



Report n°
PE2024-023

Date: May 8, 2024
Submitted by: Marie-Eve Bélanger
Subject: Official Plan and Zoning By-law
Amendments – City of Clarence-Rockland
Initiated – Recreational Facilities – D-09-108 & D-
14-606

Nature/Goal

This report presents amendments initiated by the City of Clarence-Rockland, for properties located on Part of Lots 21-23, Concession 1 (Old Survey), Clarence, now City of Clarence-Rockland as well as Block 51, Plan 50M323.

The subject lands are located along Canadian Lane and at the intersection of De la Berge and De l'Étang Street. A portion of these properties are currently developed for the City's Arena and the Canadian International Hockey Academy and ancillary uses. Block 51, Plan 50M323 is a future school block as part of the Clarence Crossing development.

The Official Plan Amendment has the intent of changing the land use designation of the subject land from "Business Park" to "Community Facilities" to recognize the existing uses and promote future compatible recreational facilities adjacent this complex. Block 51 on 50M-323 is currently owned by the Conseil des Écoles Publique for a future school.

The purpose of the Zoning amendment is to permit future recreational facilities, teaching establishments, and other complimentary and ancillary uses.

Directive/Previous policy

N/A

Department's recommendation

WHEREAS the application initiated by the City for the property located on Part of Lots 21-23, Concession 1 (Old Survey), Clarence, now City of Clarence-Rockland as well as Block 51, Plan 50M323 constitutes good planning; and

WHEREAS the proposed amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland is in conformity with the Official Plan of the United Counties of Prescott and Russell and is consistent with the Provincial Policy Statement;

WHEREAS the proposed amendment to the Zoning By-law will be in conformity with the Official Plan of the Urban Area once the concurrent amendment to the local Official Plan is adopted; and

WHEREAS the proposed amendments would support development of SCORE Academy's performance tennis academy and complimentary uses.

THAT Council adopts a by-law amending the Official Plan of the Urban Area of the City of Clarence-Rockland as recommended in report No. PE2024-023; and

THAT Council adopts a by-law to amend the Comprehensive Zoning By-law 2016-10 of the City of Clarence-Rockland as recommended in report No. PE2024-023.

ATTENDU QUE la demande initiée par la Ville pour la propriété située sur une partie des lots 21-23, Concession 1 (Ancien Arpentage), Clarence, maintenant Cité de Clarence-Rockland ainsi que le Bloc 51, Plan 50M323 constitue une bonne planification ; et

ATTENDU QUE la modification proposée au Plan officiel de la zone urbaine de la Cité de Clarence-Rockland est conforme au Plan officiel des Comtés unis de Prescott et Russell et est conforme à la Déclaration de principes provinciale ;

ATTENDU QUE l'amendement proposé au Règlement de zonage sera en conformité avec le Plan officiel de l'aire urbaine lorsque l'amendement simultanée au Plan officiel local sera adopté ;

ATTENDU QUE les modifications proposées soutiendraient le développement de l'académie de tennis de performance de la SCORE Academy et les utilisations complémentaires.

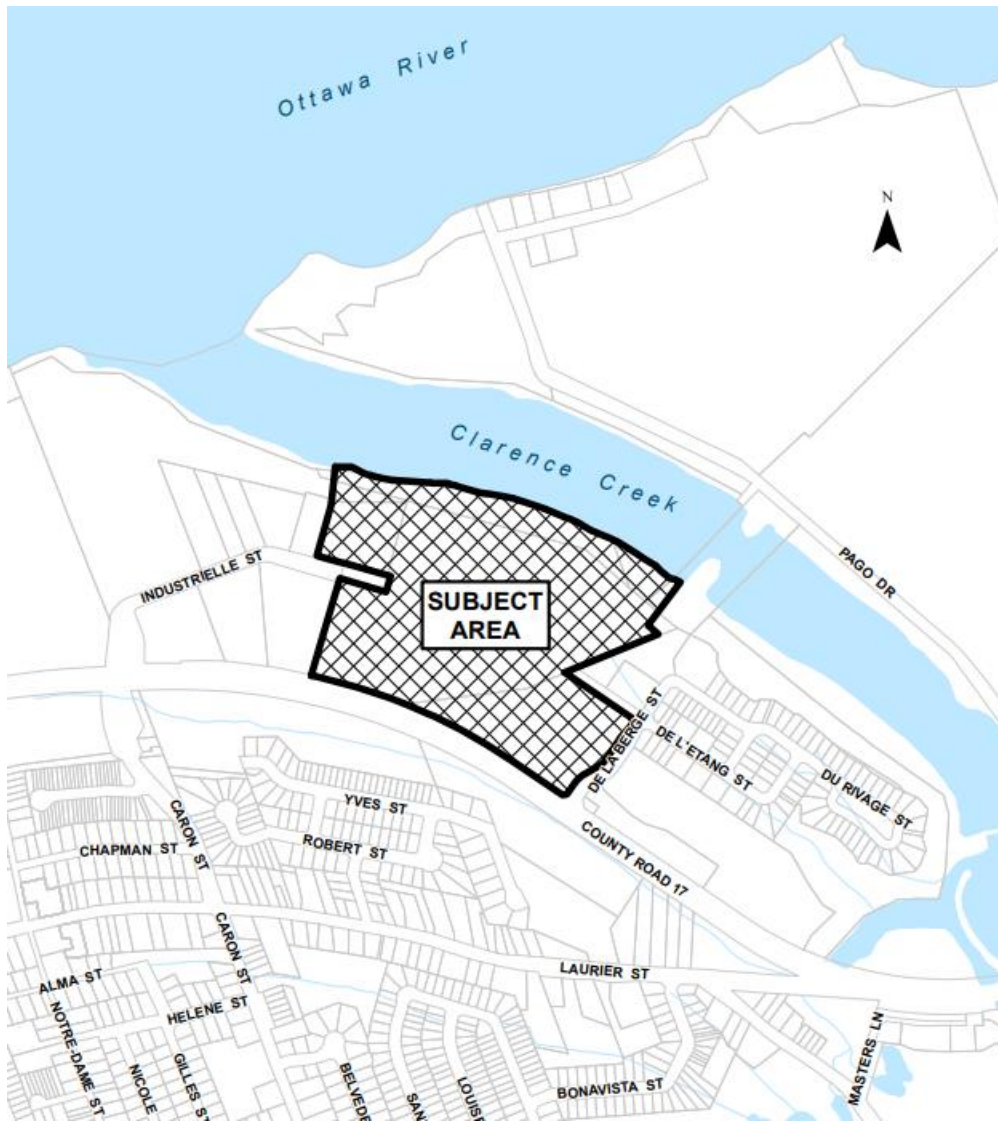
QUE le conseil adopte un règlement modifiant le Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland tel que recommandé dans le rapport PE2024-023; et

QUE le Conseil adopte un règlement modifiant le Règlement de zonage 2016-10 de la Cité de Clarence-Rockland, tel que recommandé dans le rapport PE2024-023.

Background

The subject property is within the Urban Area of the City of Clarence-Rockland and part of Rockland's Business Park. Removal of these lands from 'business park' uses will be offset by additional business park lands being proposed as part on an ongoing Secondary Plan for lands west of Rockland's urban area.

A portion of these properties are currently developed for the City's Arena and the Canadian International Hockey Academy and ancillary uses. In addition, the abutting Block 51 on 50M323 is currently owned by the Conseil des Écoles Publique for a future school.



Per a recent Press Release, SCORE Academy has chosen Clarence-Rockland as the home for its new 8-acre campus that will feature indoor and outdoor tennis and pickleball courts, accommodations, as well as food, retail, gym, and office space. The location of the new academy along Canadian Lane will have convenient access to Highway 17 for community members and visitors.

On January 17th, Clarence-Rockland's City Council unanimously approved a memorandum of understanding (MOU) between the City and Rockland Racket Sports, which will develop the project to house SCORE Academy. The MOU states that the facility will be open for public and community use, including memberships, court rentals, leagues, camps, tournaments, and drop-in classes.

In addition to the community use, the campus will feature a performance tennis academy that will house students year-round and be led by world-class sporting coaches. There will also be significant infrastructure for pickleball

players, who can now access a year-round facility for drop-in games, leagues, and tournaments.

Proposed development would be subject to Site Plan Control.

Discussion

Provincial Policy Statement 2020.

The planning applications are consistent with the Provincial Policy Statement 2020.

Building Strong and Healthy Communities

Section 1.1.3.1 states that settlement areas are to be the focus of growth. As noted above, the property is located within the Rockland Urban Area (settlement area).

Section 1.1.3.2 states that land use patterns in settlement areas shall be based on densities and a mix of land uses which:

- a. efficiently use land and resources;
- b. are appropriate for, and efficiently use, the infrastructure and public service facilities...

The proposed developments would compliment the existing hockey academy and will be serviced via existing municipal services.

Section 1.3.1 states that planning authorities shall promote economic development and competitiveness by:

- a. providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs.

United Counties of Prescott and Russell Official Plan (PROP) (2022)

The property is designated Urban Policy Area on Schedule A (Land Use Designation) of the PROP.

Section 2.3.6 Industrial Development Policies state:

2. ... Employment lands do not support institutional uses

For this reason, the local OPA will be removing these lands from "Business Park" which is considered employment lands at the local level.

The UCPR OP also promotes institutional uses and services to be located in close proximity to homes, jobs, and shops.

The subject lands are adjacent the Clarence-Crossing development which is predominantly homes.

Clarence-Rockland Urban Area Official Plan (UAOP)

The site is within the UAOP policy area and is designated "Business Park" on Schedule A.

The proposed amendment will permit the subject lands to be rezoned to permit institutional uses including recreational facilities and other complimentary uses.

Additional "Business Park" lands are being proposed within the proposed Secondary Plan for lands located within Rockland's urban area (westerly limit).

Zoning By-law

Map "B" of Zoning By-Law No. 2016-10 is proposed to be amended by changing the zoning category of the subject lands from:

"General Industrial, Flood Plain (MG-FP)" to "Open Space, Flood Plain (OS-FP)";

"General Industrial Special Exception 2, Flood Plain (MG-2-FP)" to "Open Space, Flood Plain (OS-FP)";

"General Industrial Special Exception 4, Flood Plain (MG-4-FP)" to "Open Space, Flood Plain (OS-FP)";

"General Industrial Special Exception 2 (MG-2)" to "Community Facilities Special Exception 3 (CF-3)";

"General Industrial Special Exception 2 (MG-2)" to "Community Facilities Special Exception 4 (CF-4)";

"General Industrial Special Exception 2 (MG-2)" to "Community Facilities Special Exception 5 (CF-5)"; and,

"General Industrial Special Exception 4 (MG-4)" to "Community Facilities (CF)".

New exception zones are being proposed to permit sports and recreation facilities as well as complimentary uses.

Conclusion

The local Official Plan Amendment and site-specific zoning amendments will permit additional recreational facilities and complimentary uses adjacent to Canadian Lane such as Score Academy campus. Portion of the lands are currently developed for the City's Arena and the Canadian International Hockey Academy and ancillary uses. In addition, the abutting Block 51 on 50M323 is currently owned by the Conseil des Écoles Publique for a future school.

Additional "Business Park" lands are being proposed as part of a new Secondary Plan within the Rockland Urban Area.

Consultation

A public notice was sent to property owners within 120m of the subject property, and a notice was posted on the site March 11, 2024. A notice was also inserted in the newspaper. The public meeting of the Planning Committee of April 11, 2024 served to collect comments from the public. Public comments received via email have been included in attachment to this report.

Comments from the public meeting were the same as in the public comments received via email. Comments were in regards to:

- Parking on de la Berge
- Amount of traffic that the arena brings to the subdivision and the increase of traffic that the Tennis Academy could add.
- Noise of the pickleball courts
- Loss of parkland

The majority of the residents that were present at the meeting were against the OP and Zoning Amendment.

Recommendations or comments from committee/ other departments

Engineering:

No comments.

Parks:

No comments.

South Nation Conservation:

No comments at this time.

Drainage:

No comments at this time.

Hydro One:

No comments at this time.

Financial impact (expenses/material/etc.)

There is no direct financial impact associated with the approval of these proposed amendments. If the proposed amendments are refused and an appeal is submitted, an external planner and legal council would need to be retained.

Legal implications

If the proposed amendments are adopted, they can be appealed to the Ontario Lands Tribunal. Were the proposed amendments appealed, the preparation of the necessary documentation for the Tribunal and the making of submissions to the Tribunal could be done within staff resources.

If the proposed amendments are refused, reasons must be provided. The City Clerk and Chief Administrative Officer would seek to retain an external planner to provide an affidavit in support of the refusal for the initial Tribunal review of the item should an appeal of the refusal be forthcoming. External legal counsel would also be retained to represent the City at the Tribunal.

Risk management

N/A

Strategic implications

N/A

Supporting documents

Draft Official Plan Amendment By-law
Draft Zoning By-law Amendment By-law
Circulation Comments
Public Comments