Term Care Centre, located at 435 Lemay Street in Clarence Creek, was built in 1975. The Center has a francophone designation. It is an NFPO (Not For Profit Organization) managed by a Board of Directors composed of volunteers and executive employees. The centre has 115 beds of which 113 beds are subsidized by the Ministry and 2 beds are private. A total of 150 people works at the centre. The current building no longer meets the new provincial standards and, in order to keep its classification and maintain the provision of subsidies, the construction of a new centre becomes a priority for the Board of Directors of the NFPO. The new building will contain 128 beds in order to comply with current provincial standards. The centre is an asset to the community and it is important to the Board of Directors that the new building be located within the limits of the Village of Clarence Creek in order to continue its mission with the community.

Members of the Board of Directors of the centre and consultants hired to work on this project met with City staff to discuss the possibilities for relocation. After much consideration, the site currently proposed, located in the south-east of the village of Clarence Creek was selected. The subject property is a total of 25 hectares. The property has been used for agriculture and is currently vacant but for a single detached dwelling which is occupied by the property owner. Applications for a Zoning By-law Amendment and for Consent to create a new lot for the existing residence (File No. D-10-898) were submitted to the Infrastructure and Planning Department in early September. A Site Plan Application is to be submitted in late October.

5) **DISCUSSION :**

The proposed amendment to the Zoning By-law 2016-10 would have the effect of changing the zoning category of the entire subject property. The current zoning of the property is "Village Residential First Density – Exception 26 – holding (RV1-26-h) Zone". The applicants propose to modify the zoning of the portion of the property to be detached with the existing dwelling (the detached parcel of Consent application D-10-898) to the "Village Residential First Density (RV1) Zone". The portion of the lot which has been selected as the future location of the long-term care facility is proposed to be rezoned

to the “Community Facilities – Exception 2 (CF-2) Zone”. The remainder of the lot will ultimately be subdivided for residential purposes. At the moment, the zoning of this portion of the subject property is proposed to be modified to the “Village Residential First Density – Exception 16 – holding (RV1-16-h) Zone”.

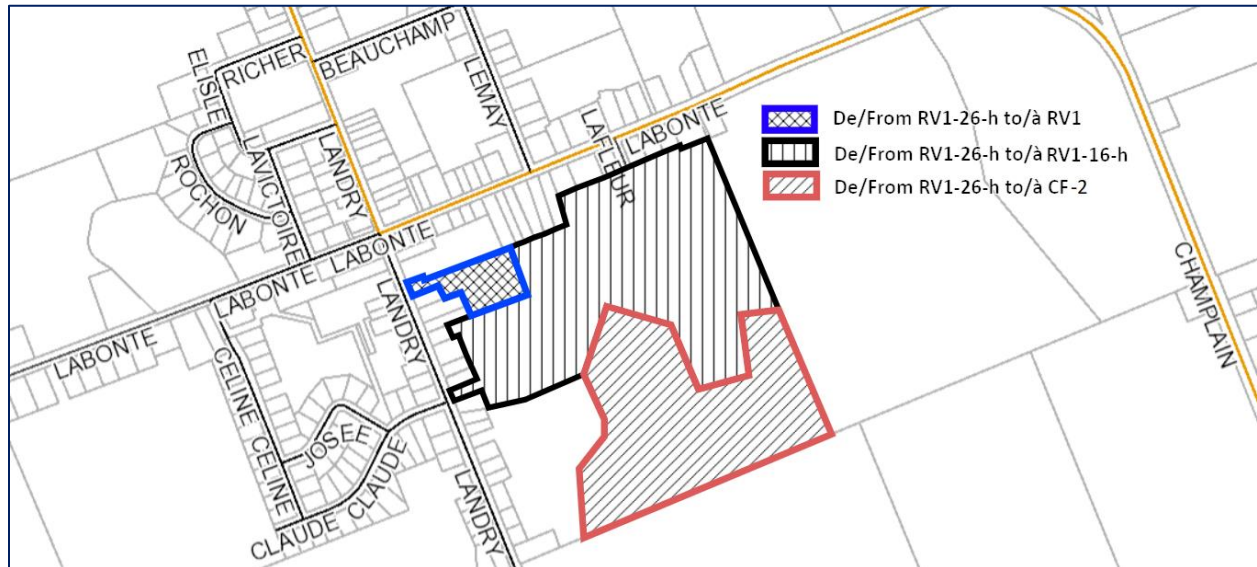


Figure 1 – Map of proposed zoning amendments

The proposed changes to the Zoning by-law are the first step in the development process for the long-term care centre. A preliminary site plan has been prepared and is attached to this report. The consent application will be presented to the Committee of Adjustment at the October 21st meeting. The Site Plan application is to be submitted in late October.

The associated consent application would sever approximately 1.2 hectares of land including the existing dwelling at 1723 Landry Road and accessory structures. The proposed new location for the long-term care facility is in the southerly portion of the subject property, with an access road connecting to Lafleur Street. This Site Plan application will cover an area of approximately 9.3 hectares. The remainder of the property will eventually be developed for residential purposes. An application for a draft plan of subdivision containing between 24 and 28 residential lots intended for single detached dwellings will be submitted for an area of approximately 14.8 hectares at a later date.

The property has frontage on Landry Road in two places: at the entrance to the residence at 1723 Landry Road and in alignment with Claude Street. Another street frontage is located at the south end of Lafleur Street. Lafleur Street is a short municipal road with only two houses on it, located to the south of and perpendicular to Labonté Street (County Road 8).

In support of this application, an ESA Phase 1 was completed. The ESA demonstrates that there is a very low risk of any potential contamination or environmental liabilities on the portions of the subject property proposed for the future residential subdivision and the long-term care facility.

The approval of the private septic system for the long-term care facility is the jurisdiction of the provincial Ministry of Environment, Conservation and Parks, and will be finalized concurrently with the Site Plan approval process. Ideally, the justification for the size of the lot to be used for the future long-term care facility would have been submitted in support of a zoning by-law amendment which is effectively determining the area of the future parcel to be severed for the long-term care facility. However, due to the timelines for approval from the ministry, this was not possible. The proposed area of the subject property to be rezoned for the proposed institutional use is sufficiently large (9.3 hectares) that the risk of this lot size not being sufficient is fairly low.

An Environmental Impact Study addressing the watercourse on the property (the Pharmacy Municipal Drain) and the woodland located on the eastern portion of the property will be submitted in support of the Site Plan application. Preliminary discussions have been held between the applicant and South Nation Conservation regarding the measures to be taken to protect the woodland and watercourse. A 20m setback from the watercourse has been decided upon and is reflected in the proposed by-law. It would also have been ideal if the Environmental Impact Study had been submitted in support of this application; however, the substantial portion of the work of preparing the EIS has been completed and one of the key conclusions, a 20m vegetated setback from the watercourse can be included in the proposed zoning by-law despite the report not yet having been finalized. The additional recommendations of the EIS will be able to be implemented through the Site Plan Control process.

Provincial Policy Statement

The subject property is located within the boundaries of the village of Clarence Creek, which is considered a rural settlement area according to the Provincial Policy Statement 2014 (PPS).

Section 1.1.4.2 of the PPS indicates that: "In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted." Section 1.1.4.3 of the PPS states: "When directing development in rural settlement areas [...] planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels." The proposed density of the future residential subdivision is appropriate for the character of the existing

community of Clarence Creek. The parcel of land chosen for the future relocation of the Centre Roger Séguin long-term care facility is situated between a natural watercourse, the Pharmacy Municipal Drain, and a woodland. The rural character of the location will be maintained. The proposed development will be serviced by municipal water and private septic systems. The servicing details will be determined through the Site Plan approval process.

Official Plan of the United Counties of Prescott and Russell

The property is located under the "Community Policy Area" designation on Schedule "A" of the United Counties of Prescott and Russell's Official Plan. Section 2.3.1 of the UCPR OP states that: "The Community Policy Area policies are intended to create a planning framework which will encourage and support diversified, mixed use communities. The policies are intended to ensure that local Councils will have the ability and authority to shape their communities in accordance with local needs and local characteristics." More specifically, development on partial services (municipal water and private septic) is permitted. A range and mix of housing, as well as institutional uses such as churches, parks, and schools. The proposed uses of the property, detached dwellings and a long-term care facility, are permitted. A more thorough analysis will be required for the proposed future residential subdivision at the time of the application for draft approval in order to ensure compatibility and conformity to the UCPR OP.

Section 5.5.6.2 Vegetative Cover General Policies includes a policy regarding the preservation of vegetative cover along watercourses and in valued woodlots. The proposed 20m setback from the watercourse will serve to implement this policy. The woodland on the property, although not designated as a significant woodland on Schedule B of the UCPR OP, will nonetheless be protected through the Site Plan agreement, as recommended by the Environmental Impact Study which is currently being finalized.

The watercourse on the property, the Pharmacy Municipal Drain, is considered Fish Habitat according to the policies of section 5.5.7 of the UCPR OP and is identified on Schedule B of the Official Plan. In addition to the proposed 20m setback, more details regarding the modifications which will be required to the municipal drain will be determined through the Site Plan control process, in collaboration between the applicant's consultants and staff from the Infrastructure and Planning Department, the Drainage Superintendent, and South Nation Conservation.

Zoning By-law 2016-10 of the City of Clarence-Rockland

The subject property is currently within the "Village Residential First Density – Exception 26 – holding (RV1-26-h) Zone". The special exception 26 permits a minimum lot frontage of 20m. The minimum lot frontage of the RV1 zone is 22.5m for lots on partial services and 38m for lots on private services. Since the lot frontage of the property for the entrance to the house at 1723 Landry Road is actually 24.38m, this special exception zone is no longer required. The zoning category for the portion of the lot containing the existing dwelling and outbuildings (the severed parcel of consent application D-10-898) can therefore be changed to the RV1 zone without any special exception or holding provision.

The portion of the property which will be used for the new location of the Centre Roger Séguin long-term care centre requires a change to the zoning designation in order to permit the proposed use. The "Community Facilities (CF) Zone" is the most appropriate zone for the proposed institutional use. A "Long term care facility" is a permitted use in the "Community Facilities (CF) Zone". The zoning category proposed for this portion of the property is "Community Facilities – Exception 2 (CF-2) Zone". The special exception is included in order to establish the 20m setback from the watercourse known as the Pharmacy Municipal Drain and provisions relating to that setback.

The portion of the property which will be used for a future residential subdivision is proposed to be modified to a "Village Residential First Density – Exception 16 – holding (RV1-16-h) Zone". The RV1 zone is the most appropriate zone for future single detached and semi-detached dwellings. The holding provision is required in order to restrict development until such time as all of the necessary studies, including servicing details, have been completed along with an application for Draft Approval of a Plan of Subdivision. The special exception 16 serves to establish the 20m setback from the watercourse known as the Pharmacy Municipal Drain and provisions relating to that setback.

Both the proposed "Village Residential First Density – Exception 16 – holding (RV1-16-h) Zone" and the proposed "Community Facilities – Exception 2 (CF-2) Zone" will contain identical provisions regarding the 20m setback from the watercourse. This setback has been determined in consultations between the consultant for the applicants and South Nation Conservation. The proposed provisions are as follows:

- i) Minimum setback from a watercourse: 20m or as approved by the City and South Nation Conservation
- ii) No building or structure is allowed within 20m of the normal high water mark of the watercourse "Pharmacy Municipal Drain".

- iii) The 20-metre setback from the watercourse will remain vegetated and untouched post-construction, except for any maintenance or improvement work required on the municipal drain under the Drainage Act.
- iv) The zone limits must be the same as the limits established by severance or subdivision

Conclusions

The proposed amendment to the Zoning by-law is consistent with the Provincial Policy Statement 2020 and conforms to the Official Plan of the United Counties of Prescott and Russell. The outstanding details regarding environmental impacts and servicing will be determined through the Site Plan Control approval process and in a future application for a Subdivision. The adoption of the proposed Zoning by-law amendment can proceed in conjunction with the related Consent and Site Plan applications.

6) **CONSULTATION:**

A public notice was mailed to property owners within 120m of the subject property on September 2nd. A notice was posted on the site (on Lafleur Street) on September 2nd. No comments or inquiries were received from the public relating to the proposed amendment.

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

The Protective Services Department, the Finance Department, the Community Services Department, and the Construction Division all have no comments or no objections. Additional discussions will be required between the applicant, South Nation Conservation, and the Drainage Superintendent regarding the Pharmacy Municipal Drain.

HydroOne submitted comments regarding servicing requirements which have been forwarded to the applicant's technical design team.

United Counties of Prescott and Russell: We have no objections to the proposed uses in the proposed zoning by-law amendment. However, we suggest that the zoning by-law include a reference to the severance applications in order to ensure that the new property lines follow the zoning categories.

The written comments of South Nation Conservation are attached.

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 for Public Meeting (CARS) D-14-543

Master Site Plan

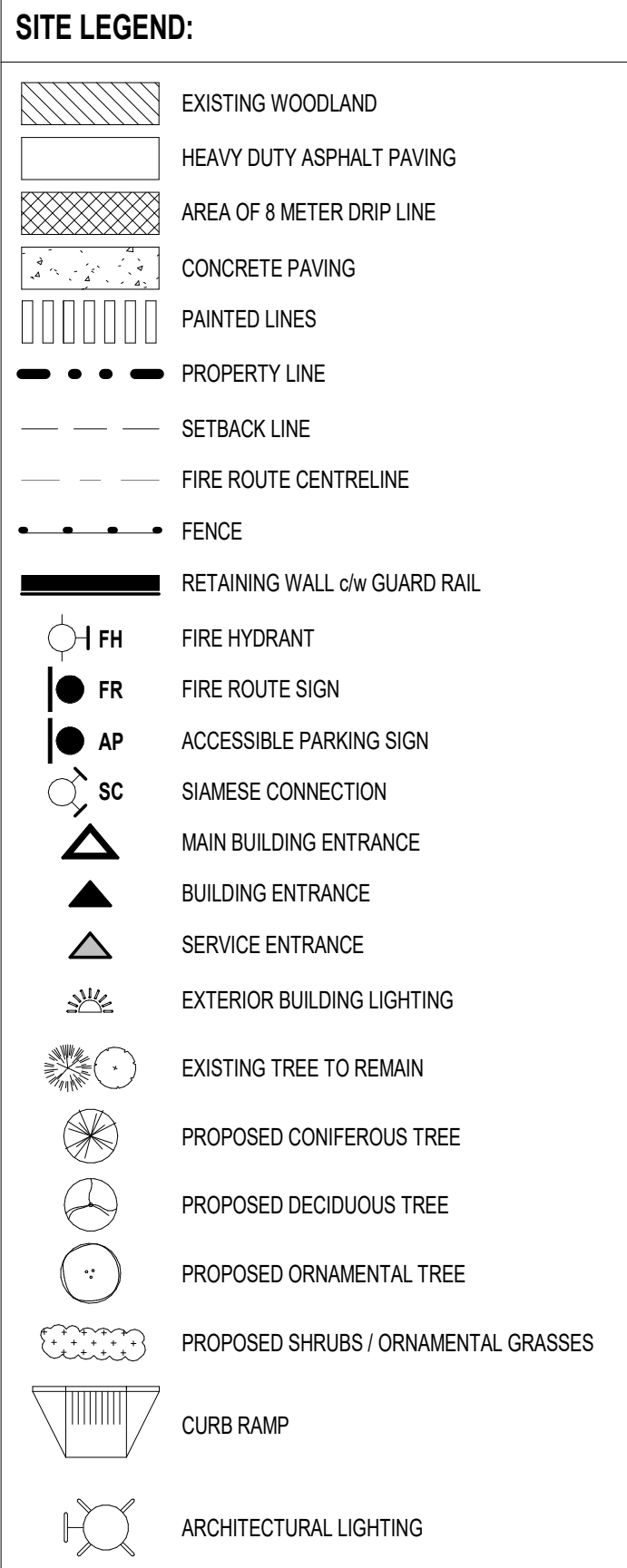
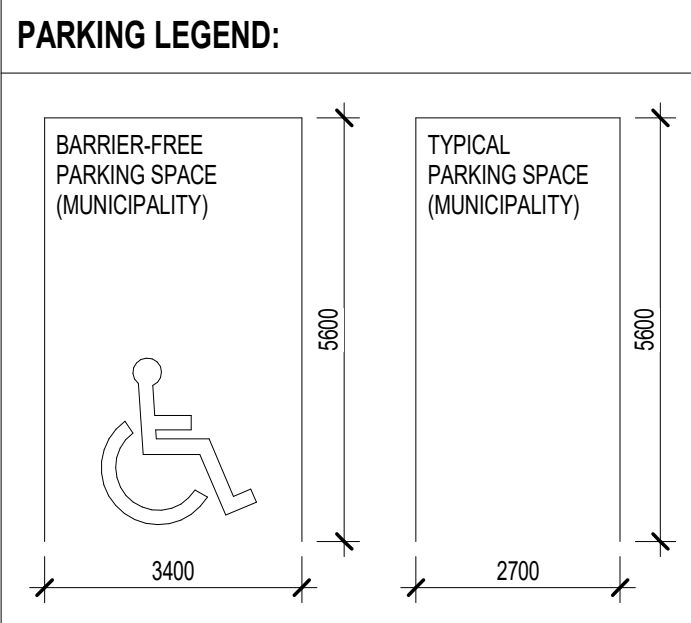
Comments from South Nation Conservation



GENERAL NOTES

1. SITE PLANS TO BE READ IN CONJUNCTION WITH LANDSCAPE, ENVIRONMENTAL, CIVIL & ELECTRICAL DRAWINGS.

2. REFER TO TREE PROTECTION PLAN FOR FULL INVENTORY OF EXISTING / DEMOLISHED / PROPOSED TREES.



3	2020 08 28	Issued for Re-Zoning	G.
#	Date:	Revision:	by:

NOT FOR CONSTRUCTION

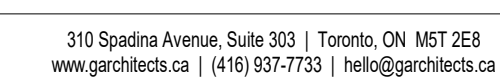
All drawings and specifications are the property of the Architect. The Contractor shall verify all dimensions and information on site and report any discrepancy to Architect before proceeding.

1880 CARS LTC
Clarence Creek, Ontario

OVERALL SITE PLAN

scale:	As indicated
drawn by:	AG, MP
reviewed by:	ME, GG
job number:	1880
plot date:	2020 06 18
drawing number:	

A1.11



PROPERTY ADDRESS:	Chambers Creek Road
PROPOSED SITE USE:	LONG TERM CAR
TOTAL LOT AREA:	234,019.74 sq ft (5,386,937 sq ft)
TOTAL PAVED AREA:	13,643.70 sq ft (141,477.45 sq ft)
TOTAL UNPAVED AREA:	X,XXXXXX.XX (XXXX,XXX.XX sq ft)
BUILDING FOOTPRINT:	6,555.65 sq ft (102,336.68 sq ft)
EXISTING GRA: _____	XXXXXX.XX (XXXX,XXX.XX sq ft)
PROPOSED GRA:	91.54 (154,161.16 sq ft)
TOTAL NUMBER RWs:	
BASIC RWs:	80 BASIC
PRIVATE RWs:	48 PRIVATE
TOTAL NUMBER OF BEDS:	128 TOTAL BEDS
PROPOSED BUILDING HEIGHT (EXCLUDING MPH):	6.75
PROPOSED BUILDING HEIGHT (STOREYS):	SINGLE STOREY
LOADING SPACE DIMENSIONS: 18.48 m x 21.61 m (61' x 71'0") (see attached)	
RECREATING SPACES: 32 square 25' x 25' m (127 sq ft) x 4 BT SPACE	
PROPOSED PARKING SPACES:	131 TOTAL SPACES
TOTAL NUMBER OF PARKING SPACES:	131 SPACES
AMBULATORY PARKING SPACE DIMENSIONS:	2.7m x 5.6m (8' x 18'6")
BARRETTIER PARKING SPACE DIMENSIONS:	3.6m x 5.6m (11' x 18'6")
TREES PLANTED:	
TREES TO BE REMOVED:	
TREES TO BE PLANTED:	XX TREES (XX adapted for existing XX trees)

1. SITE PLANS TO BE READ IN CONJUNCTION WITH LANDSCAPE, ENVIRONMENTAL, CIVIL & ELECTRICAL DRAWINGS.
2. REFER TO TREE PROTECTION PLAN FOR FULL INVENTORY OF EXISTING / DEMOLISHED / PROPOSED TREES.

PARKING SPACES:

Space Type	Width (mm)	Depth (mm)
Barrier-Free Parking Space (Municipality)	3400	5600
Typical Parking Space (Municipality)	2700	5600

	EXISTING WOODLAND
	HEAVY DUTY ASPHALT PAVING
	AREA OF 8 METER DROP LINE
	CONCRETE PAVING
	PAINTED LINES
	PROPERTY LINE
	SETBACK LINE
	FIRE ROUTE CENTRELINE
	FENCE
	RETAINING WALL c/w GUARD RAIL
	FIRE HYDRANT
	FIRE ROUTE SIGN
	ACCESSIBLE PARKING SIGN
	SIAMSE CONNECTION
	MAIN BUILDING ENTRANCE
	BUILDING ENTRANCE
	SERVICE ENTRANCE
	EXTERIOR BUILDING LIGHTING
	EXISTING TREE TO REMAIN
	PROPOSED CONIFEROUS TREE
	PROPOSED DECIDUOUS TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED SHRUBS / ORNAMENTAL GRASSES
	CURB RAMP
	ARCHITECTURAL LIGHTING

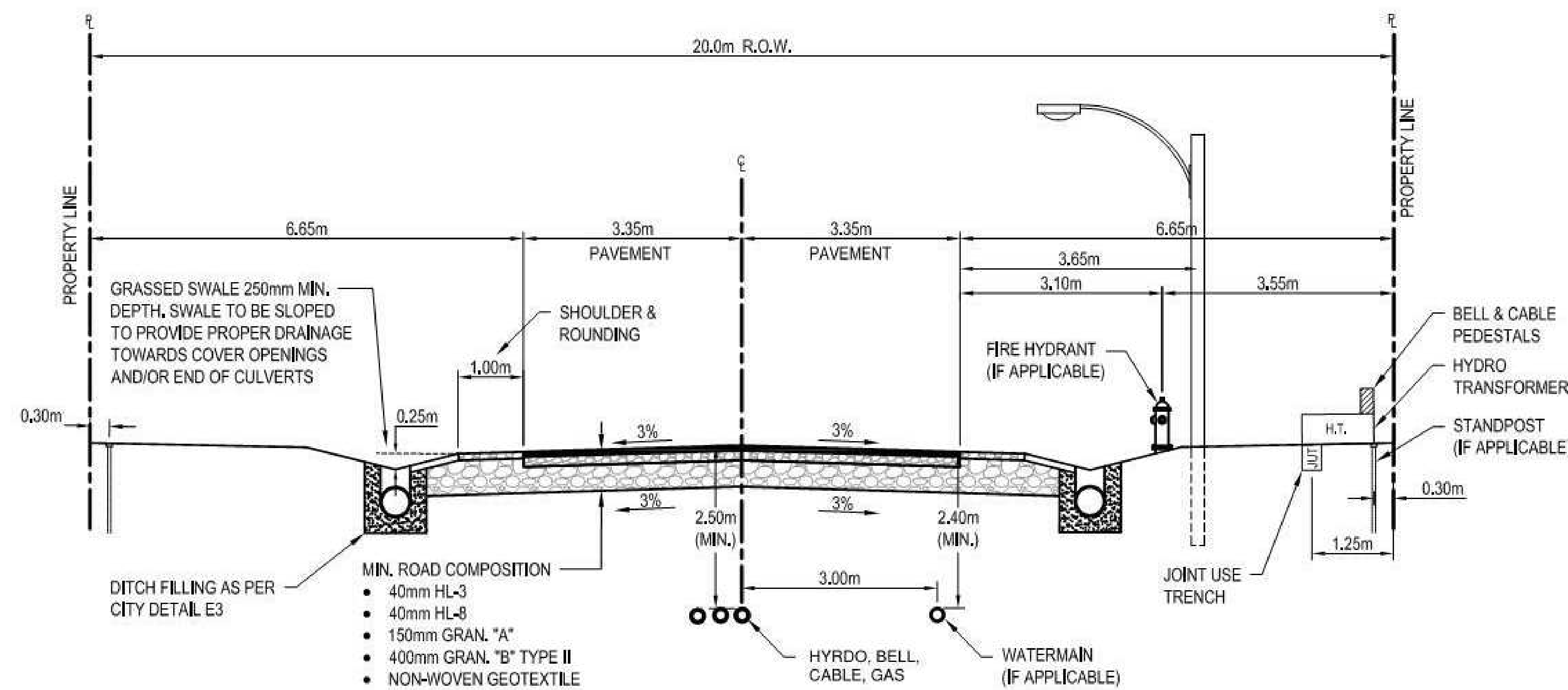
ALL PROPERTY BOUNDARY INFORMATION AS PER SURVEY
PREPARED BY XX, DATED XX.

**NOT FOR
CONSTRUCTION**

1980 CARS LTD.
Clarence Creek, Ontario

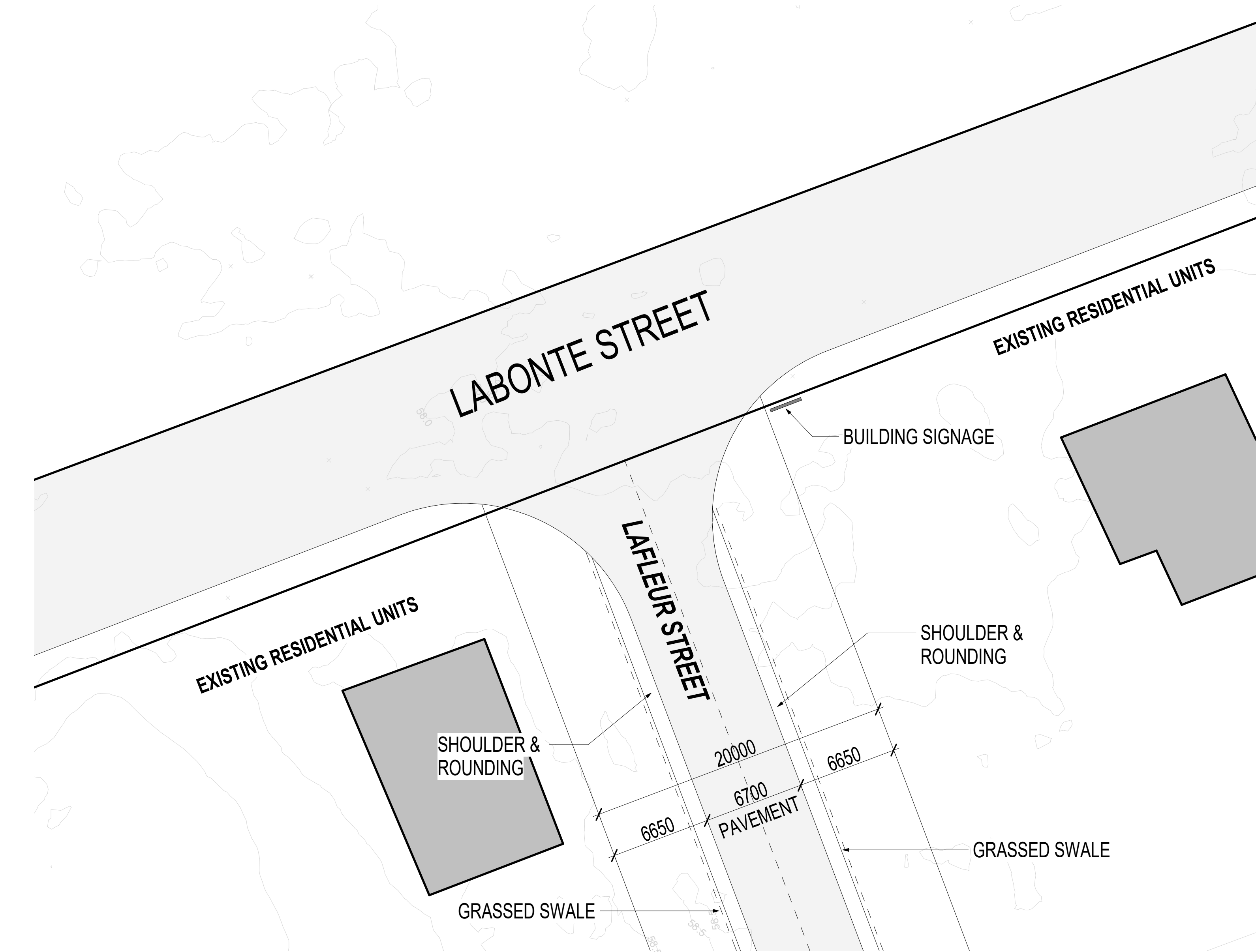
scale:	As indicated
drawn by:	A.G. MR
reviewed by:	M.G. GG
job number:	1080
plot date:	2020 06 18
drawing number:	

A1.12



RURAL SUBDIVISION
20.0 METRE R.W.O.

1 TYPICAL ROAD SECTION
1:50



2 LABONTE - LAFLEUR ROAD CONNECTION
1:200

3 - 2020 08 28 Issued for Re-Zoning G.
Date: revision: by

NOT FOR CONSTRUCTION

All drawings and specifications are the property of the Architect. The Contractor shall verify all dimensions and information on site and report any discrepancy to Architect before proceeding.

1980 CARS LTC
Clarence Creek, Ontario

SITE PLAN ENLARGED SECTION
AND PLANS

code: As indicated
drawn by: AG, MR
revised by: MLC, GG
job number: 1980
plot date: 2020 06 18
drawing number:

A1.13

RÈGLEMENT DE ZONAGE N° 2020-XX

Amendant le Règlement de zonage n° 2016-10

Corporation de la Cité de Clarence-Rockland

1723 chemin Landry
Partie du lot 6, concession 5, parties 1, 2, 5, 7, et 8 du plan 50R-4733

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

1723 Landry Road
Part of Lot 6, Concession 5, Parts 1, 2, 5, 7, and 8 Plan 50R-4733

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 6, concession 5, étant les parties 1, 2, 5, 7, et 8 du plan 50R-4733, adresse civique 1723 chemin Landry, identifiée à la cédule « A » ci-jointe, et faisant partie du présent règlement, est le terrain concerné par ce règlement.

Article 2 : La cédule « C » du Règlement de zonage n° 2016-10, est par la présente amendée en modifiant la catégorie de zonage de la propriété de « Zone résidentielle du village de densité 1 – exception 26 – aménagement différée (RV1-26-h) » à « Zone résidentielle de village de densité 1 (RV1) » pour la parcelle retenue de la demande d'autorisation D-10-898, et à « Zone d'installations communautaires – exception 2 (CF-2) », et à « Résidentielle du village de densité 1 – exception 16 – aménagement différée (RV1-16-h) » tel qu'identifiée à la cédule « A » ci-jointe, et faisant partie intégrante du présent règlement.

Article 3 : L'article 6.5.3 (p) du Règlement de zonage n° 2016-10, est par la présente modifiée pour lire comme suit :

« (p) RV1-16, Partie du lot 6, concession 5, rue Lafleur

Nonobstant toute disposition contraire en vertu du présent règlement, les terrains zonés RV1-16 doivent être utilisés conformément aux dispositions ci-après.

- i) Retrait minimum d'un cours d'eau : 20m ou tel qu'approuvé par la Cité et par Conservation de la

- Nation Sud
- ii) Aucun bâtiment et aucune construction ne sont autorisés dans une zone de 20m mesuré du sommet de la rive du cours d'eau « Drain municipal pharmacie ».
 - iii) Le retrait du cours d'eau demeurera une zone de végétation naturel et intact, sauf pour la maintenance et travaux d'améliorations requis pour le drain municipal sous la Loi sur le drainage.
 - iv) Les limites de la zone doivent suivre les limites de terrains établies par morcellement ou par subdivision. »

Article : L'article 6.5.3 (z) du Règlement de zonage n° 2016-10, est par la présente modifiée pour supprimer les mots « partie du lot 6, concession 5 (rue Landry) »

Article 5 : L'article 11.1.3 (b) du Règlement de zonage n° 2016-10, est par la présente ajoutée et lit comme suit :

« (b) CF-2, Partie du lot 6, concession 5, rue Lafleur

Nonobstant toute disposition contraire en vertu du présent règlement, les terrains zonés CF-2 doivent être utilisés conformément aux dispositions ci-après.

- i) Retrait minimum d'un cours d'eau : 20m ou tel qu'approuvé par la Cité et par Conservation de la Nation Sud
- ii) Aucun bâtiment et aucune construction ne sont autorisés dans une zone de 20m mesuré du sommet de la rive du cours d'eau « Drain municipal pharmacie ».
- iii) Le retrait du cours d'eau demeurera une zone de végétation naturel et intact, sauf pour la maintenance et travaux d'améliorations requis pour le drain municipal sous la Loi sur le drainage.
- iv) Les limites de la zone doivent suivre les limites de terrains établies par morcellement ou par subdivision. »

Article 6 : 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 19^{IÈME} JOUR D'OCTOBRE 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 consisting of Part of Lot 6, Concession 5, being parts 1, 2, 5, 7 and 8 on Plan 50R-4733, civic address 1723 Landry Road, identified on Schedule "A" attached to and forming part of this by-law shall be the lot affected by this by-law.

Section 2: Map "B" of Zoning By-Law No. 2016-10 is hereby amended by changing the zoning category of the property from "Village Residential First Density – Exception 26 – holding (RV1-26-h) Zone" to "Village Residential First Density (RV1) Zone" for the retained parcel of consent application D-10-898, to "Community Facilities – Exception 2 (CF-2) Zone", and to "Village Residential First Density – Exception 16 – holding (RV1-16-h) Zone" as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.

Section 3: Section 6.5.3 (p) of By-law 2016-10 is hereby modified to read as follows:

"(p) RV1-16, Part of Lot 6, Concession 5, Lafleur Street

Notwithstanding the provisions of this By-law to the contrary, the lands zoned RV1-16 shall be used in accordance with the following provision(s):

- i) Minimum setback from a watercourse: 20m or as approved by the City and South Nation Conservation
- ii) No building or structure is allowed within 20m of the top of bank of the watercourse "Pharmacy Municipal Drain".

- iii) The 20-metre setback from the watercourse will remain vegetated and untouched, except for any maintenance or improvement work required on the municipal drain under the Drainage Act.
- iv) The zone limits must be the same as the limits established by severance or subdivision."

Section 4: Section 6.5.3 (z) of By-law 2016-10 is hereby modified to delete the words "Part of Lot 6, Concession 5 (Landry Street)".

Section 5: Section 11.1.3 (b) of By-law 2016-10 is hereby added and reads as follows:

"(b) CF-2, Part of Lot 6, Concession 5, Lafleur Street

Notwithstanding the provisions of this By-law to the contrary, the lands zoned CF-2 shall be used in accordance with the following provision(s):

- i) Minimum setback from a watercourse: 20m or as approved by the City and South Nation Conservation
- ii) No building or structure is allowed within 20m of the top of bank of the watercourse "Pharmacy Municipal Drain".
- iii) The 20-metre setback from the watercourse will remain vegetated and untouched, except for any maintenance or improvement work required on the municipal drain under the Drainage Act.
- iv) The zone limits must be the same as the limits established by severance or subdivision."

Section 6: 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 19th DAY OF OCTOBER 2020.

Guy Desjardins, Mayor

Monique Ouellet, Clerk

NOTE EXPLICATIVE

But et effet du Règlement

Le but du présent règlement consiste à modifier la catégorie de zonage de la propriété décrite comme étant le 1723 chemin Landry, partie du lot 6, concession 5, de « Zone résidentielle du village de densité 1 – exception 26 – aménagement différée (RV1-26-h) » à « Zone résidentielle de village de densité 1 (RV1) » pour la maison existante, à « Zone d’installations communautaires – Exception 2 (CF-2) » pour une parcelle de terrain d’environ 14,8 ha qui sera utilisé pour une nouvelle centre de soins à longue durée (Centre d’accueil Roger Séguin), et à « Résidentielle du village de densité 1 – exception 16 - aménagement différée (RV1-16-h) » pour le reste de la propriété afin de permettre un lotissement futur. Les zones d’exception spéciale établissent une zone tampon de 20m adjacent au cours d’eau.

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.

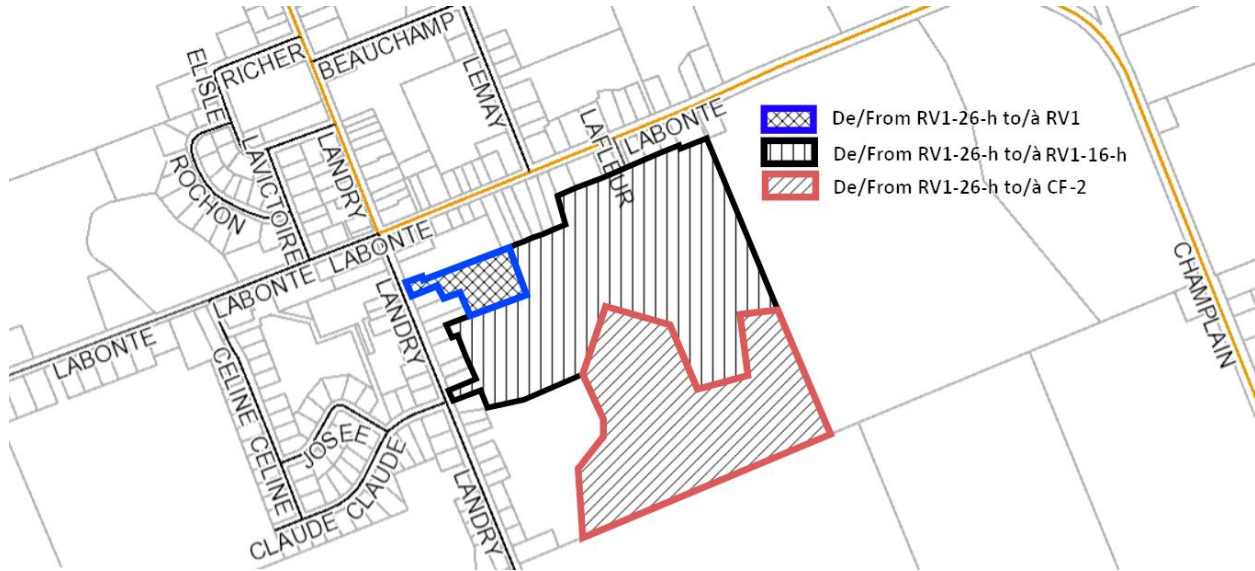
EXPLANATORY NOTE

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 designation for the property described as 1723 Landry Street, Part of Lot 6, Concession 5, from “Village Residential First Density – Exception 26 – holding (RV1-26-h) Zone” to “Village Residential First Density (RV1) Zone” for the existing dwelling, to “Community Facilities – Exception 2 (CF-2) Zone” for a portion of approximately 14.8 ha of land to be used for a new long-term care centre (Centre d’Accueil Roger Séguin), and to “Village Residential First Density – Exception 16 – holding (RV1-16-h) Zone” for the remainder of the subject property in order to permit a future residential subdivision. The special exception zones establish a buffer zone of 20m adjacent to the watercourse.

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"



Terrain(s) touché(s) par ce règlement Area(s) affected by this by-law Changement de zonage /Zone change de/from RV1-26-h à/to RV1, RV1-16-h, et/and CF-2 Certification d'authenticité Certificate of Authentification Ceci constitue le plan Cédule «A» du Règlement de zonage n° 2020-XX, adopté le 19 octobre 2020. This is plan Schedule "A" to Zoning By-Law No. 2020-XX, passed the 19th day of October, 2020 Guy Desjardins, Maire / Mayor	Plan Cédule « A » du règlement n° 2020-XX Schedule "A" to By-Law No. 2020-XX 1723 chemin Landry, partie du lot 6, concession 5, parties 1, 2, 5, 7 et 8 plan 50R-4733 1723 Landry Road, Part of Lot 6, Concession 5, parts 1, 2, 5, 7 and 8 Plan 50R-4733 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
---	--



Via Email (clemay@clarence-rockland.com)

25 September 2020



Ms. Marie-Eve Bélanger
Manager of Development
City of Clarence-Rockland
1560 Laurier Street
Rockland, ON K4K 1P7



RE: Application for Consent and Amendment to the Zoning Bylaw (Lalande)
File No. D-10-898 & D-14-543
1723 Landry Road



Dear Ms. Bélanger,



South Nation Conservation (SNC) received the above-noted applications to sever a parcel of land to create a new lot and to amend the zoning bylaw.



SNC understands the zoning category will change from “Village Residential First Density – Exception 26 – holding (RV1-26-h)” to “Village Residential First Density (RV1)” for the existing dwelling and to “Community Facilities – Exception 2 (CF-2)” to permit a long-term care facility, and to “Village Residential First Density – Exception 16 – holding (RV1-16-h)” for the remainder of the land to permit a residential subdivision.



SNC’s review considers the impact of this application on the local environment, as outlined under Sections 2.1 (Natural Heritage) and 3.1 (Natural Hazards) of the Provincial Policy Statement (May 2020) issued under Section 3 of the *Planning Act*, 1990.



SNC also provides comments based on the Sewage System Management Agreement and Source Water Protection Agreement between SNC and the City of Clarence-Rockland.



Specifically, SNC examines the following:



Natural Heritage Features (S.2.1 PPS):	Natural Hazards (S.3.1 PPS):	Private Sewage System:
Significant wetlands Significant woodlands Significant valley lands Significant wildlife habitat Significant Areas of Natural and Scientific Interest Fish habitat	Hazardous lands	Loading requirements Separation distances
	<i>Flooding</i> <i>Erosion</i>	
	Hazardous sites	Clean Water Act, 2006:
	<i>Unstable soils</i> <i>Unstable bedrock</i>	Source Protection Areas



SNC’s findings below are based on a desktop review and site visits completed on August 11, 2020 and September 22, 2020.





Natural Heritage Features

Fish Habitat

The proposed severed lot contains a watercourse identified as the Pharmacy Municipal Drain, which is classified as fish habitat on the United Counties of Prescott and Russell (UCPR) Official Plan, Schedule B. Our site visit on August 11, 2020 identified an unmapped watercourse which is a tributary of the Pharmacy Municipal Drain. This watercourse is also considered fish habitat.

Section 5.5.7 of the UCPR Official Plan, requires development located within 120 metres of fish habitat to prepare an environmental impact study (EIS) demonstrating there will be no negative impacts on the natural features or ecological functions of the habitat.

Both watercourses are regulated by SNC under the *Conservation Authorities Act*, Ontario Regulation 170/06. Any interference (bridges, culverts, straightening, etc.) to the watercourses will require a permit from SNC, and restrictions may apply.

SNC and the City of Clarence-Rockland discussed and agreed upon a 20-metre setback for future development from the normal highwater mark of the Pharmacy Municipal Drain. No building or structure is allowed within the setback. The 20-metre setback will remain vegetated and untouched, except for any maintenance or improvement work required under the *Drainage Act*.

Significant Woodlands

The woodland on the proposed severed lot is not identified as significant woodland on the UCPR Official Plan since it is located within the urban boundary of Clarence Creek.

It is SNC's understanding that the woodland will remain untouched.

This feature should be included in the EIS to determine its significance.

Natural Hazards

SNC's review did not identify any natural hazards on the proposed severed or retained lots.

Private Sewage System

The proposed lot areas noted in Section 4 of the application are sufficient for the installation of a private sewage system and a replacement area (per the *Ontario Building Code*). It is understood that one private sewage system exists on the proposed retained parcel.

The landowner should contact SNC for any new sewage system or repair, replacement, and/or modification of any existing sewage system on the proposed retained lot.



SOUTH NATION
CONSERVATION
DE LA NATION SUD

The applicant should be made aware that approval by the Ministry of the Environment, Conservation, and Parks under the *Ontario Water Resources Act* is required for the sewage system for the long-term care facility on the proposed severed lot.

Clean Water Act

SNC's review determined that the proposed severed and retained lots are not within a municipal drinking water Intake Protection Zone or Wellhead Protection Area.

Conclusion

SNC does not object to the applications; however, should the approval authority conditionally approve the consent application, SNC requests the following conditions for application D-10-898 be included:

1. **The applicant submits an environmental impact study demonstrating there will be no negative impacts to the natural features on the property, or their ecological function, to the satisfaction of the City of Clarence-Rockland and South Nation Conservation.**
2. **That the landowner provides South Nation Conservation with the following written undertaking: "I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage systems".**

I trust the above is to your satisfaction. Should you have any questions please do not hesitate to contact our office.

Best regards,

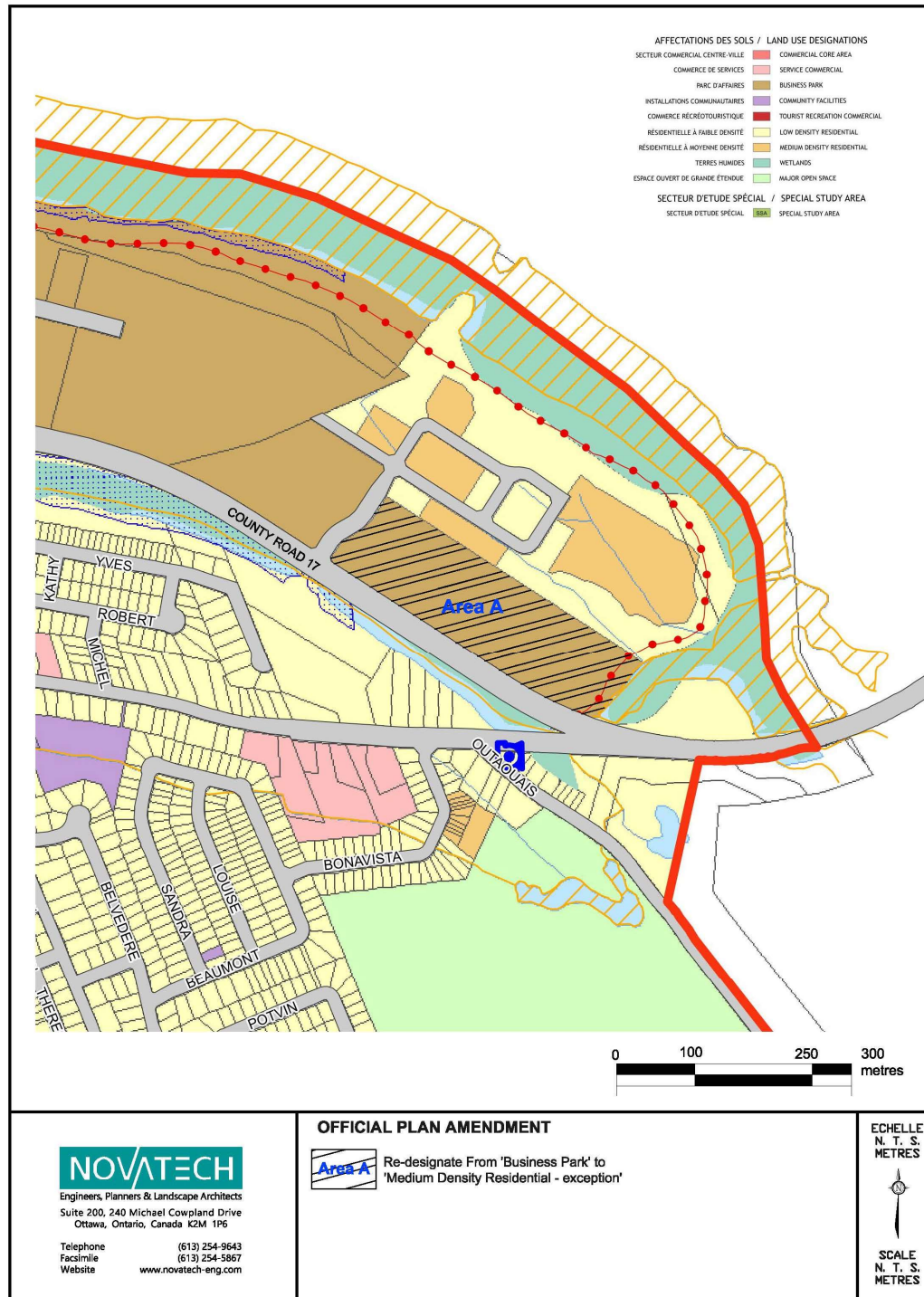
Michelle Cavanagh
Team Lead, Stewardship
South Nation Conservation
mcavanagh@nation.on.ca
613-984-2948

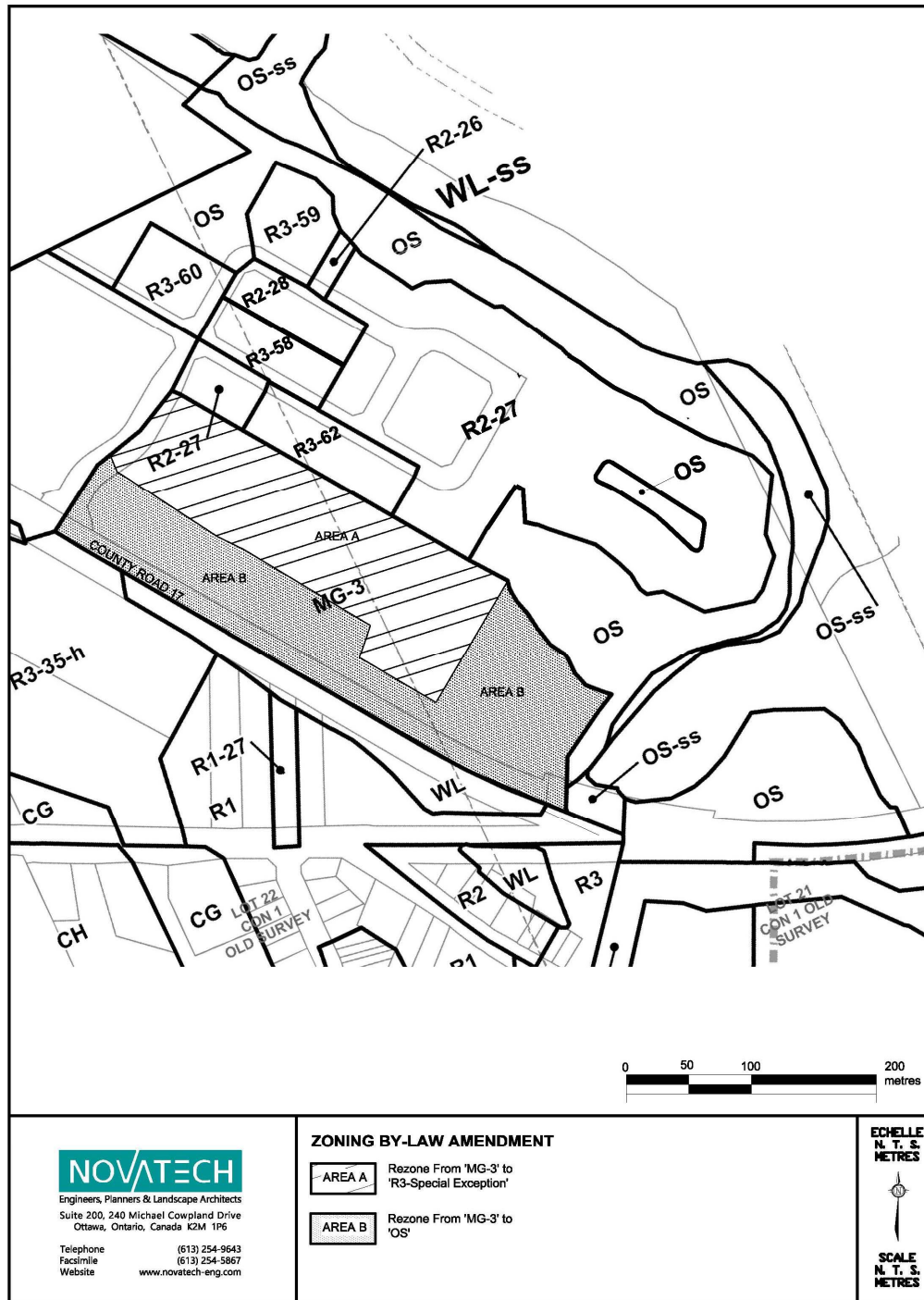


Amendement au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland et au Règlement de Zonage 2016-10

Amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland and to the Zoning By-law 2016-10

Regional Group for Riverlands of Rockland
Blocks 48, 49, 50, and part of Block 59, Plan 50M-323
D-14-541 & D-09-94

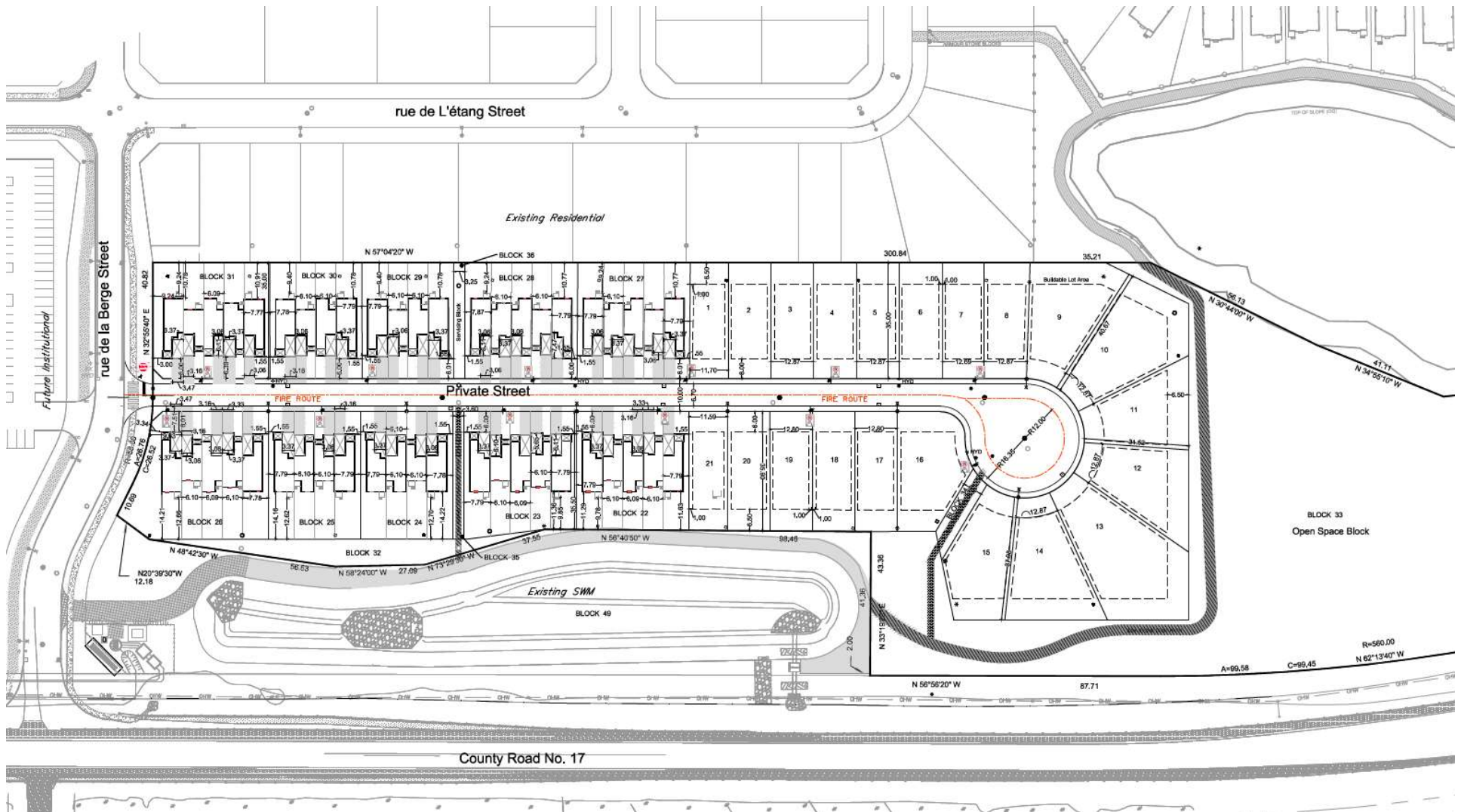






Historique / Background

- Amendements au zonage et au Plan officiel approuvés en 2013, lotissement approuvé en 2014
- Bloc 48, un Parc d’Affaires, a demeuré vacant depuis ce temps
- Amendement proposé pour:
 - Habitations isolées et maisons en rangées
 - Élimination complète de l’affectation du sol « Parc d’affaires » et la catégorie de zonage relié
- Zoning and OP amendments approved in 2013, Subdivision approved in 2014
- Block 48, Business Park, has remained vacant since then
- Amendment for:
 - Single detached dwellings and townhouses
 - Complete removal of Business Park designation and related zoning category





Déclaration de principes provinciale Provincial Policy Statement

- Zone de peuplement
 - Utilisations commerciales et résidentielles sont permises
- Affectation du sol « Parc d'affaires » n'est pas considéré une « Zone d'emploi » mais inclus des utilisations de zone d'emploi
- Justification est requise pour enlever l'affectation du sol « Parc d'affaires »
- Settlement Area
 - Mix of commercial and residential uses
- Business Park designation is not considered Employment Lands but includes Employment Lands uses
- Justification is required to remove the Business Park designation



Plan officiel des Comtés unis de Prescott et Russell

Official Plan of the United Counties of Prescott and Russell

- Secteur des politiques urbaines
- Utilisations commerciales permises
- Utilisations résidentielles permises
- Éléments de patrimoine naturel adjacentes: Clarence Creek (habitat de poisson et terre humide)
- Urban policy area
- Commercial uses are permitted
- Residential uses are permitted
- Adjacent natural heritage features: Clarence Creek (fish habitat and wetland)



Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland **Official Plan of the Urban Area of the City of Clarence-Rockland**

- Affectation du sol est « Parc d'affaires ».
- L'intention de l'affectation du sol (article 5.3):
 - Vise à favoriser des usages tels que l'industrie légère, les bureaux et les sièges sociaux.
 - Visibilité de ces usages à partir des routes, et éviter les emplacements près des zones destinées aux commerces de détail et aux usages industriels traditionnels.
 - Édifices autonomes situés sur des parcelles individuelles dans un lotissement planifié.
- Current land use designation is “Business Park”.
- Purpose of designation (section 5.3):
 - To attract light industrial, offices and corporate headquarters uses.
 - Visibility from highways and avoid major retail and traditional industrial uses.
 - Free standing buildings on individual lots in a planned subdivision setting.



Règlement de zonage 2016-10

Zoning by-law 2016-10

- Zonage actuel: « Zone Industrielle générale – exception 3 (MG-3) »
- Permet des utilisations commerciales et d'industrie léger qui étaient considérés comme étant compatibles avec les utilisations résidentiels et institutionnels adjacentes
- Current zoning “General Industrial – Exception 3 (MG-3) Zone”
- permits a range of commercial and light industrial uses which were considered to be compatible with the adjacent residential and institutional uses



Amendement proposée (Zonage) / Proposed Amendment (Zoning)

Zonage proposé: « Zone résidentielle urbaine de densité 3 – exception 22 (R3-22) »

- Utilisation additionnelle permise:
 - habitations détachées
- Dispositions particulières au site

Et « Zone de Parcs et d'espaces verts (OS) »

Zoning proposed: “Urban Residential Third Density – Exception 22 (R3-22) Zone”

- Additional permitted use:
 - detached dwelling
- Site-specific provisions

And “Parks and Open Space (OS) Zone”



Zonage proposée / Proposed Zoning

Dispositions particulières au site / Site-specific provisions

Pour habitations isolées :

- Superficie de lot minimum : 380 m²
- Façade de lot minimum : 10 m
- Cour avant minimum : 6 m
- Cour arrière minimum : 6,5 m
- Cour latérale intérieure minimum : 1 m
- Cour latérale extérieure minimum : 3 m
- Superficie de logement minimum : 85 m²
- Hauteur maximum des bâtiments : 11,5 m

Pour habitations en rangées:

- Superficie de lot minimum : 185 m² /UL
- Façade de lot minimum : 5,5 m /UL
- Cour avant minimum : 6 m
- Cour arrière minimum : 7,5 m
- Cour latéral intérieure minimum : 1,2 m
- Cour latéral extérieure minimum : 3 m
- Surface de recouvrement paysager minimum :30%
- Hauteur maximum des bâtiments : 12 m

Dispositions additionnelles :

- Dimensions minimales d'un espace de stationnement situé dans un garage privé: 5,6m de longueur par 2,7m de largeur.
- L'article 5.7 h) ne s'applique pas.

For detached dwellings:

- Minimum lot area: 380 m²
- Minimum lot frontage: 10 m
- Minimum front yard: 6 m
- Minimum rear yard: 6.5 m
- Minimum interior side yard: 1 m
- Minimum exterior side yard: 3 m
- Minimum dwelling unit area: 85 m²
- Maximum building height: 11.5 m

For Townhouse Dwellings:

- Minimum lot area: 185 m² /DU
- Minimum lot frontage: 5.5 m /DU
- Minimum front yard: 6 m
- Minimum rear yard: 7.5 m
- Minimum interior side yard: 1.2 m
- Minimum exterior side yard: 3 m
- Minimum Landscaping Coverage: 30%
- Maximum building height: 12 m

Additional Provisions:

- 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.
- Section 5.7 h) shall not apply.



Recommandation du service/ Recommendation of the Department

QUE le Comité d'aménagement reçois le rapport AMÉ-20-58-R, à propos des amendements proposés au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland et au Règlement de zonage 2016-10 demandées par Regional Group pour les Blocs 48, 49, 50 et une partie du Bloc 59, Plan 50M-323 dans Clarence Crossing, à titre informatif et pour fins de discussion.

THAT the Planning Committee receive report AMÉ-20-58-R, concerning the proposed amendments to the Official Plan of the Urban Area of the City of Clarence-Rockland and the Zoning By-law 2016-10 requested by Regional Group for Blocks 48, 49, 50 and part of Block 59, Plan 50M-323 in Clarence Crossing, for information and discussion purposes.



Questions?



REPORT N° AMÉ-20-58-R

Date	25/09/2020
Submitted by	Claire Lemay and Marc Rivet
Subject	Amendment to the Official Plan of the Urban Area and the Zoning By-law – Regional Group for Riverlands of Rockland – Blocks 48, 49, 50 and Part of Block 59, Plan 50M-323
File N°	D-09-94 and D-14-541

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 lands located to the north of County Road 17 and having access from De la Berge Street. These requests are concurrent with Site Plan Control application D-11-307.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

THAT the Planning Committee receive report AMÉ-20-58-R, concerning the proposed amendments to the Official Plan of the Urban Area of the City of Clarence-Rockland and the Zoning By-law 2016-10 requested by Regional Group for Blocks 48, 49, 50 and part of Block 59, Plan 50M-323 in Clarence Crossing, for information and discussion purposes.

QUE le Comité d'aménagement reçois le rapport AMÉ-20-58-R, à propos des amendements proposés au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland et au Règlement de zonage 2016-10 demandées par Regional Group pour les Blocs 48, 49, 50 et une partie du Bloc 59, Plan 50M-323 dans Clarence Crossing, à titre informatif et pour fins de discussion.

4) **BACKGROUND :**

An Official Plan Amendment and Zoning By-law 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 that Block 48 be designated for a future business park, to be developed for a variety of commercial and light industrial uses.

In 2012, in the developer's justification to Council for removing a certain amount of land which had been designated for a future business park, Regional Group promised that the same area of land (1 for 1) would be designated in a future phase of the Clarence Crossing development on the east side of Clarence Creek, to the north of County Road 17 in the village of Clarence Point. A preliminary concept plan was presented at this time.



A zoning by-law amendment was approved for the subject properties, to change the zoning to the "General Industrial – Exception 3 (MG-3) Zone" in 2013. At that time, a number of light industrial uses which are normally permitted in the MG zone were removed from the list of permitted uses and many additional service commercial uses were added. This had the effect of changing the property's potential uses to be more similar to a service commercial designation than the originally intended business park designation.

Page 92 of 174

exception of a single block designated for a future school site. The developer has promised to replace the land intended for commercial uses with additional commercial land in a future phase as part of this current proposal.

5) **DISCUSSION :**

The owner proposes to develop the subject property with a series of townhouses and single detached dwellings, all having frontage on a private road with a common-elements condominium ownership. The commercial/light industrial block is proposed to be entirely removed.

An amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland is required in order to modify the land use designation of Block 48 as well as the adjacent City-owned blocks 49, 50 and part of Block 59 from Business Park to Medium Density Residential as well as to allow single detached dwellings in a Medium Density Residential. The proposal also requires a change to the Zoning By-law in order to change the zoning to an Urban Residential Third Density zone, with a special exception for site-specific provisions and to permit single detached dwellings.

Block 48, which is the site proposed to be changed from a future commercial/light industrial use to a future residential use. Block 48 is currently vacant land. Blocks 49 and 50 are owned by the City of Clarence-Rockland and are used for infrastructure. Block 59 is protected open space and is also owned by the City of Clarence-Rockland. The illustration (Figure 2) indicates the proposed designation change.



Figure 2 – Proposed Amendment to Schedule A of the Official Plan

The proposed project would include a total of 69 units. The proposed site plan attached to this report indicates the proposed layout of the site. A private street would have access from De la Berge Street, with 46 townhouse units and 23 single detached units on the private street. The property to the west of the subject property is a proposed future school site. The lots to the north of the subject property are

townhouses and single detached dwellings. To the east of the subject properties is the Clarence Creek.

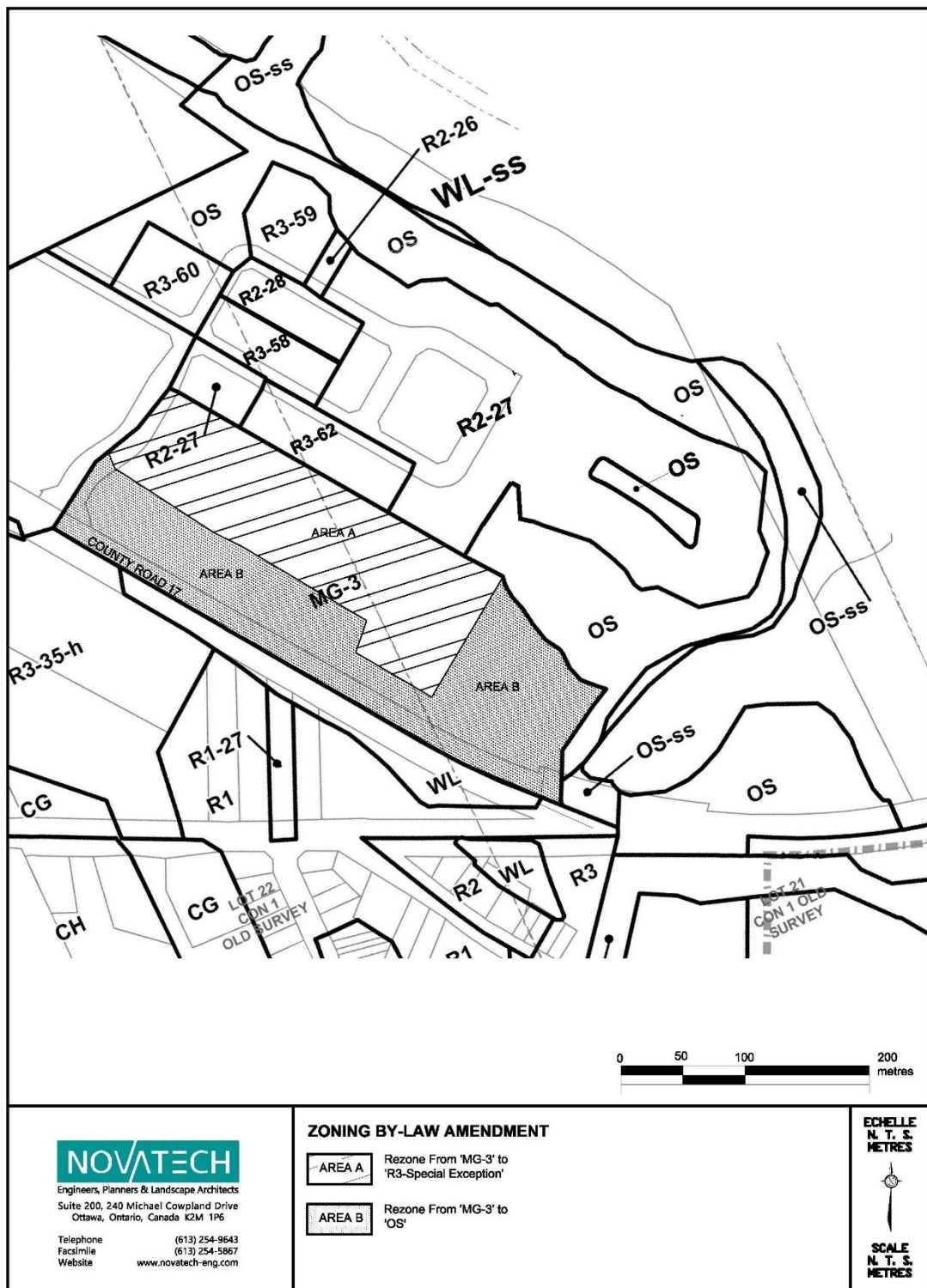


Figure 3 – Proposed Amendment to Schedule B of Zoning By-law 2016-10

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.

The proposed amendment to the City of Clarence-Rockland Zoning by-law affects Blocks 48, 49 and 50 on Plan 50M-323. These properties would be rezoned from the "General Industrial – Exception 3 (MG-3) Zone" to "Urban Residential Third Density – Exception 22 (R3-22) Zone" for a portion of Block 48 and to "Parks and Open Space (OS) Zone" for the remainder of Block 48 and Blocks 49 and 50. These proposed changes are illustrated in Figure 3 above.

A market study was not provided to demonstrate an oversupply of Business Park (commercial / light industrial uses) within Rockland's Urban Area and more specifically along County Road 17. Such a study should be provided which looks at the demand and supply of such lands over a 20-year planning horizon. It is worthwhile to note the City has a limited supply of lands designated for Business Park uses within its Urban Area; and fronting on County Road 17.

The applicant's justification for the removal of the commercial block indicates that the lot size and proximity to residential uses are a limiting factor in its viability as a commercial space but these same restrictions will equally be in place in the future phases of the Clarence Crossing development on the east side of Clarence Creek.

The proposed change from light industrial/commercial uses to residential uses affects a portion of Block 48 only. Blocks 49 and 50 are currently owned by the City and are used for infrastructure and no change of use is proposed to go with the proposed change to the zoning designation. Infrastructure uses are permitted in all zones. Block 59 is not affected by the proposed Zoning By-law amendment, as this block is already within the "Parks and Open Space (OS) Zone". The proposed site plan for Block 48 is included as an attachment to this report. The development plan includes a private cul-de-sac street with a 10m right-of-way, which is accessed from De La Berge Street. The width of the paved portion of the street is 6.7m providing adequate access for emergency services. To ensure the fire route for the private street remains clear, 'no parking/fire route' signs are proposed on both sides of the street. Parking will be available in private driveways and garages. The private street has been designed to accommodate municipal waste collection services and snow removal will be made the responsibility of the common element condominium corporation.

More details of the proposed site layout for Block 48 are included in the attached planning rationale document submitted by Novatech on behalf of the applicant. Block 48 is subject to ongoing site plan application D-11-307. Should the Planning Committee and/or Council wish to provide further input regarding the proposed development, the

request can be made for the site plan application to be presented at a public meeting of the Planning Committee for further consideration.

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 "Business Park" land use designation is not considered to be Employment Lands as defined in the Provincial Policy Statement 2020 (PPS). Nonetheless, section 1.3.2.5 of the PPS indicates that lands within existing employment areas may be converted to permit non-employment uses provided the lands have not been identified as provincially significant by a provincial plan or as regionally significant by a regional economic development corporation, that there is an identified need for the conversion, that the land is not required for employment purposes over the long term, the proposed uses would not adversely affect the overall viability of the employment area, and existing or planned infrastructure and public service facilities are available to accommodate the proposed uses. The planning rationale prepared by Novatech to support the application states that:

"Given the location of these lands in the context of the Clarence Crossing subdivision, the lands are not considered to be ideally located for employment use, nor are they suitably-sized to accommodate employment uses. Employment lands would typically be designated where lot size can accommodate larger scale employment uses, and where safe and efficient access can be obtained. Not only is access to Block 48 via the main entrance to the residential Clarence Crossing development, the subject lands are directly adjacent to residential uses within Clarence Crossing subdivision, adjacent to a future school site to the west and future residential areas immediately across Highway 17 to the south."

No evidence has been presented by the applicant, apart from the fact that the land is currently vacant, to conclusively demonstrate that there is an identified need for the conversion, or that the land is not required for employment purposes over the long term. A market analysis ought to be completed in order to better address these questions.

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 Urban Policy Area permits a range of residential uses, including low and medium density uses such as the townhouses and single detached dwellings proposed.

The subject properties are adjacent to 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 7.4.23 of the Official Plan of the United Counties sets out specific requirements for supporting information and studies for development applications. A Transportation Impact Study and a Noise Study are listed as possible additional requirements for Official Plan Amendment and Zoning By-law Amendment applications. In support of these proposed amendments, a Traffic Impact Study and a Noise Study were completed.

A detailed noise study was completed to support these applications. Their study includes recommendations for attenuation measures to address the predicted noise impacts on the proposed residential properties. A number of measures can be taken in the construction of the proposed housing in order to reduce the impacts of noise generated by County Road 17. Furthermore, warning clauses are recommended to be registered on title of the future residential properties. A noise barrier is proposed to be constructed in the rear yards of the proposed residential lots on the south side of the private street.

The traffic study submitted in support of these applications indicates that under existing traffic conditions, the current infrastructure is sufficient. By 2023, predicted traffic levels will warrant realignment of Laurier Street to the intersection of County Road 17 and De la Berge Street and signalization of this intersection. By 2028, with signals in place at the realigned County Road 17/De La Berge Street/Laurier Street intersection, a Level of Service D is anticipated for the afternoon peak period. Signalization of this intersection is required with or without the additional traffic which will be generated by this proposed development.

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

Per Section 2.16.10 of the Official Plan of the Urban Area of the City of Clarence-Rockland, one of the basis to the Official Plan was a proposed "Business Park" on lands located north of County Road 17 and east of the sewage treatment plant. As such, the Official Plan designates the subject properties as "Business Park". This designation permits all forms of light industrial uses that are compatible with adjacent uses, which do not create a nuisance due to noise, odours, vibration, dust or

smoke, including uses such as warehousing and wholesale establishments, manufacturing, processing, assembling and packaging plants, research facilities, print shops, business or professional offices, indoor recreational facilities and all automotive commercial uses permitted in the Service Commercial designation.

According to section 5.3 of the Official Plan:

"The Business Park designation is intended to attract uses such as light industrial, offices and corporate headquarters. These uses generally prefer visibility from highways and they usually avoid being located near major retail and traditional industrial uses. Uses within business parks are characterized by free standing buildings on individual lots in a planned subdivision setting."

Block 48 has remained vacant since the subdivision was approved in 2015 and the developer has been unable to secure a commercial or light industrial use for the property. The applicant's justification letter identifies the proximity to residential uses and small lot size as limiting factors in the commercial viability of this property.

Considering restrictions were added to the list of permitted uses (negotiated between the Developer and the City at time of Master Plan negotiations), to avoid land use conflicts between commercial / light industrial uses and residential uses we cannot support this statement. Furthermore, the size of the commercial / light industrial block was proposed by the Developer as part of their Master Plan and presentation to Council to support this future neighbourhood. The Provincial Policy Statement puts emphasis on mixed-use neighbourhoods.

The proposed amendment No. 17 to the Official Plan of the Urban Area of the City of Clarence-Rockland would change the land use designation of the subject properties from "Business Park" to "Medium Density Residential – Exception 6". The developer considers residential uses to be preferable at this location. This change would have the effect of removing the permitted commercial and industrial uses and instead allowing medium-density residential uses such as townhouses and apartment dwellings in conformity with the policies of section 5.6.3 of the Official Plan. The special exception 6, proposed to be added as a site-specific policy in section 5.6.3.6, would also permit single detached dwellings as an additional permitted use on Block 48.

Section 5.6.3 of the Official Plan allows the following permitted uses: "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 overall density of the project proposed for Block 48 is 24 units per net hectare. However,

consideration must be made for the fact that this project includes a proposed private street, which reduces the overall density of the site.

City of Clarence-Rockland Zoning By-law 2016-10

The subject properties, Blocks 48, 49 and 50 on Plan 50M-323, are all within the "General Industrial – Exception 3 (MG-3) Zone", which permits a range of commercial and light industrial uses which were considered to be compatible with the adjacent residential and institutional uses. In fact, the list of permitted uses was extensively discussed with the Owner during its initial approval and includes uses such as:

- Assembly hall
- Place of worship
- Motor vehicle service station (not as stand-alone use)
- Motor vehicle washing facility (associated with a motor vehicle service station)
- Motor vehicle dealership
- Retail store (limited to water-oriented retail boat sales and or service establishment)
- Heavy Equipment and Vehicle Sales, Rental and Servicing (restricted to farm equipment)
- Retail store (limited to building supplies) no outdoor storage
- Garden centre
- Retail store (limited to home improvement)
- Model home
- Food production (limited to a catering establishment)
- Commercial school
- Museum
- Rental establishment
- Commercial patio
- Place of entertainment
- Bar
- Hotel
- Retail store greater than 2000 m²
- Shopping centre (with a retail market study)

The proposed amendment would change the zoning category of part of Block 48 to "Urban Residential Third Density – Exception 22 (R3-22) Zone" and part of Block 48 and all of Blocks 49 and 50 to "Parks and Open Space (OS) Zone".

The proposed site-specific provisions of special exception zone R3-22 are as follows:

For detached dwellings:

- | | |
|-------------------------|--------------------|
| - Minimum lot area: | 380 m ² |
| - Minimum lot frontage: | 10 m |

- Minimum front yard: 6 m
- Minimum rear yard: 6.5 m
- Minimum interior side yard: 1 m
- Minimum exterior side yard: 3 m
- Minimum dwelling unit area: 85 m²
- Maximum building height: 11.5 m

For Townhouse Dwellings

- Minimum lot area: 185 m² per dwelling unit
- Minimum lot frontage: 5.5 m per dwelling unit
- Minimum front yard: 6 m
- Minimum rear yard: 7.5 m
- Minimum interior side yard: 1.2 m
- Minimum exterior side yard: 3 m
- Minimum Landscaping Coverage: 30%
- Maximum building height: 12 m

Conclusions

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 original Master Plan reviewed and approved by Council in support of the initial Official Plan and Zoning By-law Amendment included a mix of uses and densities, infrastructure and public service facilities.

The applicant is now proposing to remove all commercial / light industrial uses in exchange for only residential uses to an area that was once envisioned as Rockland's future business park. With the introduction of the Canadian International Hockey Academy (and residences) and initial phases of Clarence Crossing (including a future school block) it is true the nature of this area has changed however the mix of uses (including commercial and light industrial) should remain to support a mixed-use neighbourhood.

No market study has been completed to conclusively demonstrate there is an oversupply of commercial/light industrial land in Rockland's Urban Area; more specifically along County Road 17. The proximity of the subject property to adjacent residential uses and a future school site is not a limiting factor for many business park type uses. One could argue County Road 17, an arterial road, is just as much a limiting factor to future residential uses on these lands.

A Retail Market Study was recently completed as part for the Secondary Plan for the Expansion Lands in Rockland. This study looked primarily at the retail sector and did not include larger service commercial and light industrial uses. The study concluded that there was a need for up to 40 new businesses and between 100,000 and 150,000 square feet of retail store space. Land has been designated in the Secondary Plan for these future retail and service commercial uses.

Because the Business Park designation is not considered Employment Lands as defined by the PPS or the County Official Plan, there are no policies in the Official Plan of the Urban Area, in the Official Plan of the United Counties, or in the Provincial Policy Statement which would have the effect of preventing this change of use from occurring. Nonetheless, the loss of the business park land will need to be taken into consideration by the City of Clarence-Rockland in its long-term plans for new development lands elsewhere in Rockland. More information and careful consideration is required before making a decision regarding the elimination of the Business Park designation and creating a residential only neighbourhood in what was once envisioned as a Business Park and then a mixed-use Master Planned Community.

The owner proposes to develop the subject property with a series of townhouses and single detached dwellings, all having frontage on a private road with a common-elements condominium ownership. The commercial / light industrial block is proposed to be entirely removed.

An amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland is required in order to modify the land use designation of Block 48 as well as the adjacent City-owned blocks 49, 50 and part of Block 59 from Business Park to Medium Density Residential as well as to allow single detached dwellings in a Medium Density Residential. The proposal also requires a change to the Zoning By-law in order to change the zoning to an Urban Residential Third Density zone, with a special exception for site-specific provisions and to permit single detached dwellings.

Block 48 is currently vacant land. Blocks 49 and 50 are owned by the City of Clarence-Rockland and are used for infrastructure. Block 59 is protected open space and is also owned by the City of Clarence-Rockland. The illustration (Figure 2) indicates the proposed designation change.



Figure 2 – Proposed Amendment to Schedule A of the Official Plan

The proposed project would include a total of 69 units. The proposed site plan attached to this report indicates the proposed layout of the site. A private street would have access from De la Berge Street, with 46 townhouse units and 23 single detached units on the private street. The property to the west of the subject property is a proposed future school site. The lots to the north of the subject property are

townhouses and single detached dwellings. To the east of the subject properties is the Clarence Creek.

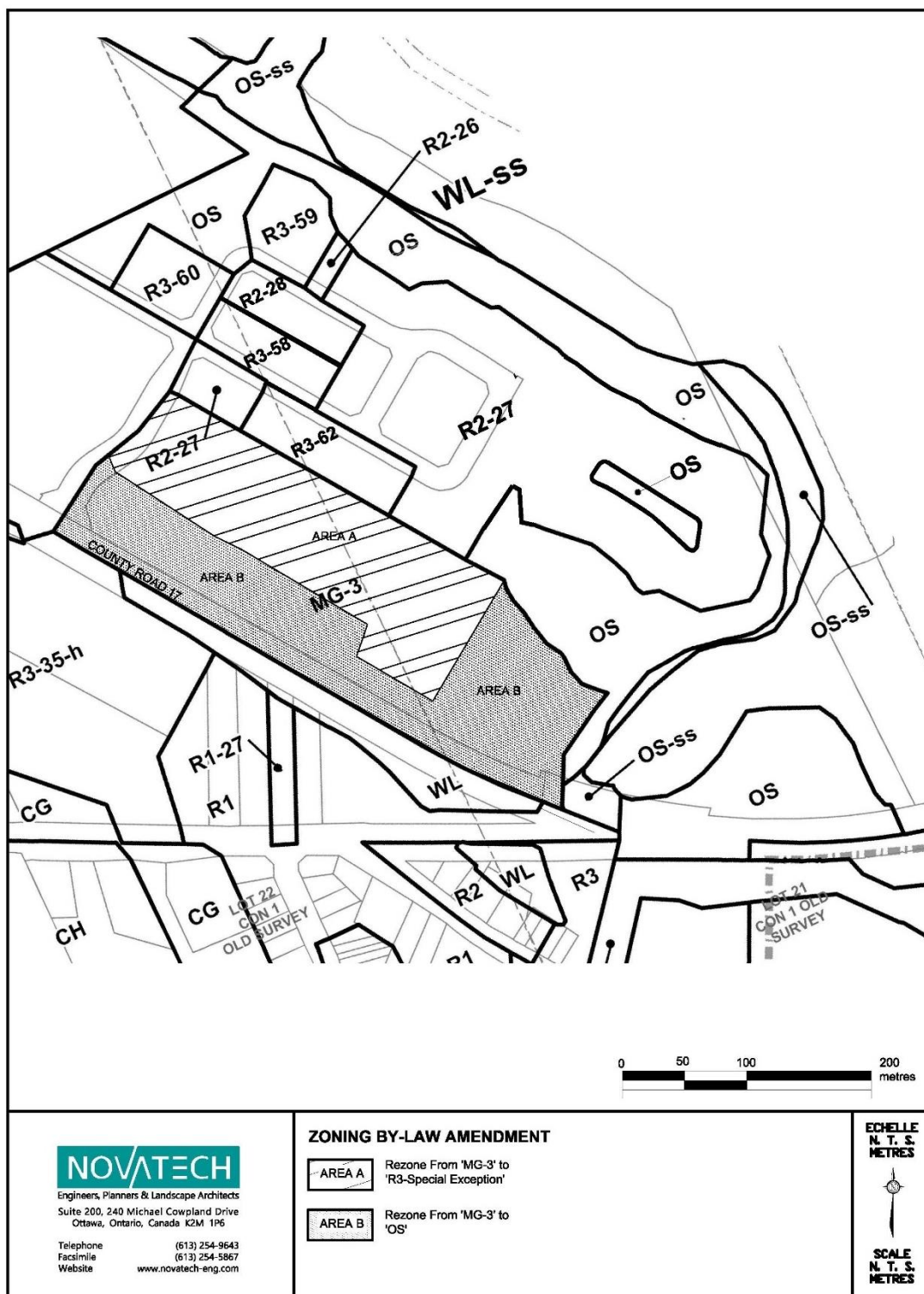


Figure 3 – Proposed Amendment to Schedule B of Zoning By-law 2016-10

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.

The proposed amendment to the City of Clarence-Rockland Zoning by-law affects Blocks 48, 49 and 50 on Plan 50M-323. These properties would be rezoned from the "General Industrial – Exception 3 (MG-3) Zone" to "Urban Residential Third Density – Exception 22 (R3-22) Zone" for a portion of Block 48 and to "Parks and Open Space (OS) Zone" for the remainder of Block 48 and Blocks 49 and 50. These proposed changes are illustrated in Figure 3 above.

A market study was not provided to demonstrate an oversupply of Business Park (commercial / light industrial uses) within Rockland's Urban Area and more specifically along County Road 17. Such a study should be provided which looks at the demand and supply of such lands over a 20-year planning horizon. It is worthwhile to note the City has a limited supply of lands designated for Business Park uses within its Urban Area; and fronting on County Road 17.

The applicant's justification for the removal of the commercial block indicates that the lot size and proximity to residential uses are a limiting factor in its viability as a commercial space but these same restrictions will equally be in place in the future phases of the Clarence Crossing development on the east side of Clarence Creek.

The proposed change from light industrial/commercial uses to residential uses affects a portion of Block 48 only. Blocks 49 and 50 are currently owned by the City and are used for infrastructure and no change of use is proposed to go with the proposed change to the zoning designation. Infrastructure uses are permitted in all zones. Block 59 is not affected by the proposed Zoning By-law amendment, as this block is already within the "Parks and Open Space (OS) Zone". The proposed site plan for Block 48 is included as an attachment to this report. The development plan includes a private cul-de-sac street with a 10m right-of-way, which is accessed from De La Berge Street. The width of the paved portion of the street is 6.7m providing adequate access for emergency services. To ensure the fire route for the private street remains clear, 'no parking/fire route' signs are proposed on both sides of the street. Parking will be available in private driveways and garages. The private street has been designed to accommodate municipal waste collection services and snow removal will be made the responsibility of the common element condominium corporation.

More details of the proposed site layout for Block 48 are included in the attached planning rationale document submitted by Novatech on behalf of the applicant. Block 48 is subject to ongoing site plan application D-11-307. Should the Planning Committee and/or Council wish to provide further input regarding the proposed development, the

request can be made for the site plan application to be presented at a public meeting of the Planning Committee for further consideration.

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 "Business Park" land use designation is not considered to be Employment Lands as defined in the Provincial Policy Statement 2020 (PPS). Nonetheless, section 1.3.2.5 of the PPS indicates that lands within existing employment areas may be converted to permit non-employment uses provided the lands have not been identified as provincially significant by a provincial plan or as regionally significant by a regional economic development corporation, that there is an identified need for the conversion, that the land is not required for employment purposes over the long term, the proposed uses would not adversely affect the overall viability of the employment area, and existing or planned infrastructure and public service facilities are available to accommodate the proposed uses. The planning rationale prepared by Novatech to support the application states that:

"Given the location of these lands in the context of the Clarence Crossing subdivision, the lands are not considered to be ideally located for employment use, nor are they suitably-sized to accommodate employment uses. Employment lands would typically be designated where lot size can accommodate larger scale employment uses, and where safe and efficient access can be obtained. Not only is access to Block 48 via the main entrance to the residential Clarence Crossing development, the subject lands are directly adjacent to residential uses within Clarence Crossing subdivision, adjacent to a future school site to the west and future residential areas immediately across Highway 17 to the south."

No evidence has been presented by the applicant, apart from the fact that the land is currently vacant, to conclusively demonstrate that there is an identified need for the conversion, or that the land is not required for employment purposes over the long term. A market analysis ought to be completed in order to better address these questions.

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 Urban Policy Area permits a range of residential uses, including low and medium density uses such as the townhouses and single detached dwellings proposed.

The subject properties are adjacent to 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 7.4.23 of the Official Plan of the United Counties sets out specific requirements for supporting information and studies for development applications. A Transportation Impact Study and a Noise Study are listed as possible additional requirements for Official Plan Amendment and Zoning By-law Amendment applications. In support of these proposed amendments, a Traffic Impact Study and a Noise Study were completed.

A detailed noise study was completed to support these applications. The study includes recommendations for attenuation measures to address the predicted noise impacts on the proposed residential properties. A number of measures can be taken during the construction of the proposed housing in order to reduce the impacts of noise generated by County Road 17. Furthermore, warning clauses are recommended to be registered on title of the future residential properties. A noise barrier is proposed to be constructed in the rear yards of the proposed residential lots on the south side of the private street.

The traffic study submitted in support of these applications indicates that under existing traffic conditions, the current infrastructure is sufficient. By 2023, predicted traffic levels will warrant realignment of Laurier Street to the intersection of County Road 17 and De la Berge Street and signalization of this intersection. By 2028, with signals in place at the realigned County Road 17/De La Berge Street/Laurier Street intersection, a Level of Service D is anticipated for the afternoon peak period. Signalization of this intersection is required with or without the additional traffic which will be generated by this proposed development.

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

Per Section 2.16.10 of the Official Plan of the Urban Area of the City of Clarence-Rockland, one of the basis to the Official Plan was a proposed "Business Park" on lands located north of County Road 17 and east of the sewage treatment plant. As such, the Official Plan designates the subject properties as "Business Park". This designation permits all forms of light industrial uses that are compatible with adjacent uses, which do not create a nuisance due to noise, odours, vibration, dust or

smoke, including uses such as warehousing and wholesale establishments, manufacturing, processing, assembling and packaging plants, research facilities, print shops, business or professional offices, indoor recreational facilities and all automotive commercial uses permitted in the Service Commercial designation.

According to section 5.3 of the Official Plan:

"The Business Park designation is intended to attract uses such as light industrial, offices and corporate headquarters. These uses generally prefer visibility from highways and they usually avoid being located near major retail and traditional industrial uses. Uses within business parks are characterized by free standing buildings on individual lots in a planned subdivision setting."

Block 48 has remained vacant since the subdivision was approved in 2015 and the developer has been unable to secure a commercial or light industrial use for the property. The applicant's justification letter identifies the proximity to residential uses and small lot size as limiting factors in the commercial viability of this property.

Considering restrictions were added to the list of permitted uses (negotiated between the Developer and the City at time of Master Plan negotiations), to avoid land use conflicts between commercial / light industrial uses and residential uses we cannot support this statement. Furthermore, the size of the commercial / light industrial block was proposed by the Developer as part of their Master Plan and presentation to Council to support this future neighbourhood. The Provincial Policy Statement puts emphasis on mixed-use neighbourhoods.

The proposed amendment No. 17 to the Official Plan of the Urban Area of the City of Clarence-Rockland would change the land use designation of the subject properties from "Business Park" to "Medium Density Residential – Exception 6". The developer considers residential uses to be preferable at this location. This change would have the effect of removing the permitted commercial and light industrial uses and instead allowing medium-density residential uses such as townhouses and apartment dwellings in conformity with the policies of section 5.6.3 of the Official Plan. The special exception 6, proposed to be added as a site-specific policy in section 5.6.3.6, would also permit single detached dwellings as an additional permitted use on Block 48.

Section 5.6.3 of the Official Plan allows the following permitted uses: "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 overall density of the project proposed for Block 48 is 24 units per net hectare. However,

consideration must be made for the fact that this project includes a proposed private street, which reduces the overall density of the site.

City of Clarence-Rockland Zoning By-law 2016-10

The subject properties, Blocks 48, 49 and 50 on Plan 50M-323, are all within the "General Industrial – Exception 3 (MG-3) Zone", which permits a range of commercial and light industrial uses which were considered to be compatible with the adjacent residential and institutional uses. In fact, the list of permitted uses was extensively discussed with the Owner during its initial approval and includes uses such as:

- Assembly hall
- Place of worship
- Motor vehicle service station (not as stand-alone use)
- Motor vehicle washing facility (associated with a motor vehicle service station)
- Motor vehicle dealership
- Retail store (limited to water-oriented retail boat sales and or service establishment)
- Heavy Equipment and Vehicle Sales, Rental and Servicing (restricted to farm equipment)
- Retail store (limited to building supplies) no outdoor storage
- Garden centre
- Retail store (limited to home improvement)
- Model home
- Food production (limited to a catering establishment)
- Commercial school
- Museum
- Rental establishment
- Commercial patio
- Place of entertainment
- Bar
- Hotel
- Retail store greater than 2000 m²
- Shopping centre (with a retail market study)

The proposed amendment would change the zoning category of part of Block 48 to "Urban Residential Third Density – Exception 22 (R3-22) Zone" and part of Block 48 and all of Blocks 49 and 50 to "Parks and Open Space (OS) Zone".

The proposed site-specific provisions of special exception zone R3-22 are as follows:

For detached dwellings:

- Minimum lot area: 380 m²

- Minimum lot frontage: 10 m
- Minimum front yard: 6 m
- Minimum rear yard: 6.5 m
- Minimum interior side yard: 1 m
- Minimum exterior side yard: 3 m
- Minimum dwelling unit area: 85 m²
- Maximum building height: 11.5 m

For Townhouse Dwellings

- Minimum lot area: 185 m² per dwelling unit
- Minimum lot frontage: 5.5 m per dwelling unit
- Minimum front yard: 6 m
- Minimum rear yard: 7.5 m
- Minimum interior side yard: 1.2 m
- Minimum exterior side yard: 3 m
- Minimum Landscaping Coverage: 30%
- Maximum building height: 12 m

Conclusions

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 original Master Plan reviewed and approved by Council in support of the initial Official Plan and Zoning By-law Amendment included a mix of uses and densities, infrastructure and public service facilities.

The applicant is now proposing to remove all commercial / light industrial uses in exchange for only residential uses to an area that was once envisioned as Rockland's future business park. With the introduction of the Canadian International Hockey Academy (and residences) and initial phases of Clarence Crossing (including a future school block) it is true the nature of this area has changed however the mix of uses (including commercial and light industrial) should remain to support a mixed-use neighbourhood.

No market study has been completed to conclusively demonstrate there is an oversupply of commercial/light industrial land in Rockland's Urban Area; more specifically along County Road 17. The proximity of the subject property to adjacent residential uses and a future school site is not a limiting factor for many business park type uses. One could argue County Road 17, an arterial road, is just as much a limiting factor to future residential uses on these lands.

A Retail Market Study was recently completed as part for the Secondary Plan for the Expansion Lands in Rockland. This study looked primarily at the retail sector and did not include larger service commercial and light industrial uses. The study concluded that there was a need for up to 40 new businesses and between 100,000 and 150,000 square feet of retail store space. Land has been designated in the Secondary Plan for these future retail and service commercial uses.

Because the Business Park designation is not considered Employment Lands as defined by the PPS or the County Official Plan, there are no policies in the Official Plan of the Urban Area, in the Official Plan of the United Counties, or in the Provincial Policy Statement which would have the effect of preventing this change of use from occurring. Nonetheless, the loss of the business park land will need to be taken into consideration by the City of Clarence-Rockland in its long-term plans for new development lands elsewhere in Rockland. More information and careful consideration is required before making a decision regarding the elimination of the Business Park designation and creating a residential only neighbourhood in what was once envisioned as a Business Park and then a mixed-use Master Planned Community.

A deferral of this application pending further discussion in regard to the change in vision for this mixed-use master planned community is required. In addition, a market study should be required to demonstrate that there is an oversupply of commercial / light industrial uses in and around Rockland's Urban Area of the next 20 year planning horizon. A review of Phase 2 of the Clarence Crossing project should be undertaken concurrently with all these discussions. Consideration should be given to designating "Employment Lands" within Phase 2.

The Infrastructure and Planning Department seeks the input from Planning Committee before proceeding with further discussions with the applicant.

6) **CONSULTATION:**

Public notices were sent to neighbouring property owners on September 2nd. A notice was posted on the site on September 2nd. A few questions/inquiries have been received by planning staff from neighbouring residents; however, no objections or concerns have been raised regarding the proposal. The Planning Committee meeting of October 7th will serve to collect the comments from the public and will fulfill the statutory requirements for a public meeting.

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

Infrastructure and Planning Department :

- Detailed engineering comments will be provided as part of the Site Plan Control application review process.
- Environment: The City is in need of an industrial park type location and removing this one will not help new businesses wanting to come and establish themselves here. There have been 2 big announcements of companies going to Hawkesbury and Limoges industrial parks in the last month alone.

Construction Division – no comments.

Community Services – no comments.

Finance – No objections.

Protective Services – no comments.

South Nation conservation has no major concerns regarding the proposed Official Plan Amendment and Zoning By-law Amendment. Their detailed technical comments regarding stormwater management will be submitted for the Site Plan application review.

The United Counties of Prescott and Russell have not submitted their formal comments. They requested additional time to review the application prior to providing their input.

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

Draft By-law amending the Zoning

Draft Official Plan Amendment No. 17

Block 48 - Clarence Crossing		
The Corporation of the City of Clarence-Rockland Zoning By-law No. 2016-10		
R3-x (Urban Residential Third Density Special Exception Zone)		
Zoning Provisions	Required (Under Proposed R3-x)	Provided
Detached Dwelling		
Min. Lot Area	400 m2	444.3 m2
Min. Lot Frontage	11 m	12.69 m
Min. Front Yard	6 m	6 m
Min. Rear Yard	6.5 m	6.5 m
Min. Interior Yard	1 m	1 m
Min. Exterior Yard	3 m	-
Townhouse Dwelling		
Min. Lot Area	185 m2 per DU	213.6 m2
Min. Lot Frontage	5.5 m per DU	6.09 m
Min. Front Yard	6 m	6 m
Min. Rear Yard	7.5m	10.75 m
Min. Interior Yard	1.2 m	1.55 m
Min. Exterior Yard	3 m	3.0 m
Min. Landscaping Coverage	30%	57.50%
Parking Provisions		
Min. Parking Spaces (2 per DU)*	134	134
* One provided in driveway & one provided in private garage per DU		

LEGEND:

●

PROPOSED SANITARY MH

○

PROPOSED STORM MH

□

PROPOSED ROAD CATCH BASIN

□

PROPOSED REARYARD CATCH BASIN MANHOLE

●

PROPOSED LYCB

●

PROPOSED HYDRANT

○

EXISTING SANITARY MH & SEWER

○

EXISTING STORM MH & SEWER

□

EXISTING ROAD CATCH BASIN

□

EXISTING REARYARD CATCH BASIN

○

EXISTING HYDRANT

DC

DEPRESSED CURBING

○

SIGN LOCATION

STOP

ARR 11

STOP

(OTM RA-1)

NO PARKING

OTM SFR-16

NO PARKING

(OTM SFR-16)

From Street Name

123-234

STREET NAME SIGN

(CITY OF CLARENCE-ROCKLAND, CR-RDS-1.00)

Buildable Lot Area

(Per Zoning Setbacks)

Buildable Lot Area

(Per Zoning Setbacks)

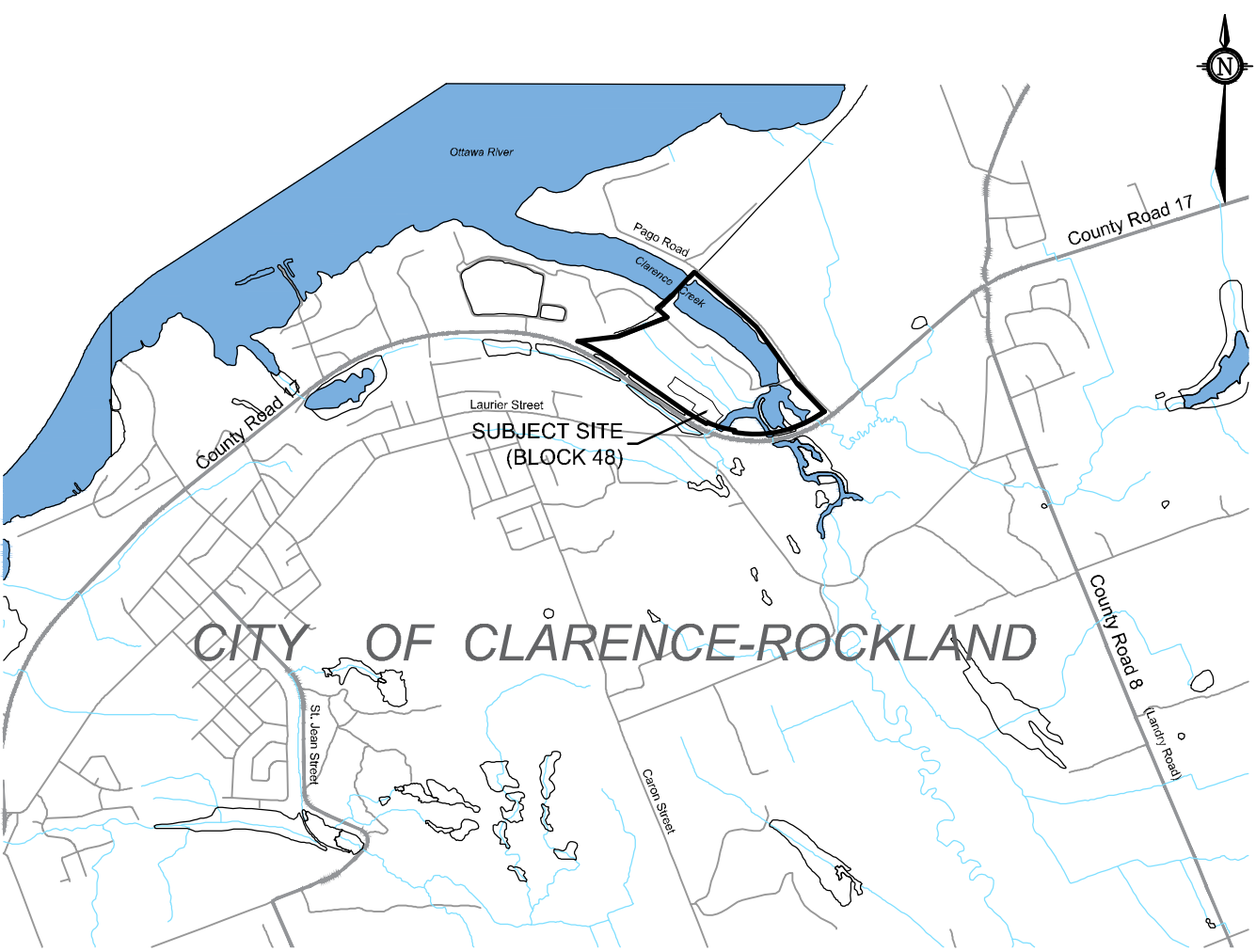
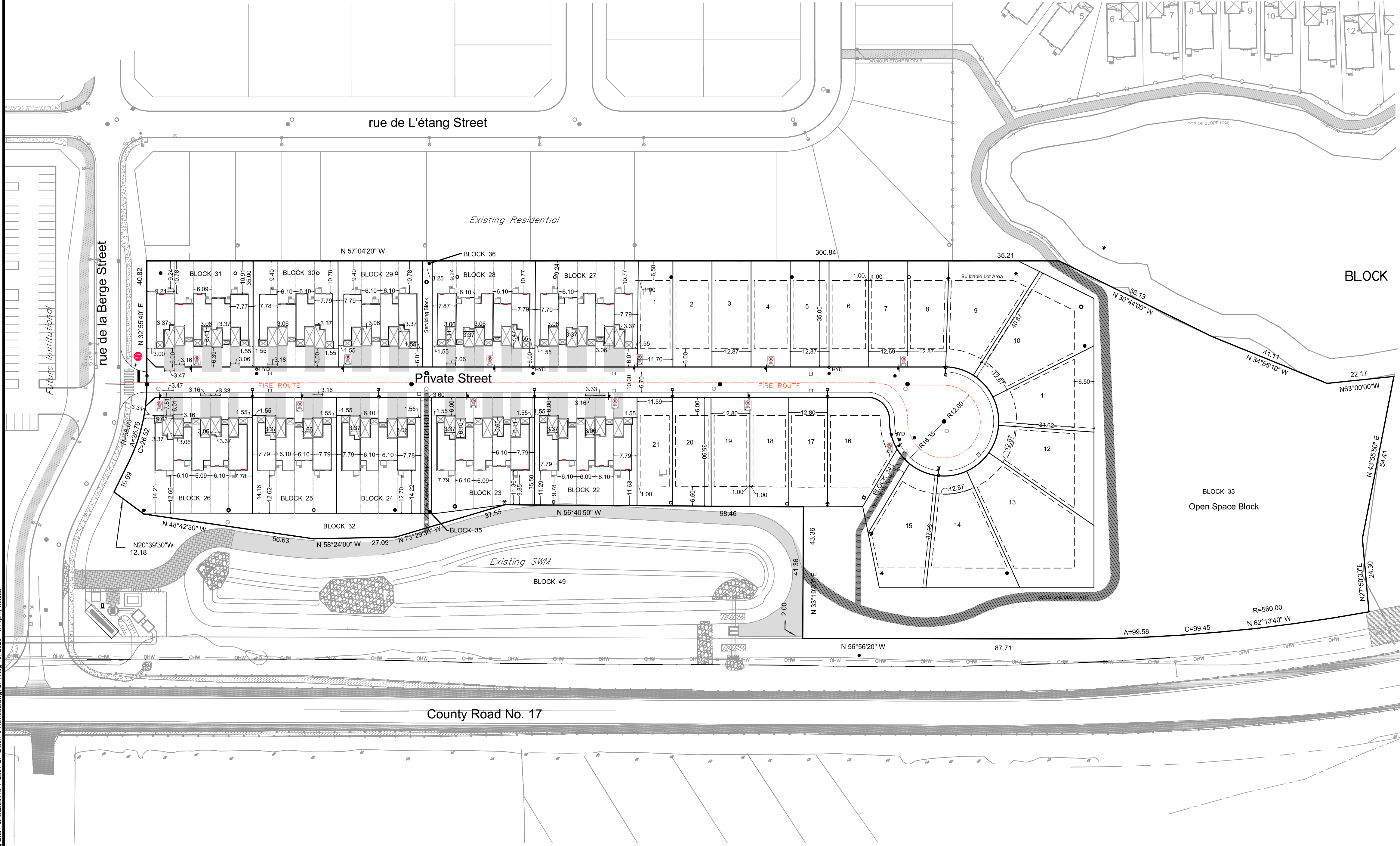
Property Boundary for Townhomes

(To be confirmed through Part Lot Control)

Property Boundary for Townhomes

(To be confirmed through Part Lot Control)

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 48, 50M-323

EQ HOMES

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

1 : 750

2	ISSUED FOR SITE PLAN APPLICATION	AUGUST 14/20	JJ
1	ISSUED FOR COMMENT	MAY 26/20	JJ
No.	REVISION	DATE	BY

NOVATECH

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
AUGUST, 2020

PROJECT No.
112057

DRAWING No.
112057-Block48-SP

August 24, 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 48, Registered Plan 50M-323, City of Clarence-Rockland
Our File No.: 112057**

Novatech has been retained by Riverlands of Rockland Inc. to prepare a planning rationale in support of the enclosed Official Plan amendment, Zoning By-law amendment and Site Plan Control applications for Block 48 of Registered Plan 50M-323. The purpose of the three applications is to accommodate a new development concept that would change the originally-intended land use from industrial to residential. The newly proposed development concept for Block 48 consists of 21 single dwellings and 10 townhouse blocks for a total of 46 townhouse units. The amendments will also maintain approximately 1.1 ha parcel for open space and passive recreational uses.

The lands subject to the enclosed Official Plan and Zoning By-law amendment applications form part of Plan 50M-323 which was registered in 2015. This subdivision was designed to accommodate a range of housing types including single dwellings, townhouses, and low-rise apartment buildings on a variety of lots and blocks for the different housing forms. There are also blocks within the subdivision to support a variety of economic and industrial uses including lands for a business park and for a future school.

The lands subject to the enclosed applications currently remain vacant are approximately 3.9 ha in size with approximately 88m of frontage on De La Berge Street and approximately 186m of frontage along County Road 17. Block 48 is designated *Business Park* on Schedule A of the City of Clarence-Rockland Official Plan and are zoned "General Industrial Special Exception (MG-3)" 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, market demands for industrial and commercial sites as well as demand for residential housing has changed in recent years. As a result, this has left Block 48, which is zoned for a limited range of general industrial uses, undeveloped. Accordingly, in order to respond to these market changes, the proposed Official Plan and Zoning By-law amendments are required to accommodate a mix of residential uses for Block 48 that are compatible

with the existing development of the Clarence Crossing subdivision. The revised development proposal is for a total of 67 residential units, comprising of 21 single dwellings and 46 townhouse dwelling units, all of which will be accessed via a private street. The proposal also includes designating and zoning approximately 1.1 ha of land from Block 48 for conservation and park purposes which will be transferred to the City.

Each of the proposed dwelling units are intended to have freehold ownership and a part lot control application will be filed at a later date to create individual lots. The part lot control applications are anticipated to be filed in a series of phases, with the first application to establish the 21 single dwelling lots, 10 blocks for the townhouses, a pathway block, three servicing blocks and the private street. A subsequent application to create individual lots for the townhouse dwellings would follow. An application for a condominium exemption will also be filed in the future to accommodate a common element condominium for the private street and various proposed Blocks within site for infrastructure services.

As shown on the enclosed Site Plan, the development plan includes a private cul-de-sac street with a 10m right-of-way, which is accessed from De La Berge Street. The width of the paved portion of the street is 6.7m providing adequate access for emergency services. To ensure the fire route for the private street remains clear, 'no parking/fire route' signs are proposed on both sides of the street. The private street has been designed to accommodate municipal waste collection services and snow removal will be made the responsibility of the common element condominium corporation.

The 46 townhouse dwellings are proposed on both the north and south side of the private street and are broken into six 5-unit townhouse rows and four 4-unit townhouse rows that will all be two-storeys in height. Each townhouse dwelling is proposed to have a private driveway accessed from the private street and an attached private garage. Towards the end of the cul-de-sac, 21 single dwellings are proposed which majority of the dwellings back onto a remnant forested area of Block 48. These forested lands are proposed to be dedicated to the City and zoned appropriately for conservation and park purposes on a basis consistent with the abutting Open Space-designated lands that were dedicated to the City as part of the Phase 1 land dedications. Block 33, as shown on the proposed Site Plan, is not included for residential development due to development constraints associated with being adjacent to Clarence Creek.

There is also a proposed pathway connection between the single detached dwellings, shown on the Site Plan as Lot 15 and 16, to provide access from the private street to the pathway proposed on the parklands. This pathway will connect to the passive trail system within the Clarence Crossing subdivision along the watercourse. The pathway connection is also broken into a Block (shown on the site plan as Block 34) that will form part of the common element condominium corporation. The pathway block is also required to connect to municipal services (water) from County Road 17. Furthermore, two servicing blocks are also proposed between townhouse Blocks 23 & 24 and townhouse Block 28 & 29 to connect municipal services (storm sewer) from earlier phases of the Clarence Crossing subdivision to the north. These two blocks will form part of the common element condominium. The servicing block to the south is also proposed to have a 1.5m pathway to connect to the pathway system within the stormwater management pond area (Block 49 of Plan 50M-323). A block for the storm sewer is also proposed between townhouse Blocks 23-26 and the stormwater management block to the south which will be transferred to the City (Block 32). The purpose of this block is to accommodate the storm sewer service.

Official Plan Amendment Application

The subject lands are currently designated *Business Park* and are located within the Urban Area Boundary on Schedule A of the City of Clarence-Rockland Official Plan. The intent of the *Business Park* designation is to attract and permit light industrial, office and corporate head office uses. As the *Business Park* designation does not permit residential uses, the purpose of the proposed Official Plan amendment application to designate Block 48 from *Business Park* to *Medium Density Residential – Special Exception* (see the enclosed Official Plan Amendment Sketch for details regarding the proposed designation lands). The *Medium Density Residential* designation will allow the lands to be developed to a maximum density of 55 units per net hectare and permits multi-residential housing such as townhouse dwellings as proposed by the development concept. A special exception to the *Medium Density Residential* designation is necessary in order to allow single dwellings as an additional permitted use. The proposed amendment for Staff's consideration is provided as follows:

"Section 5.6.3.x Medium Density Residential – exception x

1. Block 48 on Plan 50M-323
Additional permitted use: single dwellings"

It is noted that the amendment would also re-designate all of Block 49 and 50 and a portion of Block 59 on Plan 50M-323 from *Business Park* to *Medium Density Residential – Special Exception*. These Blocks are owned by the City and are used for public infrastructure. The proposed Official Plan amendment Schedule changes relating to the lands that are owned by the City has been discussed with City staff and have been included in the proposed re-designations in order to ensure consistency across land use designations for the overall area.

Basis and Rationale for Official Plan Amendments

As indicated above, Block 48 has remained vacant and there appears to be little demand for business park development at this location. The proposed residential uses of Block 48 are considered to be a more appropriate land use at this location that will respond better to land use efficiency, compatibility, and market demand. Accordingly, the proposed Official Plan amendment to accommodate the new vision for the development of Block 48 is justified on the following basis.

The proposed amendments have been reviewed against the 2020 Provincial Policy Statement (PPS), the United Counties of Prescott and Russell Official Plan and the City of Clarence Rockland Official Plan. With regards to the PPS, it is a policy to focus growth and development towards settlement areas and that land use patterns with settlement areas shall be based on densities and a mix of land uses which efficiently use land, resources and public infrastructure to avoid their unjustified or economic expansion. Further, it is a policy that new development taking place in designated growth areas should occur adjacent to existing built up areas and should have compact urban form, a mix of uses and densities that allow for the efficient use of lands, infrastructure and public service facilities. The proposed development to accommodate residential uses on Block 48 meets the intent of the above-noted policies as the subject lands are located adjacent to existing residential development and have access to full municipal services which can support the proposed development concept. The proposed development also introduces compact building form as it proposes to introduce additional multi-residential housing through townhouse dwellings within the Clarence Crossing Subdivision.

The PPS also states that Planning Authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs by permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents. As described, the proposed amendments would introduce a variety of new housing options that are compatible with the existing residential community of Clarence Crossing. The proposed applications also meet the Counties' and City's goals towards providing affordable housing by enabling a full range of housing types and densities for current and future residents. The proposed development concept provides a means to diversify the housing supply and provides a greater mix of housing options, further contributing to providing affordable housing.

The subject lands are not designated as employment lands in the context of the Counties' Official Plan, nor is the *Business Park* designation identified as being an employment area in the City's Official Plan, despite that many of the *Business Park* uses are considered employment uses as defined by the Provincial Policy Statement. In any event, Section 1.3.2.5 of the PPS indicates that lands within existing employment areas be may be converted to permit non-employment uses provided the lands have not been identified as provincially significant by a provincial plan or as regionally significant by a regional economic development corporation and the following criteria can be met:

- a) there is an identified need for the conversion and the land is not required for employment purposes over the long term;
- b) the proposed uses would not adversely affect the overall viability of the employment area; and
- c) existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.

The change in designation from *Business Park* to *Medium Density Residential* meets the above-noted PPS criteria. Given the location of these lands in the context of the Clarence Crossing subdivision, the lands are not considered to be ideally located for employment use, nor are they suitably-sized to accommodate employment uses. Employment lands would typically be designated where lot size can accommodate larger scale employment uses, and where safe and efficient access can be obtained. Not only is access to Block 48 via the main entrance to the residential Clarence Crossing development, the subject lands are directly adjacent to residential uses within Clarence Crossing subdivision, adjacent to a future school site to the west and future residential areas immediately across Highway 17 to the south. It is considered that Block 48 is better suited to serve a mix of residential uses, given their local context and land use character of the area.

Accordingly, the conversion of the *Business Park* lands to accommodate a mix of residential uses and open space can occur outside of a comprehensive review of the City's Official Plan. As discussed with City staff, the loss of *Business Park* lands at this location will be replaced with an approximately equivalent area of land along Highway 17 in Phase 2 of Clarence Crossing, which is considered to be a more suitable location to accommodate and support the viability of employment uses.

Both the United Counties' and City's Official Plan identify a mix of 70% low density, 20% medium density and 10% high density residential development to meet the housing requirements within the Urban Policy Area. As described, the *Medium Density Residential* designation permits multi-unit residential uses such as townhouses to a maximum density 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

concept includes a total of 67 dwelling units and would have an overall residential density of 24 units per net hectare. Given that the majority of the lands would be of multi-unit housing form, approximately 70% of the units proposed are townhouse dwellings, and developed through site plan control, the proposed *Medium Density Residential Exception* designation is appropriate. The proposed density of 24 units per net hectare is an appropriate density for the scale of development occurring on a private street. The proposed *Medium Density Residential* designation also allows for flexibility to accommodate a higher density of development should there be a change in design to accommodate changing market demands. The proposed amendments will also contribute to providing a variety of housing choice through a mix of singles and townhouse dwellings within this phase of the subdivision. Furthermore, 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.

The City's Plan indicates that no new private roads may be created for development except where approved under an application for a 'common elements agreement' as approved by Council. As described, the proposed development is to occur by a private road and an application for a condominium exemption will be made in the future to accommodate a common element condominium for the private road.

Zoning By-law Amendment Application

Block 48 is currently zoned "General Industrial Special Exception (MG-3)" which permits a variety of light industrial, office and economic development focused uses. The Special Exception zone on the property permits a range of additional retail and service commercial uses in addition to the General Industrial zone uses, but includes a list of uses that are specifically prohibited, on the basis that those uses would not be compatible with neighbouring residential uses. Further, the MG-3 zone does not permit residential uses. Therefore, the purpose of the enclosed zoning by-law amendment application is to bring the zoning into conformity with the proposed Official Plan amendment and to tailor the zone provisions to accommodate the proposed residential development concept. The amendments propose to rezone the lands from "General Industrial Special Exception (MG-3)" to "Residential Third Density Special Exception (R3-x)" and "Open Space (OS)" (see enclosed Zoning By-law Amendment Sketch). For staff's consideration, the text for the proposed exception zones are included in Attachment A to this letter and a summary of the proposed amendments follows.

The proposed "Residential Third Density Special Exception (R3-x)" includes provisions to permit each of the proposed residential dwelling types (single and townhouse dwellings) and their proposed development layout. As each dwelling will be divided into individual freehold lots through a subsequent part lot control application, the proposed residential zone includes provisions to address the various lot area and lot frontages required for each dwelling type. The standards proposed with regards to the lot area and frontage for the single detached dwellings are similar to the standards applied for single dwellings in earlier phases of the Clarence Crossing subdivision to ensure consistency of the development layout. Similarly, an interior yard setback of 1.2m is proposed for the townhouse dwellings which is consistent with the standards applied to in earlier phases for townhouse developments. A rear yard setback of 6.5 m is also proposed for single detached dwellings to accommodate housing models similar to earlier phases of the subdivision to provide consistency in development form.

Furthermore, additional provisions include proposing to reduce the minimum dimensions of a parking spaces provided in a private garage. A proposed width of 2.7m and length of 5.6m for a parking space provided within a private garage is being requested to ensure each dwelling unit will be able

to provide the minimum requirement of two parking spaces per dwelling unit. This will allow one parking space to be provided in the private garage and the other within the driveway. This will further ensure parking can be accommodated on each individual lot and reduce parking spill over onto the private street. Note that as shown on the enclosed Site Plan, the dimensions of the private garage parking spaces exceed the proposed dimensions. The amendment also requests that Section 5.7 h) of the Zoning By-law not apply to this development with regards to driveway locations and the intersection of street lines. The driveway locations proposed for the townhouse dwelling are located outside of the 3 m sight triangles adjacent to Du La Berge Street and are not located within an exterior yard.

An Open Space (OS) zone is proposed for the proposed vacant parcel that will include the noise berm and forested area adjacent to Clarence Creek as well as the servicing block to be transferred to the City (shown as Block 32 on the Site Plan). For consistency, the Open Space (OS) zone is also proposed for Block 49 and 50 of Plan 50M-323 which are currently developed with municipal infrastructure including the stormwater management pond for the overall subdivision. The Open Space (OS) zone permits conservation use, parks and stormwater management facilities which are proposed as part of the development concept plan.

The proposed zoning by-law amendments meet the intent of the proposed Official Plan designations and will provide a range of housing types on a private street.

Site Plan Control Application

As required by Official Plan 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 for the proposed residential development.

As described earlier, the proposed development is to be accommodated on a private street. The private street has been designed to accommodate municipal requirements for municipal garbage collections services. Snow removal is proposed to occur through private removal and will be address in the common elements condominium application. Further, the width of the private street and turning radius provided can accommodate emergency vehicles. Landscaping features, such as trees within the private right of way and a 1.5m landscaping buffer along De La Berge Street is provided to enhance the streetscape as shown on the Landscape Plan.

Both townhouse and single dwellings are proposed on the north and south side of the private street. Each dwelling will be provided access by a private driveway and will have an attached private garage. The Site Plan notes the proposed location for each of the 10 townhouse blocks and only identifies the building envelopes noting the setback requirements for the single dwellings. The location of the single detached dwellings are not shown on the Site Plan as individual units for each lot are not known at this time and are subject to change based on purchaser preference.

As the proposed development changes the land use from industrial to residential and is also adjacent to the County Road 17, a Traffic Impact Study (TIS) is included in the submission package. The TIS provides an update to the 2013 TIS prepared by Novatech when the subdivision was first approved.

The subject property is located adjacent to County Road 17, as such noise fencing of 2.1m in height and a berm are proposed along the rear of the properties that are on the south side of the private street.

In support of the official plan, zoning by-law amendment and site plan control applications the following drawings and reports have been prepared:

- Official Plan Amendment Sketch prepared by Novatech;
- Zoning By-law Amendment Sketch prepared by Novatech;
- Site Plan prepared by Novatech;
- Erosion and Sediment Control Plan prepared by Novatech;
- Notes and Details prepared by Novatech;
- General Plan of Services prepared by Novatech;
- Plan and Profile drawings prepared by Novatech;
- Grading Plan prepared by Novatech;
- Cross Sections prepared by Novatech;
- Sanitary Drainage Area Plan prepared by Novatech;
- Storm Drainage Area Plan prepared by Novatech;
- Composite Utility Plan prepared by Novatech;
- Street Lighting Plan prepared by Novatech;
- Lighting Level Plan prepared by Novatech;
- Block 48 Details prepared by Novatech;
- Landscape Plan prepared by Novatech;
- Geotechnical and Hydrogeological Investigation prepared by GEMTEC;
- Noise Study prepared by Novatech;
- Traffic Impact Study prepared by Novatech; and
- Detailed Site Servicing and Stormwater Management Report prepared by Novatech.

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, RPP, MCIP
Planner

cc: Evan Garfinkel, Regional Group

Attachment A: Proposed R3-Special Exception Zone

"R3-X Part of Block 48, 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) Single Detached Dwelling

- Lot Area Minimum 400 m²
- Lot Frontage Minimum 11 m
- Front Yard Minimum 6 m
- Rear Yard Minimum 6.5 m
- Interior Yard Minimum 1 m
- Exterior Yard Minimum 3 m
- Dwelling Unit Area Minimum 85 m²
- Maximum Building Height 11.5 m

b) Townhouse Dwelling

- Lot Area Minimum 185 m² per dwelling unit
- Lot Frontage Minimum 5.5 m per dwelling unit
- Front Yard Minimum 6 m
- Rear Yard Minimum 7.5 m
- Interior Yard Minimum 1.2 m
- Exterior Yard Minimum 3 m
- Minimum Landscaping Coverage 30%
- Maximum Building Height 12 m

Additional Provisions:

- 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.
- That Section 5.7 h) shall not apply"



**AMENDEMENT NUMÉRO 17 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**

Octobre 2020

**AMENDMENT NUMBER 17 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**

October 2020

**AMENDEMENT NUMÉRO 17 AU PLAN OFFICIEL DE L’AIRE URBAINE
DE LA CITÉ DE CLARENCE-ROCKLAND**

TABLE DES MATIÈRES

CONTENU	PAGE
Partie A – Le préambule	5
But.....	5
Terrain affecté.....	5
Mise en contexte	5
 Partie B – L’amendement	 6
Déclaration préliminaire	6
Détails de l’amendement.....	6
L’exécution et l’interprétation	6
Cédule A	9
 Partie C – Les annexes.....	 10
Annexe I : Extrait de la carte de la Cité de Clarence-Rockland montrant les terrains affectés	
Annexe II : Avis de la réunion publique	
Annexe III : Sommaire de consultation publique	

AMENDMENT NO. 17 TO THE OFFICIAL PLAN OF THE
URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND

TABLE OF CONTENTS

STATEMENTS OF CONTENTS	PAGE
Part A - The Preamble	7
Purpose.....	7
Land Affected	7
Basis	7
Part B - The Amendment	8
Introductory Statement.....	8
Details of the Amendment	8
Implementation and Interpretation.....	8
Schedule A	9
Part C - The Appendices	11
Appendix I: Excerpt of City of Clarence-Rockland Base Map showing affected lands	
Appendix II: Notice of Public Meeting	
Appendix III: Summary of Public Consultation	

**AMENDEMENT NUMÉRO 17
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. 17 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 17
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. 17 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 isolées et des maisons en rangée sur le terrain visé.

Terrain affecté

Le terrain en question est décrit comme étant les Blocs 48, 49, 50 et une partie du Bloc 59 sur le Plan 50M-323, situé au nord du Chemin de comté 17 et ayant façade sur la rue de la Berge. (Cédule « A »).

Mise en contexte

La propriété décrite comme étant les Blocs 48, 49, 50 et une partie du Bloc 59 sur le Plan 50M-323, est actuellement inscrite sous l'affectation des sols « *Parc d'affaires* ».

La demande de modification consiste à modifier l'affectation des sols de « *Parc d'affaires* » à « *Résidentielle à moyenne densité – exception 6* » ainsi que d'ajouter une politique d'exception spéciale 5.6.3.8, « exception 6 », afin de permettre des habitations isolées sur le bloc 48 du terrain visé, dans l'affectation des sols « *Résidentielle à moyenne densité* ». L'affectation du sol « *Résidentielle à Moyenne densité* » permettra le terrain à être développé à un maximum de 55 unités par hectare net et permet des utilisations multi-résidentielles tel que des habitations en rangée comme ce qui est proposé par le concept de développement. Une exception spéciale à l'affectation du sol « *Résidentielle à moyenne densité* » est nécessaire afin de permettre des habitations isolées comme utilisation additionnelle permise.

L'amendement redésignera tout le bloc 49 et le bloc 50 et une partie du bloc 59 sur le plan 50M-323 de « *Parc d'affaires* » à « *Résidentielle à moyenne densité – exception 6* ». Ces blocs sont appartenus par la Cité et sont utilisés pour des infrastructures publiques.

Depuis l'approbation du plan de lotissement en 2015, le bloc 48 est demeuré vacant et il ne paraît pas avoir de demande pour un développement de parc d'affaires à cet endroit. Les utilisations résidentielles du bloc 48 sont considérées une utilisation plus appropriée à cet emplacement, qui répondra mieux à l'efficacité, la compatibilité, et les demandes du marché.

La Déclaration de principes provinciale (DPP) concentre le développement et la croissance envers les zones de peuplement et exige que la gestion et orientation de l'utilisation du sol dans les zones de peuplement sera basé sur une diversité de densités et d'utilisations qui utilisent le sol, les ressources, et les infrastructures publiques de façon efficiente, afin d'éviter l'expansion injustifié ou coûteuse. De plus, c'est une politique que le nouveau développement ayant lieu dans des zones désignés pour la croissance devrait être situé adjacent à des zones bâties et devrait avoir une forme

compacte et une diversité d'utilisations et de densités, ce qui permet une utilisation efficace du territoire, de l'infrastructure et des installations de services publics.

Les terrains sujet à l'amendement ne sont pas désignés comme zone d'emploi dans le contexte du Plan officiel des Comtés unis, et la désignation « *Parc d'affaires* » n'est pas considéré une zone d'emploi selon le Plan officiel de la Cité, même si d'après les définitions dans la Déclaration de principes provinciale, plusieurs des utilisations de la désignation « *Parc d'affaires* » sont des utilisations de zone d'emploi. L'article 1.3.2.5 de la DPP indique que les terrains situés dans de zones d'emploi existantes peuvent être convertis afin de permettre des utilisations autres que les utilisations de zone d'emploi pourvu que : les terrains n'ont pas été identifiés comme ayant importance provinciale par un plan provincial ou comme ayant importance régional par un plan régional de développement économique, qu'il y a un besoin identifié pour la conversion, que le terrain n'est pas requis pour des fins d'emploi à long terme, que les utilisations proposés ne nuiront pas à la viabilité de la zone d'emploi, et que les infrastructures existantes ou planifiés et les installations de services publics sont suffisants pour accommoder les utilisations proposés.

Le concept de développement contribue à fournir une variété de choix de logements avec un mélange de maisons unifamiliales et maisons en rangée dans cette phase du lotissement. De plus, le développement permet une forme compacte et utilise les services existants municipaux afin de soutenir le développement qui est en conformité avec le Plan officiel de la Cité.

Une étude de circulation et une étude de bruit ont été complétés afin d'appuyer cet amendement. L'étude détaillé de bruit comprend des recommandations pour des mesures d'atténuation afin d'adresser les impacts prévus de bruit sur les propriétés résidentiels proposés. Plusieurs mesures peuvent être utilisés en construisant les maisons afin de réduire les impacts du bruit causé par le Chemin de Comté 17. En plus, il est recommandé d'inclure des clauses d'avertissement sur les titres des futurs propriétés résidentiels. Une barrière est proposée le long des cours en arrière des propriétés résidentiels proposés sur le côté sud de la rue privée.

L'étude de circulation soumise pour appuyer cet amendement indique que sous les conditions existantes, l'infrastructure actuel est suffisante. Par 2023, les niveaux de circulation prévus demanderont le réaligement de la rue Laurier jusqu'à l'intersection du Chemin de Comté 17 et la rue de la Berge et l'installation de feux de circulation à cette intersection. Par 2028, la signalisation et réaligement de l'intersection est requis avec ou sans la circulation additionnelle créé par le développement proposé.

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° 17 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. L'Annexe « A » - Affectations du sol et Contraintes du Plan officiel est par la présente modifiée en redésignant le terrain décrit comme étant les blocs 48, 49, 50 et une partie du bloc 59 sur le Plan 50M-323, « *Résidentielle à moyenne densité – exception 6* ».
2. Ajouter l'article 5.6.3.8 qui se lit comme suit :
 - « 5.6.3.8 – *Résidentielle à moyenne densité – exception 6*
 1. *Bloc 48 sur le Plan 50M-323**Utilisation additionnelle permise : habitations isolées. »*

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 detached dwellings and townhouses on the subject property.

Land affected

The subject land is described as Blocks 48, 49, 50 and part of Block 59 on Plan 50M-323. (Schedule A) located to the north of County Road 17 and having frontage on De la Berge Street.

Basis

The property described as Blocks 48, 49, 50 and part of Block 59 on Plan 50M-323 is currently designated "*Business Park*".

The amendment consists of changing the land use designation of the subject property from "*Business Park*" to "*Medium Density Residential – Exception 6*" as well as adding a special exception policy 5.6.3.8, "Exception 6", in order to permit detached dwellings on Block 48 of the subject property, within the land use designation "*Medium Density Residential*". The "*Medium Density Residential*" designation will allow the lands to be developed to a maximum density of 55 units per net hectare and permits multi-residential housing such as townhouse dwellings as proposed by the development concept. A special exception to the "*Medium Density Residential*" designation is necessary in order to allow single dwellings as an additional permitted use.

The amendment would also re-designate all of Block 49 and 50 and a portion of Block 59 on Plan 50M-323 from "*Business Park*" to "*Medium Density Residential – Exception 6*". These Blocks are owned by the City and are used for public infrastructure.

Since the approval of the plan of subdivision in 2015, Block 48 has remained vacant and there appears to be little demand for business park development at this location. The residential uses of Block 48 are considered to be a more appropriate land use at this location that will respond better to land use efficiency, compatibility, and market demand.

The 2020 Provincial Policy Statement (PPS) focuses growth and development towards settlement areas and requires that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, resources and public infrastructure to avoid their unjustified or uneconomical expansion. Further, it is a policy that new development taking place in designated growth areas should occur adjacent to existing built up areas and should have compact urban form, a mix of uses and densities that allow for the efficient use of lands, infrastructure and public service facilities.

The subject lands are not designated as employment lands in the context of the Counties' Official Plan, nor is the *Business Park* designation identified as being an employment area in the City's Official Plan, despite that many of the *Business Park* uses are considered employment uses as defined by the Provincial Policy Statement. Section 1.3.2.5 of the PPS indicates that lands within existing employment areas may be converted to permit non-employment uses provided the lands have not been identified as provincially significant by a provincial plan or as regionally significant by a regional economic development corporation and that there is an identified need for the conversion and the land is not required for employment purposes over the long term; the proposed uses would not adversely affect the overall viability of the employment area; and existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.

The development concept contributes to providing a variety of housing choice through a mix of singles and townhouse dwellings within this phase of the subdivision. Furthermore, the development allows for a compact building form and utilizes existing municipal services to support the development which is consistent with policies of the City's Official Plan.

In support of this amendment, a Traffic Impact Study and a Noise Study were completed. The detailed noise study includes recommendations for attenuation measures to address the predicted noise impacts on the proposed residential properties. A number of measures can be taken in the construction of the proposed housing in order to reduce the impacts of noise generated by County Road 17. Furthermore, warning clauses are recommended to be registered on title of the future residential properties. A noise barrier is proposed to be constructed in the rear yards of the proposed residential lots on the south side of the private street.

The traffic study submitted in support of this amendment indicates that under existing traffic conditions, the current infrastructure is sufficient. By 2023, predicted traffic levels will warrant realignment of Laurier Street to the intersection of County Road 17 and De la Berge Street and signalization of this intersection. By 2028, signalization and realignment of this intersection is required with or without the additional traffic which will be generated by this proposed development.

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. 17 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. Schedule “A” – Land Use and Constraints of the Official Plan is hereby amended by re-designating certain lands described as Block 48 on Plan 50M-323, “*Medium Density Residential*”.
2. Add section 5.6.3.8 which reads as follows:

“5.6.3.8 – *Medium density residential – exception 6*

1. *Block 48 on Plan 50M-323*

Additional permitted use: 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 »



PARTIE C – ANNEXES

Les annexes énumérées plus bas ne font pas parties de l'Amendement n° 17 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.

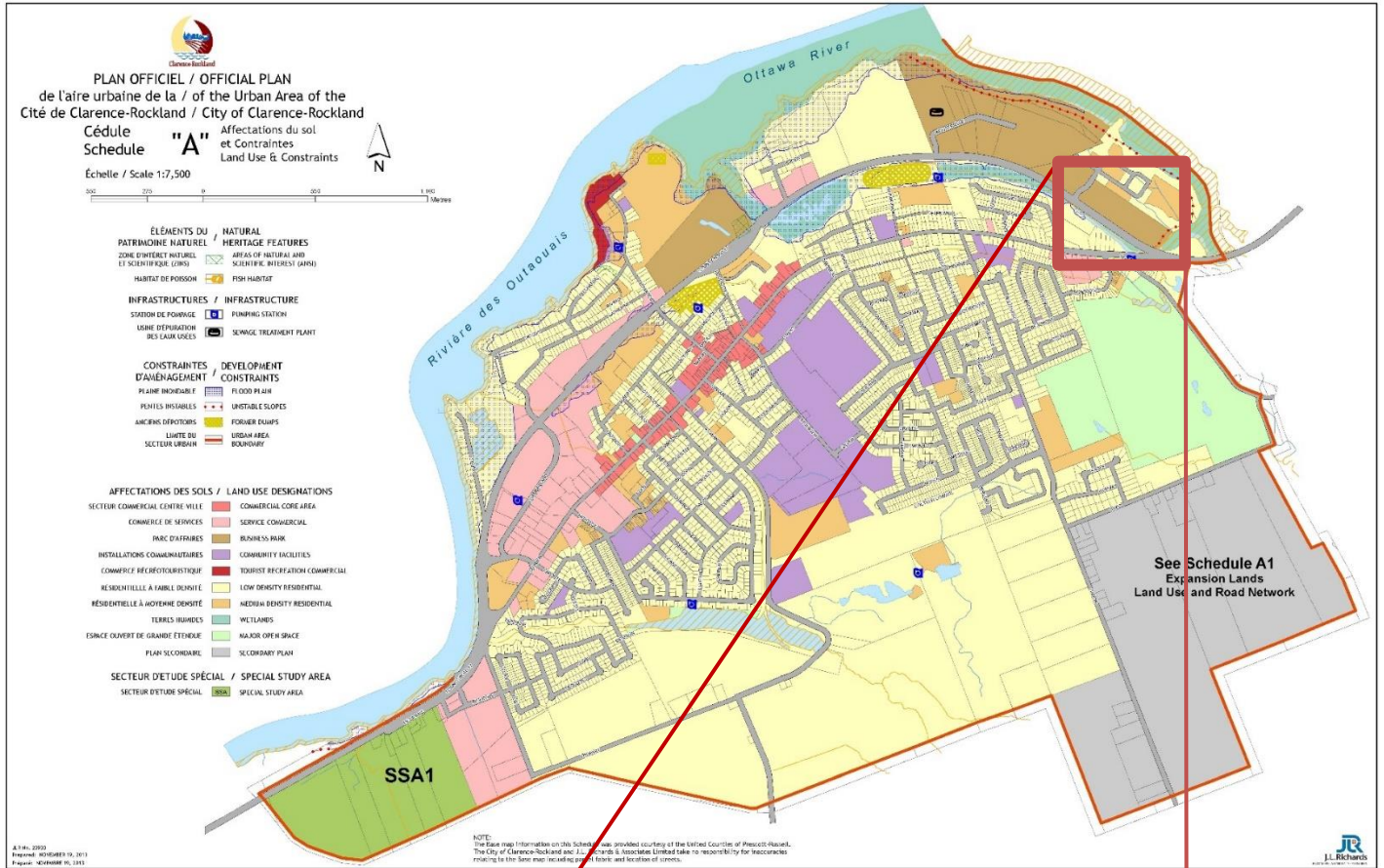
ANNEXE I	EXTRAIT DE LA CARTE DE LA CITÉ DE CLARENCE-ROCKLAND DÉMONTRANT LE TERRAIN AFFECTÉ
ANNEXE II	AVIS DE LA RÉUNION PUBLIQUE
ANNEXE III	SOMMAIRE DE CONSULTATION PUBLIQUE

PART C - APPENDICES

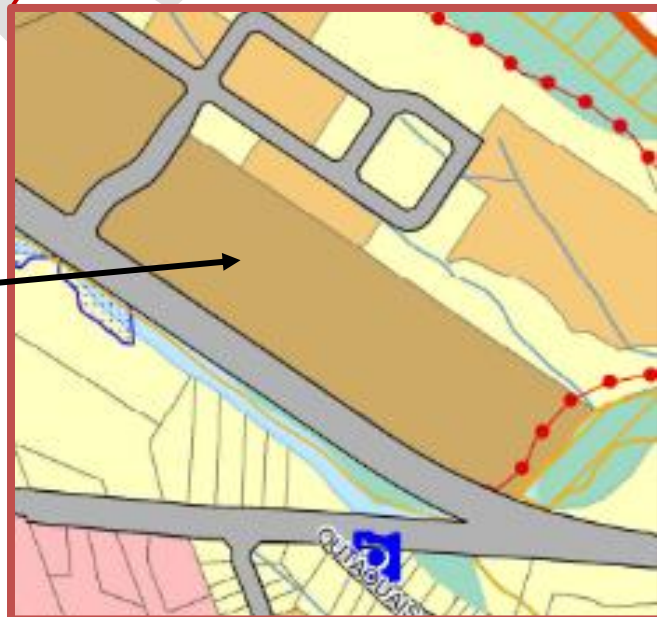
The following Appendices do not constitute part of Amendment No. 17 to the Official Plan of the Urban Area of the City of Clarence-Rockland but are included as information supporting the document and public's comments.

APPENDIX I	EXCERPT OF CITY OF CLARENCE-ROCKLAND BASE MAP SHOWING AFFECTED LAND
APPENDIX II	NOTICE OF PUBLIC MEETING
APPENDIX III	PUBLIC CONSULTATION SUMMARY

ANNEXE I / APPENDIX I



Subject land
Terrain visé



ANNEXE II / APPENDIX II

NOTICE OF ACKNOWLEDGEMENT OF COMPLETED APPLICATIONS – 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

TAKE NOTICE that the City of Clarence-Rockland has received complete applications for an amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland By-law No. 2013-147 and an amendment to the City of Clarence-Rockland Zoning By-law No. 2016-10.

TAKE NOTICE the Corporation of the City of Clarence-Rockland will hold a **virtual public meeting on ZOOM, on the 7th day of October 2020, at 7:00 p.m.** to consider a proposed amendment (File No. D-09-94) 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-14-541) to the City of Clarence-Rockland Zoning By-law No. 2016-10, under Sections 17 and 34 of the *Planning Act*, R.S.O. 1990, as amended. The affected property is described as Blocks 48, 49, 50 and part of Block 59 on Plan 50M-323, located to the north of County Road 17 with access to De la Berge Street in Rockland. There is a related application for Site Plan Control (File No. D-11-307).

THE PROPOSED OFFICIAL PLAN AMENDMENT would change the land use designation from *Business Park* to *Medium Density Residential – exception 6* and would also add special exception policy to the policies for the *Medium Density Residential* designation in order to permit detached dwellings.

THE PROPOSED ZONING BY-LAW AMENDMENT would change the zoning category of the subject property from “General Industrial – Exception 3 (MG-3) Zone” to “Urban Residential Third Density – Exception 22 (R3-22) Zone” and “Parks and Open Space (OS) Zone”, in order to permit detached dwellings and townhouse dwellings.

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 21 single dwellings and 10 townhouse blocks for a total of 46 townhouse units with access on a private road. Approximately 1.1 ha of open space will be maintained.

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.

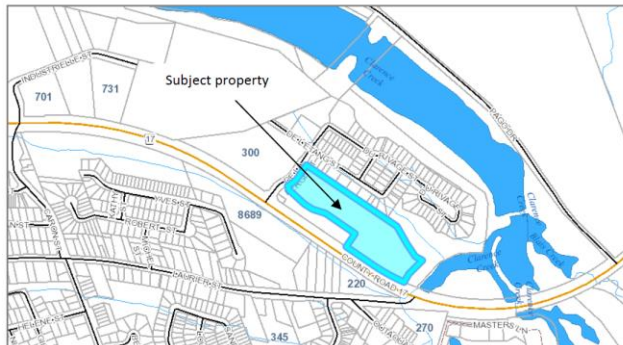
IF A PERSON or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Clarence-Rockland before the by-laws are passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal 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/clarencerockland/.

Claire Lemay, Senior Planner
1560 Laurier Street, Rockland, Ontario K4K 1P7
Tel: (613) 446-6022, ext: 2267
clemay@clarence-rockland.com

Dated at the City of Clarence-Rockland, this 2nd day of September 2020.



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

**AVIS DE RÉCEPTION DE DEMANDES COMPLÈTES –
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 EST DONNÉ QUE la Cité de Clarence-Rockland a reçu une demande de modification au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland Règlement n° 2013-147 et une demande de modification au Règlement de zonage n° 2016-10 de la Cité de Clarence-Rockland.

AVIS EST DONNÉ QUE la Corporation de la Cité de Clarence-Rockland tiendra une **réunion publique virtuellement sur ZOOM le 7^e jour d'octobre 2020, à 19h00**, afin de considérer une demande de modification (Dossier n° D-09-94) au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland et une demande de modification (Dossier n° D-14-541) au Règlement de zonage n° 2016-10 de la Cité de Clarence-Rockland conformément aux articles 17 et 34 de la *Loi sur l'aménagement du territoire*, L.R.O. 1990, dans sa forme modifiée. La propriété concernée est décrite comme étant les blocs 48, 49, 50 et une partie du bloc 59 sur le Plan 50M-323, située au nord du Chemin de Comté 17 avec accès sur la rue de la Berge. Une demande simultanée d'approbation de Plan d'implantation fut soumise (Dossier n° D-11-307).

LA PROPOSITION DE MODIFICATION AU PLAN OFFICIEL aura pour effet de modifier l'affectation du sol de la propriété visée de *Parc d'affaires à Résidentielle de moyenne densité – exception 6* ainsi que d'ajouter une politique d'exception spéciale pour l'affectation du sol *Résidentielle de moyenne densité* afin de permettre des habitations isolées.

LA PROPOSITION DE MODIFICATION AU RÈGLEMENT DE ZONAGE aura pour effet de modifier le zonage de la propriété visée de « *Zone d'industrie générale – Exception 3 (MG-3)* » à « *Zone résidentielle de densité 3 – exception 22 (R3-22)* » et « *Zone de parcs et espaces verts (OS)* » afin de permettre des habitations isolées et des maisons en rangées.

SI LES PROPOSITIONS DE MODIFICATION AU PLAN OFFICIEL ET AU RÈGLEMENT DE ZONAGE sont adoptées, le développeur a l'intention de construire 21 maisons détachées et 10 blocs de maisons en rangées pour un total de 46 unités de maisons en rangées, avec accès sur une rue privée. Environ 1,1 ha d'espace vert sera maintenu.

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.

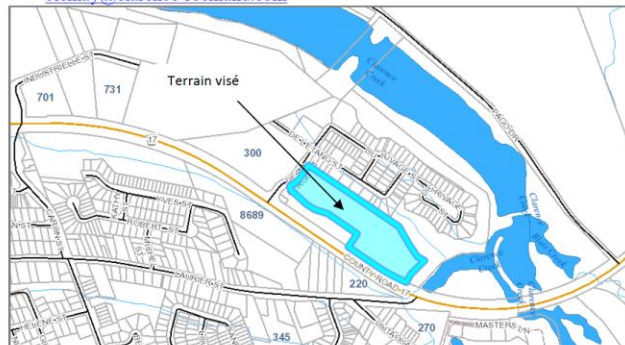
SI APPLICABLE, le propriétaire d'un terrain comptant sept unités d'habitation ou plus doit afficher l'avis à un endroit à la vue de tous les résidents.

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/clarencerockland/.

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 2^{ème} jour de septembre 2020**

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



ANNEXE III / APPENDIX III

Sommaire de consultation publique

1. Un avis fut installé sur le site le 2 septembre 2020.
2. Un avis papier fut envoyé par la poste aux propriétaires de tous terrains dans un rayon de 120m des terrains visés le 2 septembre 2020.
3. Une réunion publique du Comité d'aménagement du territoire a eu lieu le 7 octobre 2020 pour recueillir les commentaires de la population.
4. Soumissions écrites reçu par la Cité de Clarence-Rockland :
5. Soumissions orales faite lors de la réunion publique le 7 octobre 2020 :

Public Consultation Summary

1. A notice was posted on the site on September 2nd, 2020.
2. A paper notice was mailed to property owners of all properties within a 120m radius of the subject properties on September 2nd, 2020.
3. A public meeting of the Planning Committee was held on the 7th of October, 2020.
4. Written submissions received by the City of Clarence-Rockland:
5. Oral submissions made during the public meeting on October 7, 2020:

RÈGLEMENT DE ZONAGE N° 2020-XX

Amendant le Règlement de zonage n° 2016-10

Corporation de la Cité de Clarence-Rockland

Blocs 48, 49, et 50 sur le Plan 50M-323
Rue de la Berge

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

Blocks 48, 49, and 50 on Plan 50M-323
De la Berge 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 : Les blocs 48, 49, et 50 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 : La cédule « B » du Règlement de zonage n° 2016-10, est par la présente amendée en modifiant la catégorie de zonage d'une partie du bloc 48 sur le plan 50M-323 de « *Zone d'industrie générale – exception 3 (MG-3)* » à « *Zone résidentielle urbaine de densité 3 – exception 22 (R3-22)* » et en modifiant la catégorie de zonage d'une partie du bloc 48 et les blocs 49 et 50 de « *Zone d'industrie générale – exception 3 (MG-3)* » à « *Zone de parcs et espaces verts (OS)* », tel qu'identifiée à la cédule « A » ci-jointe, et faisant partie intégrante du présent règlement.

Article 3 : L'article 6.4.3 (v) est par la présente modifiée pour lire comme suit :

« (v) R3-22, Partie du Bloc 48, Plan 50M-323

Nonobstant toute disposition contraire en vertu du présent Règlement, les terrains zonés R3-22 doivent être utilisés conformément aux dispositions ci-après :

a) Utilisation additionnelle permise : habitations isolées

b) Dispositions pour habitations isolées :

- | | |
|--------------------------------------|--------------------|
| - Superficie de lot minimum : | 380 m ² |
| - Façade de lot minimum : | 10 m |
| - Cour avant minimum : | 6 m |
| - Cour arrière minimum : | 6,5 m |
| - Cour latérale intérieure minimum : | 1 m |
| - Cour latérale extérieure minimum : | 3 m |
| - Superficie de logement minimum : | 85 m ² |
| - Hauteur maximum des bâtiments : | 11,5 m |

c) Dispositions pour habitations en rangées:

- Superficie de lot minimum : 185 m² par unité de logement
- Façade de lot minimum : 5,5 m par unité de logement
- Cour avant minimum : 6 m
- Cour arrière minimum : 7,5 m
- Cour latérale intérieure minimum : 1,2 m
- Cour latérale extérieure minimum : 3 m
- Surface de recouvrement paysager minimum : 30%
- Hauteur maximum des bâtiments : 12 m

Dispositions additionnelles :

- Dimensions minimales d'un espace de stationnement situé dans un garage privé: 5,6m de longueur par 2,7m de largeur.
- L'article 5.7 h) ne s'applique pas. »

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 2^{IÈME} JOUR DE NOVEMBRE 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 Blocks 48, 49 and 50 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: Map "B" of Zoning By-Law No. 2016-10 is hereby amended by changing the zoning category of Part of Block 48 on Plan 50M-323 from "*General Industrial – Exception 3 (MG-3) Zone*" to "*Urban Residential Third Density – Exception 22 (R3-22) Zone*" and by changing the zoning category of Part of Block 48 and Blocks 49 and 50 from "*General Industrial – Exception 3 (MG-3) Zone*" to "*Parks and Open Space (OS) Zone*" as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.

Section 3: Section 6.4.3 (v) of the Zoning By-law No. 2016-10 is hereby amended to read as follows:

"(v) R3-22 Part of Block 48, Plan 50M-323

Notwithstanding the provisions of this By-law to the contrary, the lands zoned R3-22 shall be used in accordance with the following provision(s):

a) Additional permitted use: Detached Dwellings

b) Provisions for Detached Dwellings

- | | |
|-------------------------------|--------------------|
| - Minimum lot area: | 380 m ² |
| - Minimum lot frontage: | 10 m |
| - Minimum front yard: | 6 m |
| - Minimum rear yard: | 6.5 m |
| - Minimum interior side yard: | 1 m |
| - Minimum exterior side yard: | 3 m |
| - Minimum dwelling unit area: | 85 m ² |
| - Maximum building height: | 11.5 m |

b) Provisions for Townhouse Dwellings

- Minimum lot area: 185 m² per dwelling unit
- Minimum lot frontage: 5.5 m per dwelling unit
- Minimum front yard: 6 m
- Minimum rear yard: 7.5 m
- Minimum interior side yard: 1.2 m
- Minimum exterior side yard: 3 m
- Minimum Landscaping Coverage: 30%
- Maximum building height: 12 m

Additional Provisions:

- 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.
- Section 5.7 h) shall not apply."

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 2ND DAY OF NOVEMBER 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 les blocs 48, 49, et 50 sur le plan 50M-323 au nord du Chemin de Comté 17 et ayant façade sur la rue de la Berge.

La modification a pour objet de modifier la catégorie de zonage du terrain visé de « *Zone d'industrie générale – Exception 3 (MG-3)* » à « *Zone résidentielle de densité 3 – exception 22 (R3-22)* » et à « *Zone de parcs et espaces verts (OS)* », afin de permettre des habitations isolées et des maisons en rangées avec des dispositions particulières.

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

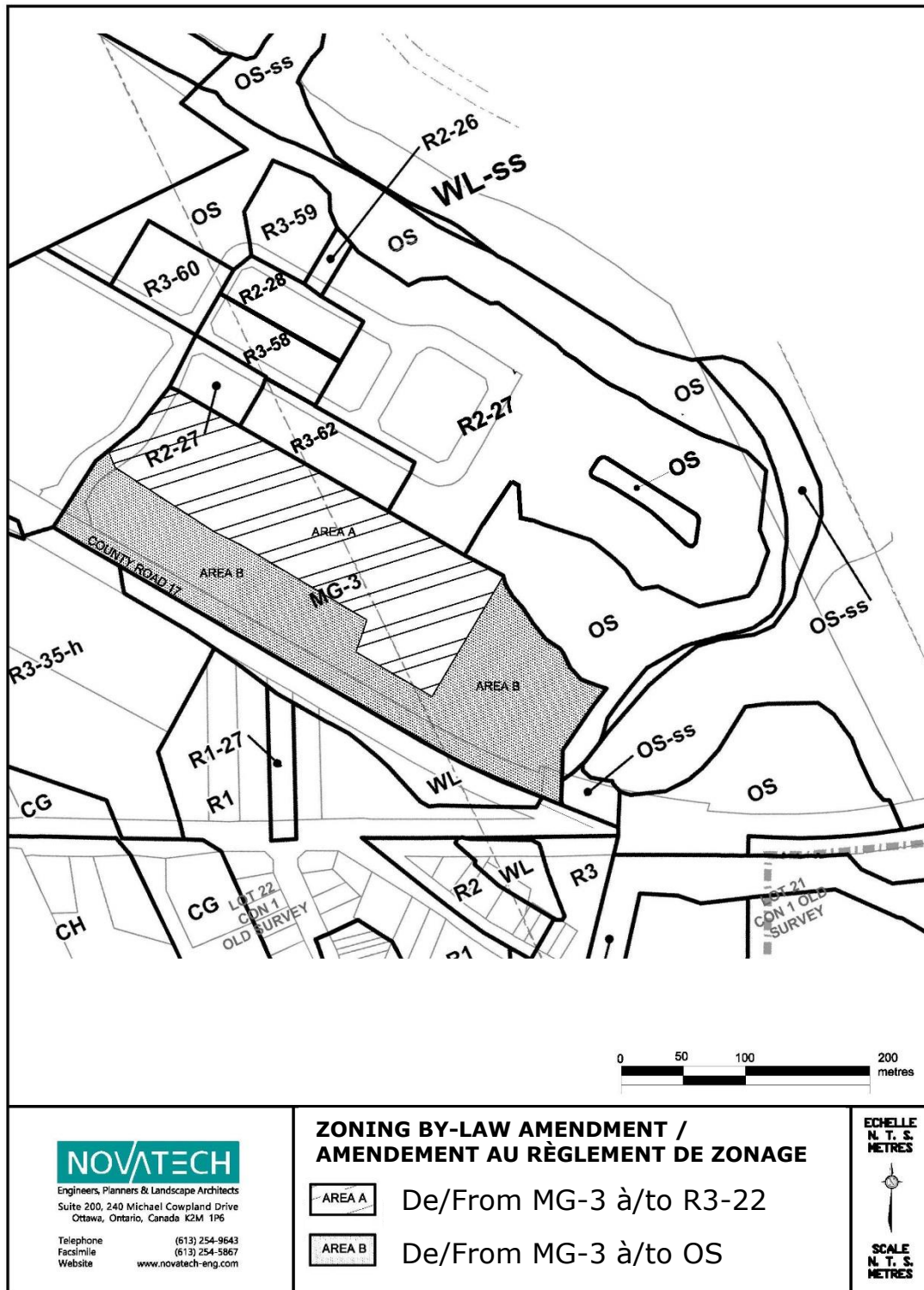
Purpose and Effect of By-Law

The property affected by this amendment to Zoning By-Law No. 2016-10 is described as Blocks 48, 49, and 50 on Plan 50M-323 north of County Road 17 and having frontage on De la Berge Street.

The purpose of the amendment is to change zoning category of the subject property from "*General Industrial – Exception 3 (MG-3) Zone*" to "*Urban Residential Third Density – Exception 22 (R3-22) Zone*" and to "*Parks and Open Space (OS) Zone*" in order to permit detached dwellings and townhouse dwellings with site-specific provisions.

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"





Via E-mail (clemay@clarence-rockland.com)

September 30, 2020

The City of Clarence-Rockland
1560 rue Laurier Street
Rockland, ON
K4K 1P7

**Re: Proposed Amendment to the Official Plan and Zoning By-law
File Numbers: D-14-541 and D-09-94
Blocks 48, 49, 50, and Part of Block 59 on Plan 50M-323
Concession 1, Lot 21, Clarence Township**

Dear Ms. Belanger,

South Nation Conservation (SNC) received and reviewed the proposed amendments to the Official Plan and Zoning By-law to permit residential development.

It is understood that the proposed amendment would change the land use designation from *Business Park* to *Medium Density Residential – Exception 6*, and would re-zone the property from *General Industrial – Exception 3 (MG-3) Zone* to *Urban Residential Third Density – Exception 22 (R3-22) Zone* and *Open Space (OS) Zone*.

These blocks are within the Clarence Crossing subdivision (Plan 50M-323) which was registered in 2015.

SNC offers the following comments after considering the environmental impacts of the proposed zoning by-law amendment on the local environment, as outlined under Sections 2.1 (Natural Heritage), and 3.1 (Natural Hazards) of the Provincial Policy Statement (May 2020), issued under Section 3 of the *Planning Act*.

Natural Heritage Features and Natural Hazards

Fish Habitat and Provincial Significant Wetlands

This development is located within 120 metres of Clarence Creek identified as fish habitat and within 120 metres of the Rockland Marsh Provincially Significant Wetland (PSW). We note that SNC accepted the findings of the Natural Heritage Assessment in our review of August 27, 2014. A subsequent addendum was reviewed and accepted as well. The report and addendum were included in the subdivision agreement; Schedule G.

The original zoning for this area would have permitted light industrial and office uses. The proposed residential uses are comparatively a better fit for the ecologically sensitivity of the area.



We also note that 1 hectare of forested lands on Block 48 are now proposed to be dedicated to the City and zoned appropriately for conservation and park purposes (in addition to previous lands that were dedicated to the City as part of the Phase 1). SNC supports this public land acquisition and the creation of public greenspace and water access within the urban boundary.

It is difficult to tell the distance of the proposed lots 9-13; should any development (buildings, grading, fill placement, etc.) be proposed within 120 m of the Rockland Marsh permits from SNC will be required (including the creation of recreational pathways). We note previous correspondence on the location of a pathway relative to appropriate geotechnical setbacks.

We note that Block 33, as shown on the proposed Site Plan, is not proposed for residential development due to development constraints associated with being adjacent to Clarence Creek.

Related Application: Site Plan Control

We note that a Site Plan Control Application was submitted which included a Detailed Site Servicing and Stormwater Management Report.

Comments on the stormwater management are included with the transmission of this letter. There are a few notes of clarification required prior to accepting the design.

Recommendation

SNC does not object to the applications.

We request the applicant be made aware of the above noted comments and advised that we are available to discuss any proposed development and applicable permits at their convenience.

I trust the above is to your satisfaction. Should you have any questions please do not hesitate to call our office.

Sincerely,

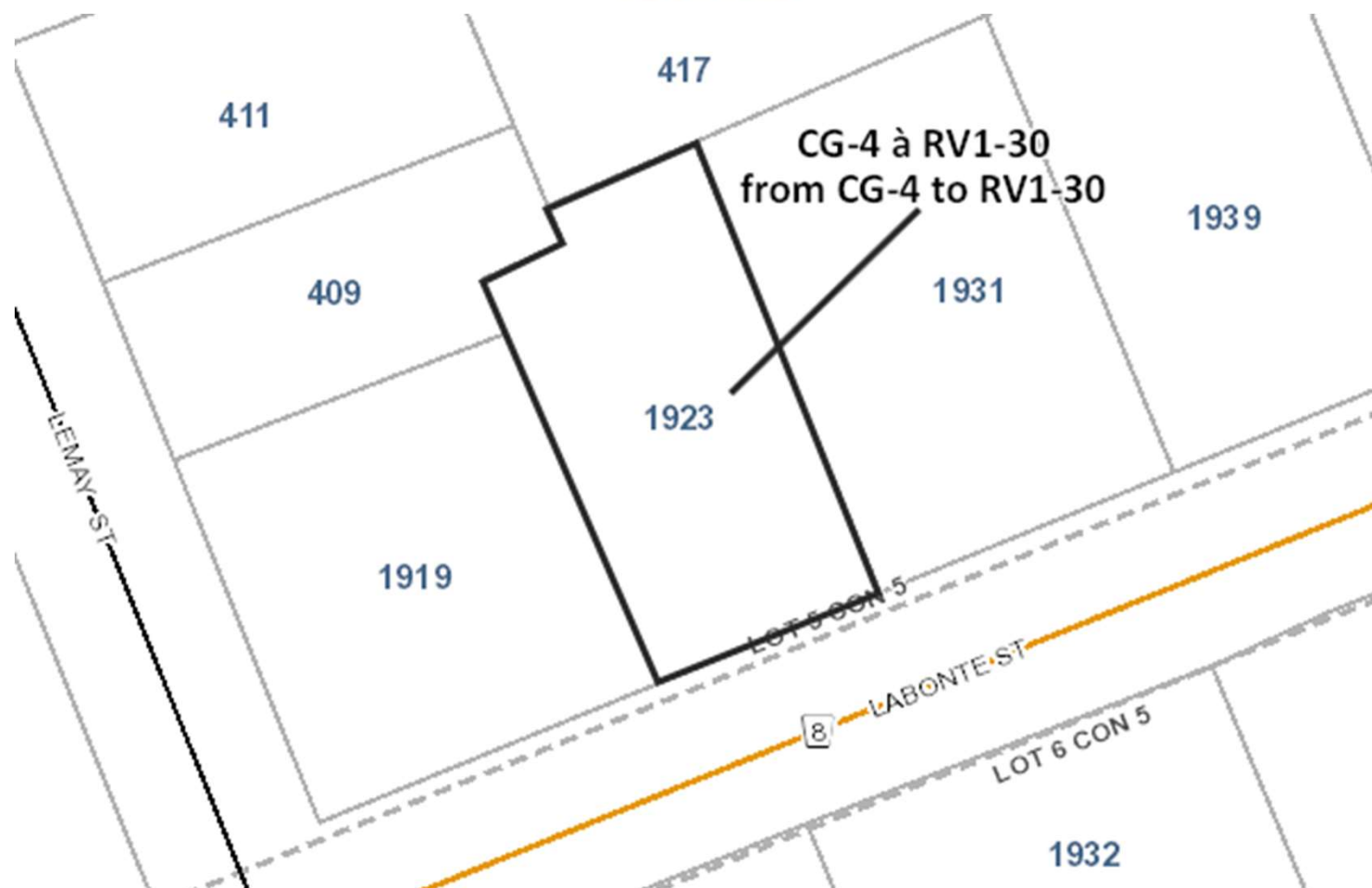
Alison McDonald
Team Lead, Approvals
South Nation Conservation



Amendement au Règlement de Zonage 2016-10

Amendment to the Zoning By-law 2016-10

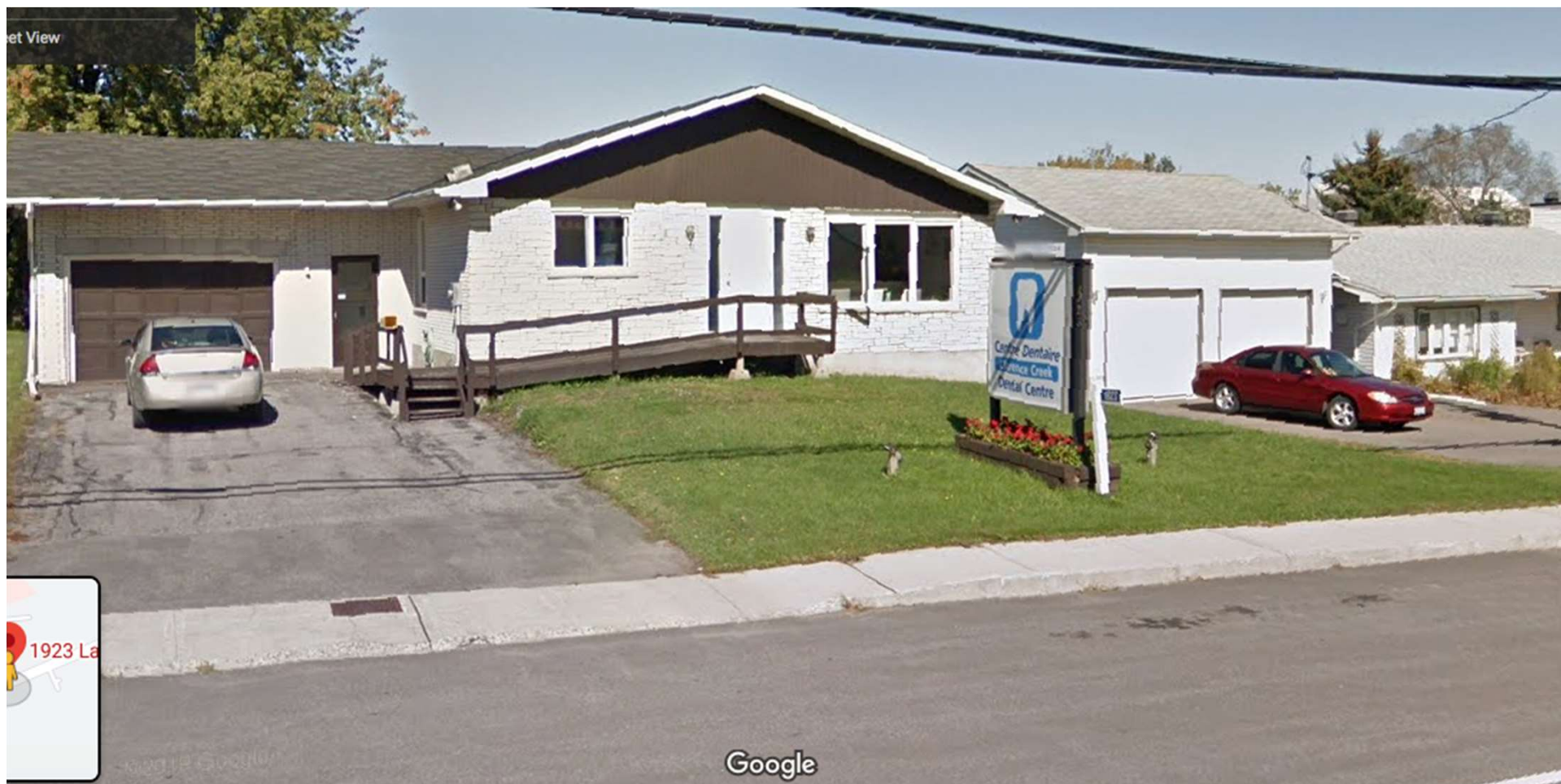
Marc Daigneault pour Dr. Abdoul Abou Sharbin
1923 Labonté Street
D-14-542





Historique / Background

- Le bâtiment a été construit à l'origine pour des usages résidentiels;
 - Une modification au Règlement de zonage a été adoptée afin de permettre les utilisations commerciales actuelles (CG-5);
 - Le propriétaire actuel vend la propriété et souhaite rétablir les utilisations d'origine pour un acheteur potentiel.
- The building was originally built for residential uses;
 - A zoning amendment was adopted in order to permit the current commercial uses (CG-5);
 - The current owner is selling the property and would like to reinstate the original uses for a prospective buyer.





Déclaration de principes provinciale Provincial Policy Statement

- Zone de peuplement
 - Utilisations commerciales et résidentiels sont permises
 - Section 1.4.3
 - Section 1.1.1
- Settlement Area
 - Mix of commercial and residential uses are permitted.
 - Section 1.4.3
 - Section 1.1.1



Plan officiel des Comtés unis de Prescott et Russell

Official Plan of the United Counties of Prescott and Russell

- Secteur des politiques communautaires
- Utilisations commerciales permises
- Utilisations résidentielles permises
- Utilisation proposée est permise (habitation isolée)
- Community policy area
- Commercial uses are permitted
- Residential uses are permitted
- Proposed use is permitted (single family dwelling)



Règlement de zonage 2016-10

Zoning by-law 2016-10

- Zonage actuel: « Zone commerciale générale – exception 4 (CG-4) »
- Zonage proposé: « Zone résidentielle de village de densité 1 – exception 30 (RV1-30) »
- Superficie minimum du lot desservi par l'aqueduc municipal de 1300 m² à 1232m².
- Cour avant minimum en façade d'un chemin de Comté de 10m à 7,4m
- Current zoning: "General Commercial – Exception 4 (CG-4) Zone"
- Proposed zoning: "Village Residential First Density – Exception 30 (RV1-30) Zone"
- Minimum lot area serviced by municipal water from 1300 m² to 1232 m²
- Minimum front yard along a County Road from 10 m to 7.4m



Recommandation du service/ Recommendation of the Department

QUE Le Conseil approuve le règlement 2020-83 modifiant le Règlement de Zonage 2016-10 afin de changer le zonage de la propriété au 1923 rue Labonté de « Zone commerciale générale – exception 4 (CG-4) » à « Zone résidentielle de village de densité 1 – exception 30 (RV1-30) », tel que recommandé par le Département d’infrastructure et aménagement du territoire.

THAT Council approves By-law 2020-83, amending the Zoning By-Law 2016-10, in order to change the zoning category of the property located at 1923 Labonté Street from “General Commercial – Exception 4 (CG-4) Zone” to “Village Residential First Density – Exception 30 (RV1-30) Zone”, as recommended by the Infrastructure and Planning Department.



Questions?



REPORT N° AMÉ-20-62-R

Date	24/09/2020
Submitted by	Nicolas Denis
Subject	Zoning By-law Amendment – Abdoul Abou Sharbin – 1923 Labonté Street
File N°	D-14-542

1) **NATURE/GOAL :**

The purpose of this report is to present an amendment to the Zoning By-law 2016-10 of the City of Clarence-Rockland for a property described as Part Lot 5, Concession 5, Part 1 on Reference Plan 50R-1000 (1923 Labonté Street). This amendment would modify the zoning designation from "General Commercial – Exception 4 (CG-4) Zone" to "Village Residential First Density – Exception 30 (RV1-30) Zone" in order to permit the conversion of the commercial office to a detached dwelling. The exception would permit the minimum area for a lot serviced with municipal water (1232 square meters instead of 1300 square meters) and the minimum front yard for a lot having frontage on a County Road (7.4 meters instead of 10 meters).

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

THAT Planning Committee recommends to Council the approval of By-law 2020-83, amending the Zoning By-Law 2016-10, in order to change the zoning category of the property located at 1923 Labonté Street from "General Commercial – Exception 4 (CG-4) Zone" to "Village Residential First Density – Exception 30 (RV1-30) Zone", as recommended by the Infrastructure and Planning Department.

QUE le comité d'aménagement recommande au Conseil l'approbation du règlement 2020-83 modifiant le Règlement de Zonage 2016-10 afin de changer le zonage de la propriété au 1923 rue Labonté de « Zone commerciale générale – exception 4 (CG-4) » à « Zone résidentielle de village de densité 1 – exception 30 (RV1-30) », tel que recommandé par le Département d'infrastructure et aménagement du territoire.

4) **BACKGROUND :**

Marc Daigneault on behalf of Abdoul Abou Sharbin submitted a complete application in order to amend the Zoning By-law 2016-10 for the property described as Part of Lot 5, Concession 5, Part 1 on Reference Plan 50R-1000 (see figure 1).

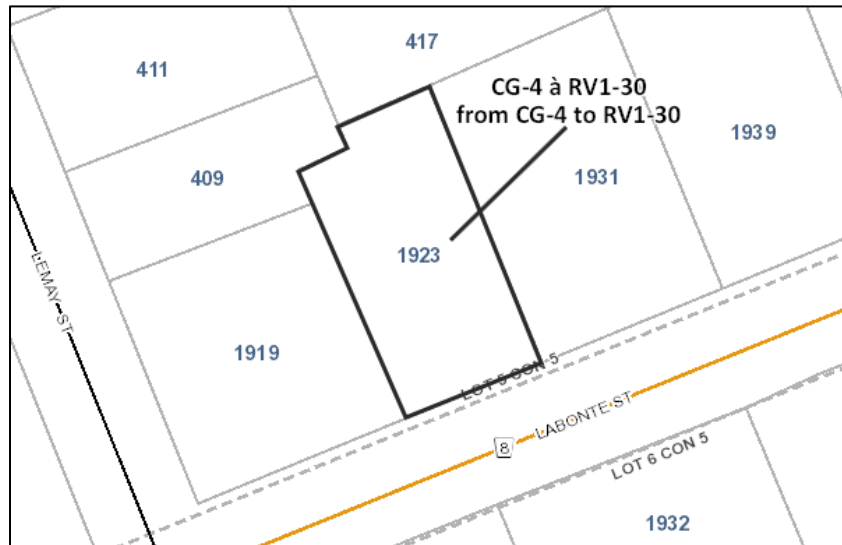


Figure 1: Location of the subject property

The subject property is located on Labonté Street (County Road 8), within the built-up area of the community policy area of Clarence Creek. The proposed amendment to the Zoning By-law 2016-10 would modify the zoning category from “General Commercial – Exception 4 (CG-4) Zone” to “Village Residential First Density – Exception 30 (RV1-30) Zone”. The exception would permit the minimum area for a lot serviced with municipal water (1232 square meters instead of 1300 square meters) and the minimum front yard for a lot having frontage on a County Road (7.4 meters instead of 10 meters).

The goal of this application is to permit the conversion of the commercial office to a detached dwelling. The building on the property was originally built and used for residential purposes. In recent years, the property had been purchased and converted by the applicant for commercial uses (dental clinic). That being said, the owner has recently decided to close the dental clinic and sell the property. A prospective buyer has shown interest in purchasing the property and is interested in reinstating the original residential uses. This amendment is required in order to do so.

The subject property is within the “Community Policy Area” of Clarence Creek according to schedule “A” of the Official Plan of the United Counties of Prescott and Russell. This designation does permit the proposed residential uses on the property.

The application was deemed complete on September 1st, 2020. A notice of public meeting was sent to different agencies and to the property owners within 120 meters of the subject property on September 2nd, 2020. A sign has also been posted on the property.

5) **DISCUSSION :**

PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The vision for Ontario's settlement areas as mentioned in Section 1.1.3 of the PPS indicates, "Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available."

Section 1.4.3 of the PPS regarding housing states that settlement areas should "promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed."

Moreover, Section 1.1.1 entitled Managing and directing land use to achieve efficient and resilient development and land use patterns provides a framework to sustain Healthy, livable and safe communities. This section seeks to accommodate "an appropriate range and mix of residential uses (including second units, affordable housing and housing for older persons" and promote "cost-effective development patterns and standards to minimize land consumption and servicing costs".

Lastly, Section 1.4.3 states that a range and mix of housing types shall be provided by "directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs".

If approved, the proposed zoning amendment will create additional housing in Clarence Creek, which in return will create opportunities for affordable housing and will reduce land consumed for additional housing. Reinstating the original residential use will also promote the use of our public service facilities and the use of active transportation available. Thus, the proposed zoning amendment is consistent with the policies of the PPS.

OFFICIAL PLAN OF THE UNITED COUNTIES OF PRESCOTT AND RUSSELL

The property is identified under the "*Community Policy Area*" designation on Schedule "A" of the Official Plan of the United Counties of Prescott and Russell. The Community Policy Area designation applies to partially serviced and un-serviced Villages and Hamlets. These communities can vary in population from a few hundred to approximately one thousand residents. This designation seeks to encourage and support diversified, mixed-use communities within this designation.

Section 2.3.7 indicates that Council's objectives respecting residential development in the Community Policy Area is to permit increased housing densities through redevelopment of existing residential and non-residential buildings to satisfy a broad range of residential requirements and ensure that affordable housing is available, but low rise and low density housing forms such as single-detached and semi-detached dwelling units shall continue to predominate;

This request will create more low-density housing and will permit affordable housing as an option. As such, the proposed Zoning By-law amendment is in line with the policies of the Official Plan of the United Counties of Prescott and Russell.

CITY OF CLARENCE-ROCKLAND ZONING BY-LAW 2016-10

The subject property is located within the "General Commercial – Exception 4 (CG-4) Zone." However, the proposed zoning amendment would change the zone to "Village Residential First Density – Exception 30 (RV1-30) Zone".

Should the proposed by-law amendment be adopted, the special exception would permit a 1232 square meters lot area serviced by municipal water instead of 1300 square meters as prescribed by the zone requirements in Table 6.5.2. This reduction of the minimum lot area is considered minor (68 square meters) and is not anticipated to have any impact on the ability to use efficiently the property for residential purposes nor impact the functionality of the yards.

In addition, the special exception would also allow the reduction of the minimum front yard along a County Road from 10 meters to 7.4 meters. That being said, the building on the property exists and has been located at this location for numerous years. Although it is not the ideal setback on a County Road, the setback does similarly reflect the prescribed 7.5 meters minimum front yard setback on a local road. The United Counties of Prescott and Russell have not shown any concerns relating to the proximity of the building from the roadway.

The location of the building and the dimensions of the land benefit from a legal non-conforming status in relation to the applicable provisions of Zoning By-law No. 2016-10 of the City of Clarence-Rockland. The proposed special exception will formalize the non-conformity.

It is also important to note that the subject property is located directly next to a Village Residential First Density zone. The property located to the east of 1923 Labonté Street is used for residential purposes and currently has a single family dwelling on the lot. This will ensure that the conversion of the commercial uses to residential uses will be seamless and compatible with the surrounding properties. In addition, the building on the property was originally built for residential purposes. The structure has maintained a bungalow style dwelling and allowing this zoning amendment is not anticipated to have any drastic visual impact.

The proposed single-family dwelling will meet all other provisions of the Zoning By-law 2016-10.

6) **CONSULTATION:**

A notice of acknowledgement of a complete application for a zoning by-law amendment was sent to all property owners within 120 metres, to relevant public agencies and City departments on September 2nd, 2020. Further, a public notice was placed on site on September 2nd, 2020. The public meeting of the Planning Committee on the 7th of October, 2020 will serve to collect comments from the public.

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

United Counties of Prescott and Russell: No comments.

City of Clarence-Rockland Departments

Building Department: A change of use permit will be required. A construction permit can also be required.

Community Services: No comments.

Infrastructure Services: No comments

Finance Department: No comments

Protective Services: 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:**
By-law 2020-83

RÈGLEMENT DE ZONAGE N° 2020-83

Amendant le Règlement de zonage n° 2016-10

Corporation de la Cité de Clarence-Rockland

1923 rue Labonté
Partie du lot 5, concession 5, partie 1 sur le plan de référence 50R-1000

rédigé par

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

ZONING BY-LAW NO. 2020-83

Amending Zoning By-Law No. 2016-10

The Corporation of the City of Clarence-Rockland

1923 Labonté Street
Part of Lot 5, Concession 5, Part 1 on Reference Plan 50R-1000

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° 2020-83

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 le 1923 rue Labonté, partie du lot 5, concession 5, partie 1 sur le plan de référence 50R-1000 identifiée à la cédule «A» ci-jointe, et faisant partie du présent règlement, est le terrain concerné par ce règlement.

Article 2 : La cédule « C » du Règlement de zonage n° 2016-10, est par la présente amendée en modifiant de « Zone commerciale générale – exception 4 (CG-4) » à « Zone résidentielle de village de densité 1 – exception 30 (RV1-30) » la propriété visée, tel qu'identifiée à la cédule « A » ci-jointe, et faisant partie intégrante du présent règlement.

Article 3 : L'article 6.5.3 (dd) du Règlement de zonage n. 2016-10, est par la présente ajoutée et lis comme suit :

« (dd) RV1-30, 1923 rue Labonté

Nonobstant toute disposition contraire en vertu du présent Règlement en ce qui a trait aux terrains zonés RV1-30, ceux-ci doivent être utilisés conformément aux dispositions ci-après :

Pour des *habitations isolées* :

- i) Cour avant minimum (chemin de Comté) : 7,4 m
- ii) Superficie de lot minimum (service partiel – eau): 1 232 m²

Article 4 : 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 19^{IÈME} JOUR D'OCTOBRE 2020.

Guy Desjardins, maire

Monique Ouellet, greffière

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND

BY-LAW NO. 2020-83

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 1923 Labonté Street, Part of Lot 5, Concession 5, Part 1 on Reference Plan 50R-1000 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 "C" of Zoning By-Law No. 2016-10 is hereby amended by changing the zoning category of the subject property from "General Commercial – Exception 4 (CG-4) Zone" to "Village Residential First Density – Exception 30 (RV1-30) Zone" as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.

Section 3: Section 6.5.3 (dd) of By-law 2016-10 is hereby modified to read as follows:

"(dd) RV1-30, 1923 Labonté Street

Notwithstanding the provisions of this By-law to the contrary, on the lands zoned RV1-30, shall be used in accordance with the following provision(s):

For *detached dwellings*:

- i) Minimum front yard (County Road): 7.4 m
- ii) Minimum lot area (partial services - water): 1232 m

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 19th DAY OF OCTOBER 2020.

Guy Desjardins, Mayor

Monique Ouellet, Clerk

NOTE EXPLICATIVE

But et effet du Règlement

Le but du présent règlement consiste à modifier le zonage de la propriété décrite comme étant le 1923 rue Labonté de « Zone commerciale générale – exception 4 (CG-4) » à « Zone résidentielle de village de densité 1 – exception 30 (RV1-30) », afin de permettre la conversion du bureau commercial à une habitation isolée. L'exception aura pour effet de permettre la superficie minimum du lot desservi par l'aqueduc municipal (1,232 au lieu de 1,300 mètres carrés) et la cour avant minimum en façade d'un chemin de Comté (7.4 mètres au lieu de 10 mètres).

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.

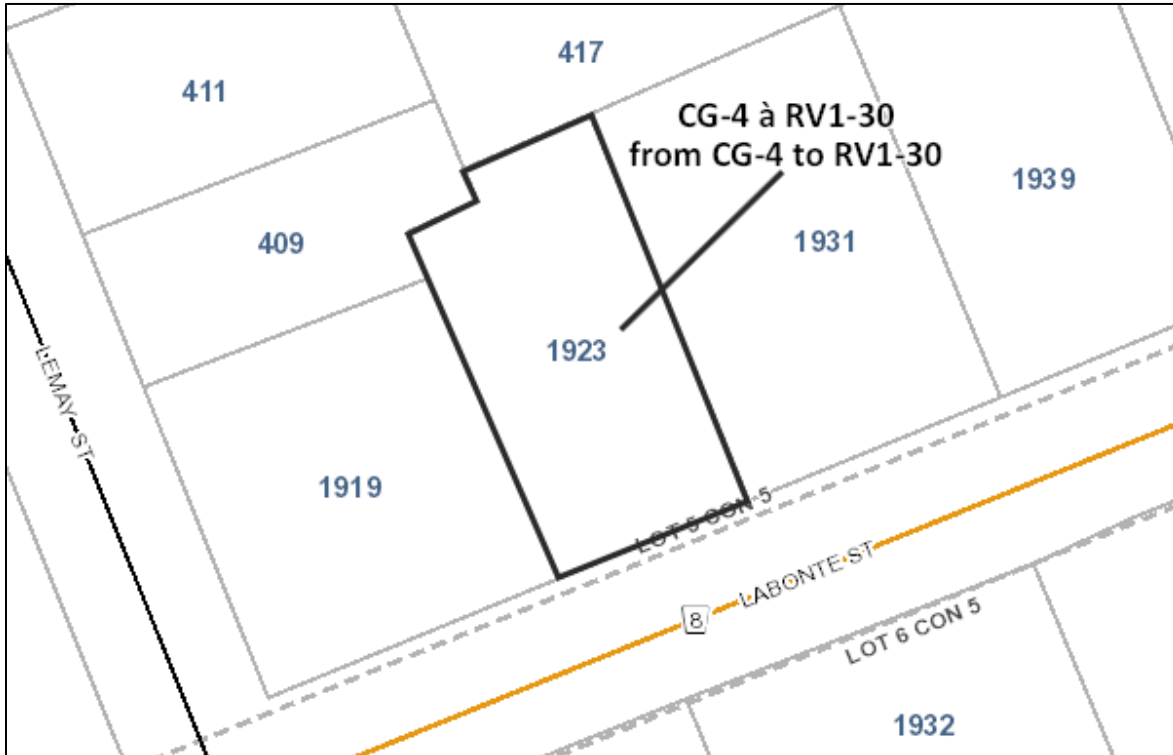
EXPLANATORY NOTE

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 for the property described as 1923 Labonté Street from "General Commercial – Exception 4 (CG-4) Zone" to "Village Residential First Density – Exception 30 (RV1-30) Zone" in order to permit the conversion of the commercial office to a detached dwelling. The exception would permit the minimum area for a lot serviced with municipal water (1232 square meters instead of 1300 square meters) and the minimum front yard for a lot having frontage on a County Road (7.4 meters instead of 10 meters).

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"



De/From CG-4 à/to RV1-30

Terrain(s) touché(s) par ce règlement Area(s) affected by this by-law Changement de zonage /Zone change de/from CG-4 à/to RV1-30 Certification d'authenticité Certificate of Authentication Ceci constitue le plan Cédula «A» du Règlement de zonage n° 2020-83, adopté le 19 octobre 2020. This is plan Schedule "A" to Zoning By-Law No. 2020-83, passed the 19th day of October, 2020	Plan Cédula «A» du règlement n° 2020-83 Schedule "A" to By-Law No. 2020-83 1923 rue Labonté Street Partie du/Part of lot 5, Concession 5, Partie / Part 1 50R-1000 O.S. 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
Guy Desjardins, Maire / Mayor	Monique Ouellet, Greffière / Clerk

