

The Corporation of the City of Clarence-Rockland

By-law 2024-51

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 properties described as Part of Lots 21-23, Concession 1 (Old Survey), Clarence, now City of Clarence-Rockland, and Block 51, Plan 50M323, 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:
 - "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)".

as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.

3. Section 10.1.3 Special Exceptions is modified by deleting the following exceptions:

(b) MG-2, Part of Lots 21, 22, and 23, Concession 1 (O.S.), County Road No. 17

And

(d) MG-4, Part of Lot 22, Conc. 1 (O.S.), Plan 50M323, Block 51

4. Section 11.1.3 Special Exceptions is modified by adding the following exceptions:

(c) CF-3, 10-20 Canadian Lane

Notwithstanding the provisions of this By-law to the contrary, the lands zoned CF-3 shall be used in accordance with the following provisions:

- (i) Additional permitted uses:
 - Cafeteria
- (ii) Permitted accessory uses to the community centre:
 - *personal service establishment*
 - *retail store*
- (iii) The following zone requirements shall apply:
 - The minimum number of *parking spaces* required for the Hockey Academy and its *accessory uses* shall be 12.
 - The minimum lot frontage shall be 15 metres.
 - The minimum interior side yard shall be 1.2 metre.
 - All other applicable provisions of the Zoning By-law shall continue to apply.

(d) CF-4, 60 Canadian Lane

Notwithstanding the provisions of this By-law to the contrary, the lands zoned CF-4 shall be used in accordance with the following provisions:

- (i) Permitted accessory uses to the community centre:
 - *personal service establishment*
 - *retail store*
- (ii) The following zone requirements shall apply:

The minimum number of *parking spaces* required for the *community centre* and its *accessory uses* shall be 440;

All other applicable provisions of the Zoning By-law shall continue to apply.

(e) CF-5, Part of Lots 22 and 23, Concession 1 – Canadian Lane

Notwithstanding the provisions of this By-law to the contrary, the lands zoned CF-5 shall be used in accordance with the following provisions:

- (i) Permitted accessory uses to the sports and recreation facility:
 - *personal service establishment*
 - *retail store*

The following zone requirements shall apply:

- (i) The required parking spaces will be shared with the land located at 60 Canadian Lane;
 - (ii) All other applicable provisions of the Zoning By-law shall continue to apply.
5. Section 11.1.1 Community Facilities Permitted uses is hereby amended to add the following uses to the list of permitted uses:
- i. Fairgrounds (under Open Space Uses)
 - ii. Community garden (under Open Space Uses)
 - iii. Sports and recreation facility (under Service commercial Uses)
6. 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 properties; 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.
7. Read, passed and adopted in open council this 8th day of May 2024.

Mario Zanth, Mayor

Monique Ouellet, Clerk

Explanatory Note

Purpose and Effects of this By-Law

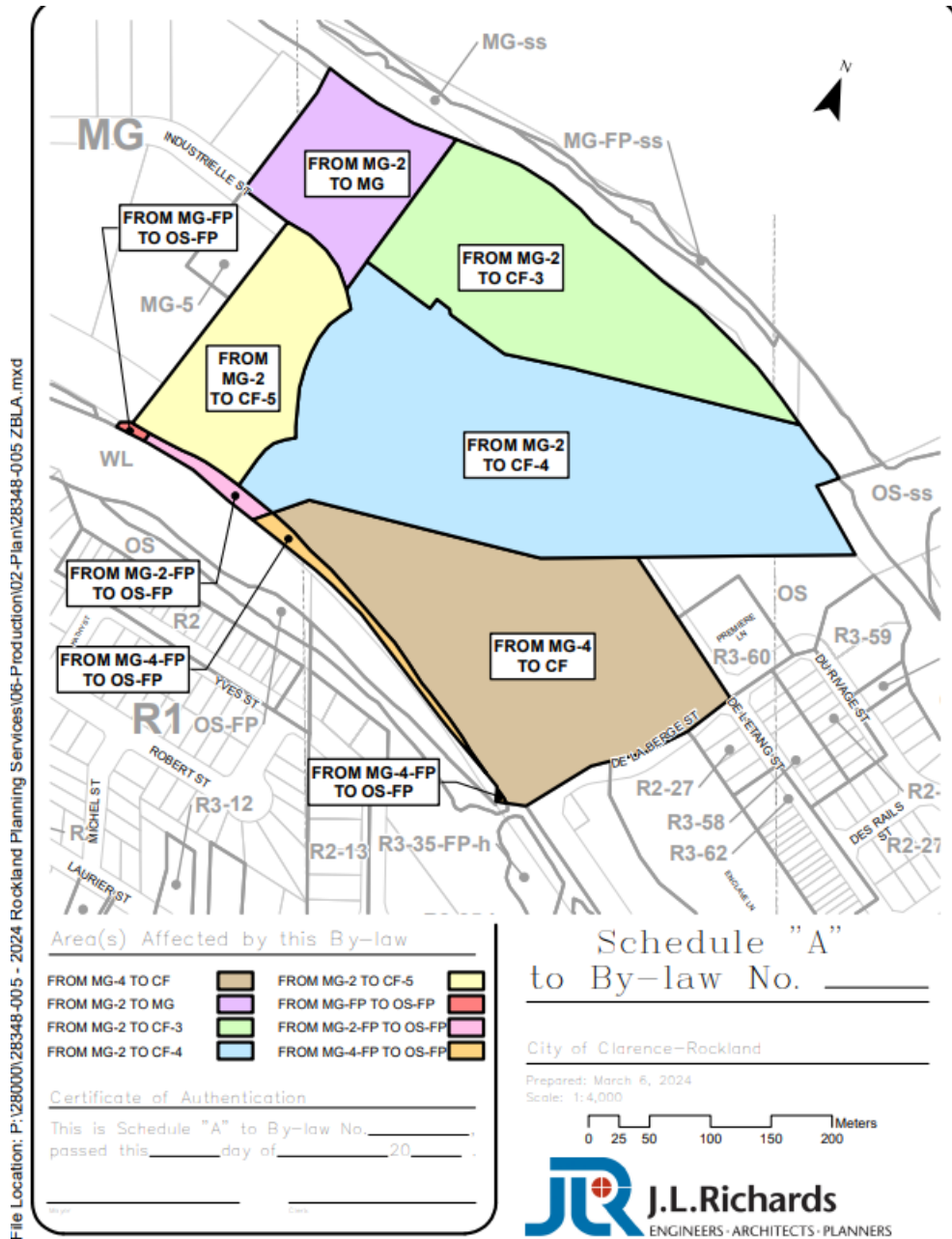
The purpose of the by-law is to modify the zoning category of the property described, from:

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

The purpose of these amendments is to recognize existing community facilities and zone additional lands adjacent to the Canadian International Hockey Academy – School for additional community facilities such as recreational facilities, schools, etc.

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 2024-51
 Certificate of Authentication



Not to scale

This is Schedule A to Zoning By-Law 2024-51, passed the 8th day of May 2024

Part of Lots 21-23, Concession 1 (Old Survey), Clarence, now City of Clarence-Rockland, United Counties of Prescott and Russell and Block 51 on Plan 50M323.

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

Mario Zanth, Mayor

Monique Ouellet, Clerk