

The Corporation of the City of Clarence-Rockland

By-law 2023-29

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:

1. The property described as Part of Lot 19, 20, and 21, Concession 1 (O.S.), part of Part 1 on plan 50R10323, part of Part 1 and Parts 2 and 9 on plan 50R2938, part of Part 1 on plan 50R2937, and part of Part 1 to 3 on plan 50R2936, identified on Schedule "A" attached to and forming part of this by-law shall be the lands affected by this by-law.
2. Map "C" of Zoning By-Law No. 2016-10 is hereby amended by changing the subject lands from "Village Residential First Density (RV1) Zone", "Village Residential First Density Special Exception - Holding (RV1-20-h) Zone", and "Wetlands (WL)" to "Urban Residential Third Density – Exception 63 (R3-63) Zone", "Conservation – Exception 1 (CON-1) Zone", "Local Commercial – Special Exception 13 (CL-13)", and "General Industrial Special Exception 6 (MG-6)" as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.
3. Section 6.4.3 (Special Exception Zones) is modified by adding the following exception:

(kkk) R3-63, Part of Lot 19, 20, 21 and Concession 1 (O.S.), known as the Clarence Crossing East Lands.

Notwithstanding the provisions of this By-law to the contrary, the lands zoned R3-63 shall be used in accordance with the following provisions(s):

(1) Permitted Uses

All permitted uses of Sections 6.3.1 and Section 6.4.1 and related zone requirements with the exception that the following uses will be subject to the following zone requirements:

- Detached dwelling in accordance with the following zone requirements
- Semi-detached dwelling in accordance with the following zone requirements

- Townhouse Dwelling in accordance with the following zone requirements

(2) Zone Requirements

a) Detached Dwelling

i. Lot Frontage (min.)	9 m
ii. Lot Area (min.)	270 m ²
iii. Front Yard (min.)	
- Attached Private Garage	6 m
- Front Wall	3 m
iv. Exterior Yard (min.)	3 m
v. Interior Yard (min.)	1.8 m total, 0.6 m for one side yard
vi. Rear Yard (min.)	6 m
vii. Building Height (max.)	11.5 m
viii. Dwelling Unit Area (min.)	85 m ²

b) Semi-Detached Dwelling

i. Lot Frontage (min.)	9 m (Per Unit)
ii. Lot Area (min.)	270 m ² (Per Unit)
iii. Front Yard (min.)	
- Attached Private Garage	6 m
- Front Wall	3 m
iv. Exterior Yard (min.)	3 m
v. Interior Yard (min.)	1.2 m
vi. Rear Yard (min.)	6 m
vii. Building Height (max.)	11.5 m
viii. Dwelling Unit Area (min.)	70 m ²

c) Townhouse Dwelling

i. Lot Frontage (min.)	5.5 m (Per Unit)
ii. Lot Area (min.)	160 m ² (Per Unit)
iii. Front Yard (min.)	
i. Attached Private Garage	6 m
ii. Front Wall	3 m
iv. Exterior Yard (min.)	3 m
v. Interior Yard (min.)	1.2 m
vi. Rear Yard (min.)	6 m
vii. Building Height (max.)	12 m
viii. Landscaping Coverage (min.)	30%

d) Additional Provisions

- i. Minimum dimensions of a parking space where one is provided in a private attached garage: 5.6 m x 2.7 m

- ii. A driveway shall not extend further than the exterior wall of an attached garage.

iii. A maximum of 20 dwelling units shall be permitted as a model home.

4. Section 10.1.3 (Special Exceptions) is modified by adding the following exception:

(f) MG-6, Part of Lot 19, 20, 21 and Concession 1 (O.S.), known as the Clarence Crossing East Lands.

(1) Permitted Uses

- All permitted uses of Section 7.3.1
- All permitted uses of Section 7.5.1
- All permitted uses of Section 10.1.1

(2) Prohibited Uses

- Bottling and food packaging plant
- Processing plant
- Compressed gas sales and service
- Dry cleaning plant
- Fuel storage establishment
- Recycling depot
- Public garage
- Public works yard
- Snow disposal facility
- Transportation depot

(3) Zone Requirements

- All permitted uses shall be in accordance with the Zone Requirements of Section 10.1.2 including Additional Requirements and Additional Standards for Zone Requirements Table 10.1.2

5. Section 7.2.3 (Special Exceptions) is modified by adding the following exception:

(m) CL-13, Part of Lot 19, 20, 21 and Concession 1 (O.S.), known as the Clarence Crossing East Lands.

“Notwithstanding the provisions of this By-law to the contrary, the lands zoned CL-13 shall be used in accordance with the following provisions:

(1) Permitted Uses

- Dwelling Unit(s) in upper storey(s) of a non-residential building

(2) Zone Requirements

- Building Height (max.) 12 m

6. Section 16.1.3 (Special Exceptions) is modified by adding the following exception:

(m) CON-1, Clarence Crossing East

“Notwithstanding the provisions of this By-law to the contrary, the lands zoned CON-1 shall be used in accordance with the following provisions:

(1) Permitted Uses

- Conservation use
- Park, public

(2) Zone Requirements

- Not applicable

7. 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.

8. The By-law 2023-22 be and is hereby repealed.

9. Read, passed and adopted in open council this 12th day of April 2023.

Mario Zanth, Mayor

Monique Ouellet, Clerk

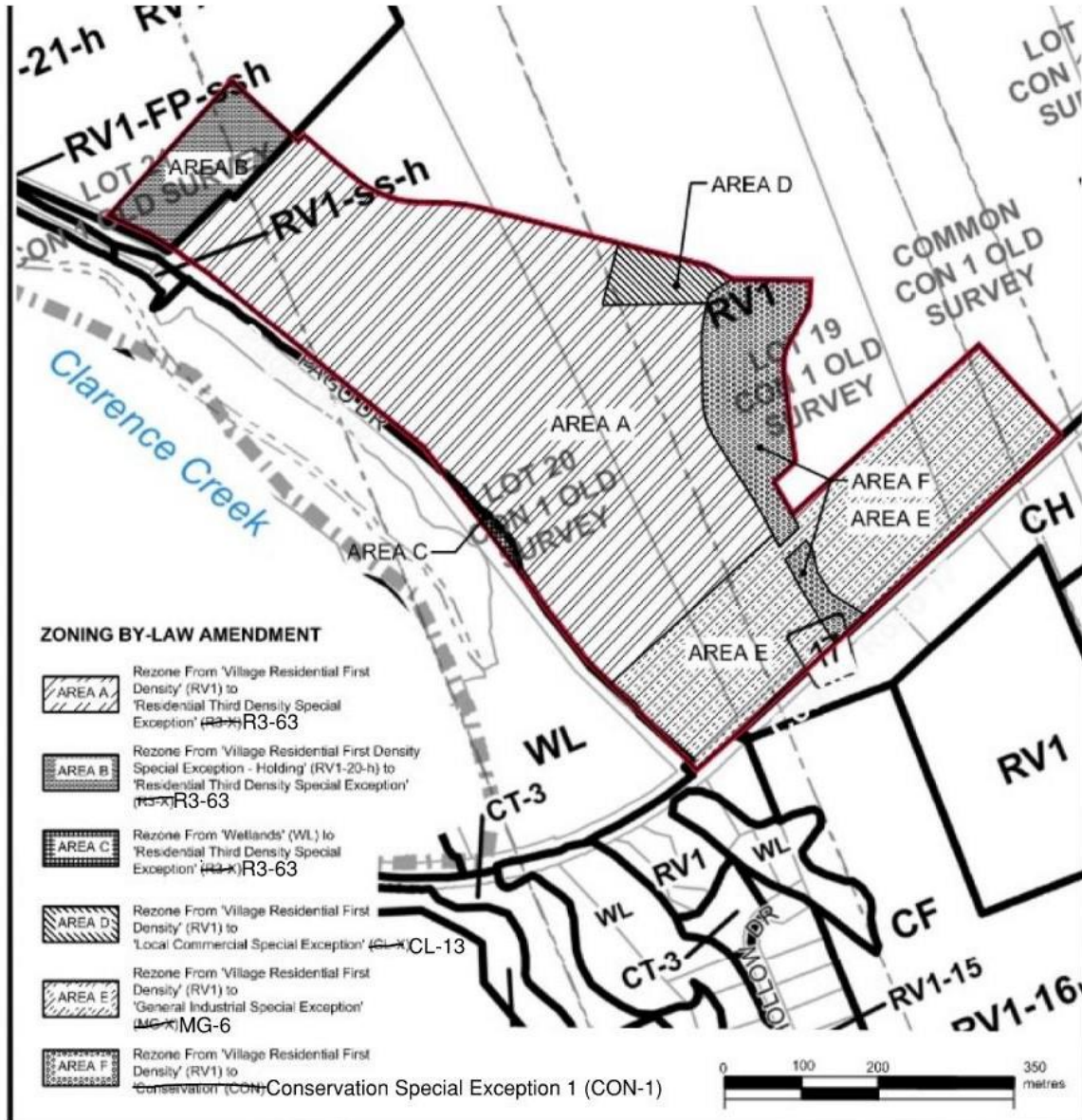
Explanatory Note

Purpose and Effects of this By-Law

The purpose of the by-law is to modify the zoning category of the property described, from "Village Residential First Density (RV1) Zone", "Village Residential First Density Special Exception - Holding (RV1-20-h) Zone", and "Wetlands (WL)" to "Urban Residential Third Density - Special Exception 64 (R3-64) Zone", "Conservation - Special Exception 1 (CON-1) Zone", "Local Commercial - Special Exception 13 (CL-13)", and "General Industrial Special Exception 6 (MG-6)" to permit a mix of residential uses, mixed use and commercial (employment) uses consistent with the Clarence Crossing East Master Plan and Draft Plan of Subdivision approval.

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

Schedule A to By-law 2023-29
 Certificate of Authentication



Not to scale

This is plan Schedule A to Zoning By-Law 2023-29, passed the 12th day of April 2023

Part of Lot 19, 20, 21 and Concession 1 (O.S.), known as the Clarence Crossing East Lands

Prepared by the City of Clarence-Rockland
1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk