

Corporation of the City of Clarence-Rockland

By-law 2024-XX

Being a By-law to amend Zoning By-law No. 2016-10.

Whereas Zoning By-Law no. 2016-10 regulates the use of land, and the use and construction of buildings and structures in the City of Clarence-Rockland; and

Whereas the Council of the Corporation of the City of Clarence-Rockland considers appropriate to amend Zoning By-Law No. 2016-10, as described;

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

1. The property described as Part of Lot 87 on 1908 Andrew Bell plan, former Town of Rockland, in the former geographic township of Clarence now in the City of Clarence-Rockland, 791 Lawrence Street, identified on Schedule "A" attached to and forming part of this by-law shall be the lands affected by this by-law.
2. Map "B" of Zoning By-Law No. 2016-10 is hereby amended by changing the subject lands from "Urban Residential First Density (R1) zone" to "Urban Residential First Density Special – Exception 3 (R1S-3) zone" as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.
3. Section 6.2.3 is amended by adding the following:
 - (c) R1S-3, 791 Lawrence Street

Notwithstanding the provisions of this By-law to the contrary, on the lands designated R1S-3, the following provisions apply:

- i. Minimum front yard: 5.8m
 - ii. Minimum rear yard: 2.1m
4. This By-law shall become effective on the date of passing hereof, subject to the approval of the Tribunal or following the last date for filling objections as the case may be.

Read, passed and adopted in open council this ____ day of February 2024.

Mario Zanth, Mayor

Monique Ouellet, Clerk

Explanatory Note

Purpose and Effects of this By-Law

The purpose of the by-law is to change the zoning category of the subject property described as Part of Lot 87 on 1908 Andrew Bell plan, former Town of Rockland, in the former geographic township of Clarence, now in the City of Clarence-Rockland, civic address 791 Lawrence Street, Rockland, from "Urban Residential First Density (R1) zone" to "Urban Residential First Density Special – Exception 3 (R1S-3) zone" in order to reduce lot area requirements and minimum setbacks from lot lines for a single detached dwelling unit.

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

Schedule A to By-law 2024-XX

Certificate of Authentication



Turquoise area: Zone change from R1 to R1S-3.

Not to scale

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

Part of Lot 87 on 1908 Andrew Bell plan, former Town of Rockland, in the former geographic township of Clarence, now in the City of Clarence-Rockland, civic address 791 Lawrence Street, Rockland

Prepared by the City of Clarence-Rockland

1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk