



# AMENDMENT NUMBER 29 TO THE OFFICIAL PLAN OF THE URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND

Part of Lots 21-23, Concession 1 (Old Survey), Clarence, now City of Clarence-Rockland, United Counties of Prescott and Russell and Block 51 Plan 50M-323.

*Prepared by the Community Development Department of the City of Clarence-Rockland  
1560 Laurier Street Rockland (Ontario) K4K 1P7  
(613) 446-6022  
March 2024*

**PART A – PREAMBLE** – does not constitute part of this amendment.

**PART B – AMENDMENT** – consists of the following map (designated as Schedule “A”) and text; it constitutes Amendment No. 29 to the Official Plan of the Urban Area of the City of Clarence-Rockland.

**PART C – APPENDICES** - does not constitute part of this amendment. These appendices contain the background information and information about the public involvement associated with this amendment.

## PART A - THE PREAMBLE

### Purpose

The purpose of this amendment, which has been initiated by the City of Clarence-Rockland, is to modify the land use designation of the subject property from "Business Park" to "Community Facilities" within the Urban Area Official Plan for the City of Clarence-Rockland. Some minor changes are also proposed to the Community Facilities policies.

### Land affected

The subject lands are described as Part of Lots 21-23, Concession 1 (Old Survey), Clarence, now City of Clarence-Rockland, United Counties of Prescott and Russell as well as Block 51, Plan 50M-323.

The subject lands are located along Canadian Lane and at the intersection of De la Berge Street 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.

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 use 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 Official Plan amendment is to permit future recreational facilities, teaching establishments, and other complimentary and ancillary uses.

## PART B - THE AMENDMENT

### Introductory Statement

All of this part of this document, entitled **PART B - THE AMENDMENT**, consisting of the following text and the attached map designated as Schedule "A", constitutes Amendment No. 29 to the Official Plan of the Urban Area of the City of Clarence-Rockland.

### Details of the amendment

The Official Plan of the Urban Area of the City of Clarence-Rockland is amended as follows:

1. Schedule "A" – Land Use and Constraints is hereby amended by changing the land use designation of Part of Lots 21-23, Concession 1 (Old Survey), Clarence, now City

of Clarence-Rockland, and Block 51 on Plan 50M-323 from "Business Park" to "Community Facilities".

2. Delete the entire paragraph for the exception for the "Private Hockey Academy" from Section 5.3.1 Permitted Use.
3. Remove the words "of a non-profit nature" under Section 5.4 Community Facilities.
4. Remove the words "non-profit" and "indoor" from Section 5.4.1 Permitted Uses within the Community Facilities designation.
5. Replace the word "similar" for "related or ancillary" from Section 5.4.1 Permitted Uses within the Community Facilities designation.
6. Delete item 5.4.2.5 under Section 5.4.2 Policies within the Community Facilities designation and renumber the following section accordingly.

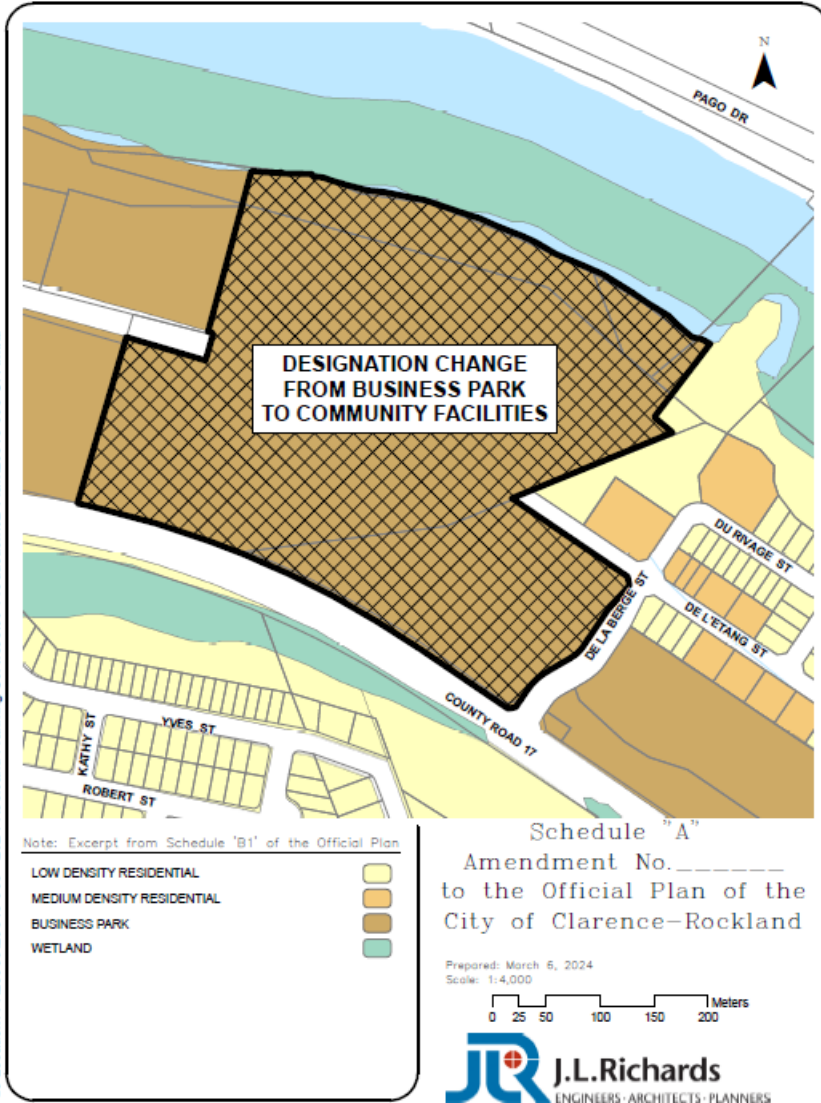
## Implementation and interpretation

The implementation and interpretation of this amendment shall be in accordance with all other relevant policies of the Official Plan of the Urban Area of the City of Clarence-Rockland.

# Schedule "A"

Part of Lots 21-23, Concession 1 (Old Survey), Clarence, now City of Clarence-Rockland, and Block 51, Plan 50M-323 from "Business Park" to "Community Facilities".

## PART C – APPENDICES



## APPENDIX I: Notice of Public Meeting

**NOTICE OF ACKNOWLEDGEMENT OF COMPLETE APPLICATION –  
NOTICE OF A PUBLIC MEETING CONCERNING  
A PROPOSED AMENDMENT TO THE OFFICIAL PLAN OF THE URBAN AREA OF THE CITY OF  
CLARENCE-ROCKLAND AND PROPOSED AMENDMENTS TO THE ZONING BY-LAW OF THE  
CORPORATION OF THE CITY OF CLARENCE-ROCKLAND**

**TAKE NOTICE** the Corporation of the City of Clarence-Rockland will hold a **public meeting, on the 11<sup>th</sup> day of April, 2024, at 7:00 p.m.** at the Clarence-Rockland Council Chambers, **415 Lemay Street, Clarence Creek** to consider a proposed amendment (File No. D-09-108) to the Official Plan for the Urban Area of the City of Clarence-Rockland and a proposed amendment (File No. D-14-606) to the City of Clarence-Rockland Zoning By-law No. 2016-10. The affected properties are Part of Lots 21-23, Concession 1 (Old Survey), Clarence, now City of Clarence-Rockland as well as Block 51, Plan 50M323.

**THE PROPOSED OFFICIAL PLAN AMENDMENT** (File No. D-09-108) would modify the land use designation of the subject properties from “Business Park” to “Community Facilities”.

**THE PROPOSED ZONING BY-LAW AMENDMENT** (File No. D-14-606) would modify the zoning categories of the subject properties 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)”.

**IF THE PROPOSED AMENDMENTS TO THE OFFICIAL PLAN (File No. D-09-108) AND TO THE ZONING BY-LAW (File No. D-14-606)** are approved and adopted, the property would be zoned to permit community facility uses such as recreational facilities and other ancillary uses. The proposed zoning by-law amendment will not come into full force and effect until such time as the related amendment to the Rockland Official Plan is approved by the United Counties of Prescott & Russell.

**IF YOU WISH TO BE NOTIFIED** of the adoption of the proposed Zoning By-law Amendments (File No. D-14-606), or of the refusal of the request to amend the Zoning by-law, you must make a written request at the address shown below. If you wish to be notified of the adoption of the proposed Official Plan Amendment (File No. D-09-108), or of the refusal of the request to amend the Official Plan, you must make a written request to the United Counties of Prescott and Russell, 59, Court Street, P.O. Box. 304, L’Orignal, Ontario, K0B 1K0.

**IF A PERSON** or public body would otherwise have an ability to appeal the decision of the Municipal Council of the City of Clarence-Rockland to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Clarence-Rockland

before the proposed official plan amendment is adopted or before the by-law is passed, the person or public body is not entitled to appeal the decision.

**IF A PERSON** or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Clarence-Rockland before the by-laws are passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**IF APPLICABLE**, the owner of any land that contains seven or more residential units is required to post this notice in a location that is visible to all of the residents.

**A NOTE ABOUT INFORMATION YOU MAY SUBMIT TO THE MUNICIPALITY:** Under the authority of the *Municipal Act, 2001* and in accordance with *Ontario's Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record and will be used to assist in deciding on this matter, including resident deputations. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Clarence-Rockland, will be made available for public disclosure (including being posted on the internet) and will be used to assist Council/Committee and staff to process this application.

**A COPY** of the proposed official plan amendment, a copy of the proposed Zoning By-law Amendments, additional information and material about these applications is available on the City's website at the following link: [www.clarence-rockland.com/planningcommittee/](http://www.clarence-rockland.com/planningcommittee/) or by communicating with the Community Development Department.

1560, rue Laurier  
Rockland, Ontario, K4K  
1P7  
Tél : (613) 446-6022,  
poste : 2285  
zoning\_zonage@clarence-  
rockland.com

**Dated at the City of  
Clarence-Rockland,  
this 8<sup>th</sup> day of March,  
2024.**

Please send your  
comments by **April 1st,  
2024.**

