

# Corporation of the City of Clarence-Rockland

## By-law 2024-53

Being a By-law to amend Zoning By-law No. 2016-10. (3032 Champlain)

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 15, Concession 5, being part 1 on reference plan 50R-8026 in the former geographic township of Clarence now in the City of Clarence-Rockland, civic address 3032 Champlain 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 "A" of Zoning By-Law No. 2016-10 is hereby amended by changing the subject lands from "Rural (RU) zone" to "Rural – Exception 67 (RU-67) 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 item (ppp):

(ppp) RU-67, 3032 Champlain Street

Notwithstanding the provisions of this By-law to the contrary, on the lands designated RU-67, the following additional use shall also be permitted:

- Contractor's establishment
  - *storage yard* accessory to a *contractor's establishment* subject to the provisions of section 4.33 and shall not occupy more than 7% of the total lot area
  - maximum combined footprint of buildings used for business of contractor's establishment of 1,189 m<sup>2</sup>
  - Maximum of 4 shipping containers.
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 8<sup>th</sup> day of May 2024.

Mario Zanth, Mayor

Monique Ouellet, Clerk

## Explanatory Note

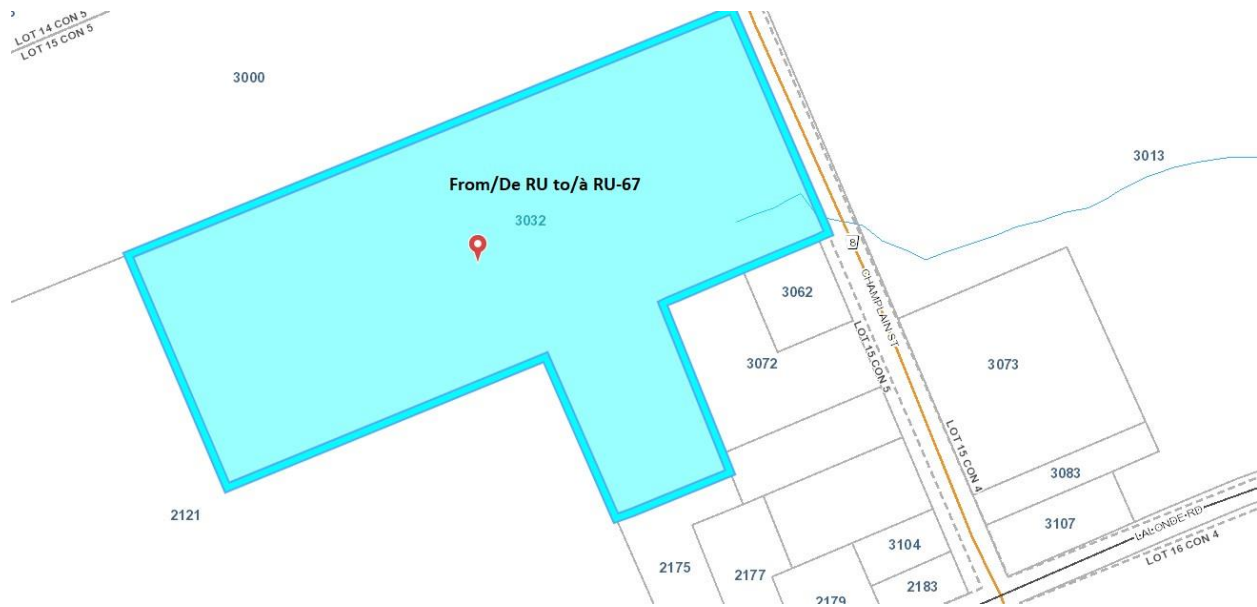
### Purpose and Effects of this By-Law

The purpose of the by-law is to change the zoning category of the subject property described as Part of Lot 15, Concession 5, being part 1 on reference plan 50R-8026 in the former geographic township of Clarence now in the City of Clarence-Rockland, civic address 3032 Champlain Street, from "Rural (RU) zone" to "Rural – Exception 67 (RU-67) zone" in order to allow a contractor's establishment with a storage yard accessory to the contractor's establishment.

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 2024-53

## Certificate of Authentication



Turquoise area: Zone change from RU to RU-67.

Not to scale

This is plan Schedule A to Zoning By-Law 2024-53, passed the 8<sup>th</sup> day of May 2024.

Part of Lot 15, Concession 5, being part 1 on reference plan 50R-8026 in the former geographic township of Clarence now in the City of Clarence-Rockland, civic address 3032 Champlain Street

Prepared by the City of Clarence-Rockland

1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk