

# Corporation of the City of Clarence-Rockland

## By-law 2024-XX

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

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

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

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

1. The property described as 901 St-Jean Street, Part of Lot 27, Concession 1 (Old Survey), being Part 1 on Plan 50R-5929, former Town of Rockland, in the former geographic township of Clarence, now in the City of Clarence-Rockland and identified on Schedule "A" attached to and forming part of this by-law shall be the lot affected by this by-law.
2. Map "B" of Zoning By-Law No. 2016-10 is hereby amended by changing the zoning category of the subject property from "Urban Residential First Density (R1) Zone" to "Urban Residential Second Density-Exception 35 (R2-35) Zone" as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.
3. Section 6.3.3 is hereby amended by adding the following subsection (ii) to read as follows:

"(ii) R2-35, 901 St-Jean Street

Notwithstanding the provisions of this By-law to the contrary, the lands zoned R2-35 shall be used in accordance with the following provision(s):

(i) Minimum Lot Frontage: 9.4m per dwelling unit (DU)"

4. This By-law shall become effective on the date of passing hereof, subject to the approval of the Tribunal or following the last date for filing objections as the case may be.

Read, passed and adopted in open council this XX day of April 2024.

Mario Zanth, Mayor

Monique Ouellet, Clerk

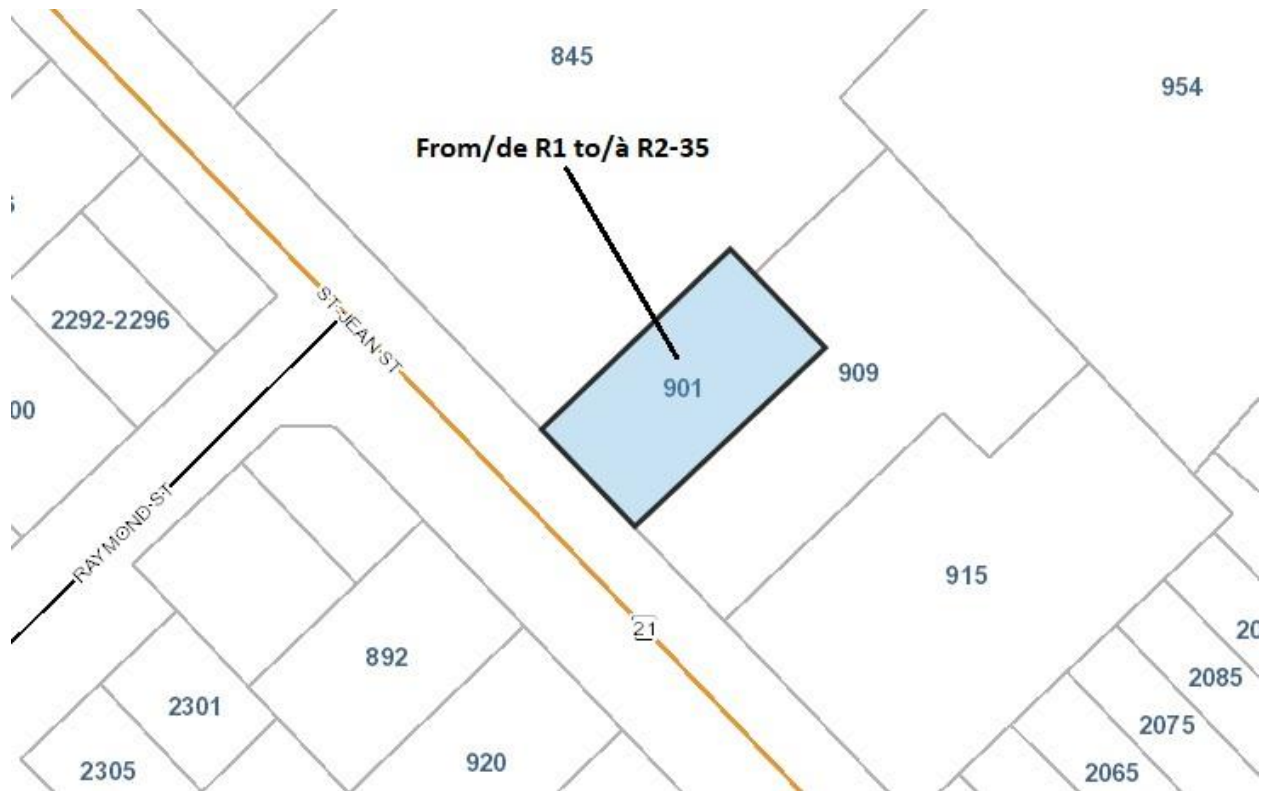
## Explanatory Note

### Purpose and Effects of this By-Law

The purpose of the by-law is to amend Zoning By-Law No. 2016-10 in order to change the zoning category of the subject property from "Urban Residential First Density (R1) Zone" to "Urban Residential Second Density-Exception 35 (R2-35) Zone" in order to allow the construction of a semi-detached dwelling and a reduced minimum lot frontage of 9.4 meters per dwelling unit (DU) instead of 10 meters.

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

Schedule A to By-law 2024-XX  
Certificate of Authentication



Zone change from R1 to R2-35.

Not to scale

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

Part of Lot 27 Concession 1 (Old Survey), being Part 1 on Plan 50R-5929, former Town of Rockland, in the former geographic township of Clarence, now in the City of Clarence-Rockland, civic address 901 St-Jean Street, Rockland.

1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk