

# Corporation of the City of Clarence-Rockland

## By-law 2024-52

Being a By-law to amend Zoning By-law No. 2016-10 (882 Rollin)

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 subject to consent file B-008-2023 consists of Part of Lots A and B, Concession 2, being Part 1 on Plan 50R-5115, civic address 882 Rollin Road for the retained land and Part of Lot A and B, Concession 2, being Part 1 on Plan 50R-11591 for the severed lands, both 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 zoning of the retained parcel of consent file B-008-2023 from "Rural (RU) Zone" to "Agricultural (AG) Zone" and from "Rural (RU) Zone" to Agricultural – Exception 30 (AG-30) Zone for the severed parcel of consent file B-008-23as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.
3. Section 12.1.3 (Special Exception Zones) is modified by adding the following exception:  
  
(dd) AG-30, Part of Lot A and B, Concession 2, being Part 1 on Plan 50R-11591

Notwithstanding the provisions of this By-law to the contrary, the lands zoned AG-30 shall be used in accordance with the following provisions(s):

- A detached dwelling is permitted and is not subject to footnote (1)
  - Minimum geotechnical setback from toe of slope: 25.8 m
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 retained and severed parcel of the property subject to consent file B-008-2023 as a condition of granting the severance.

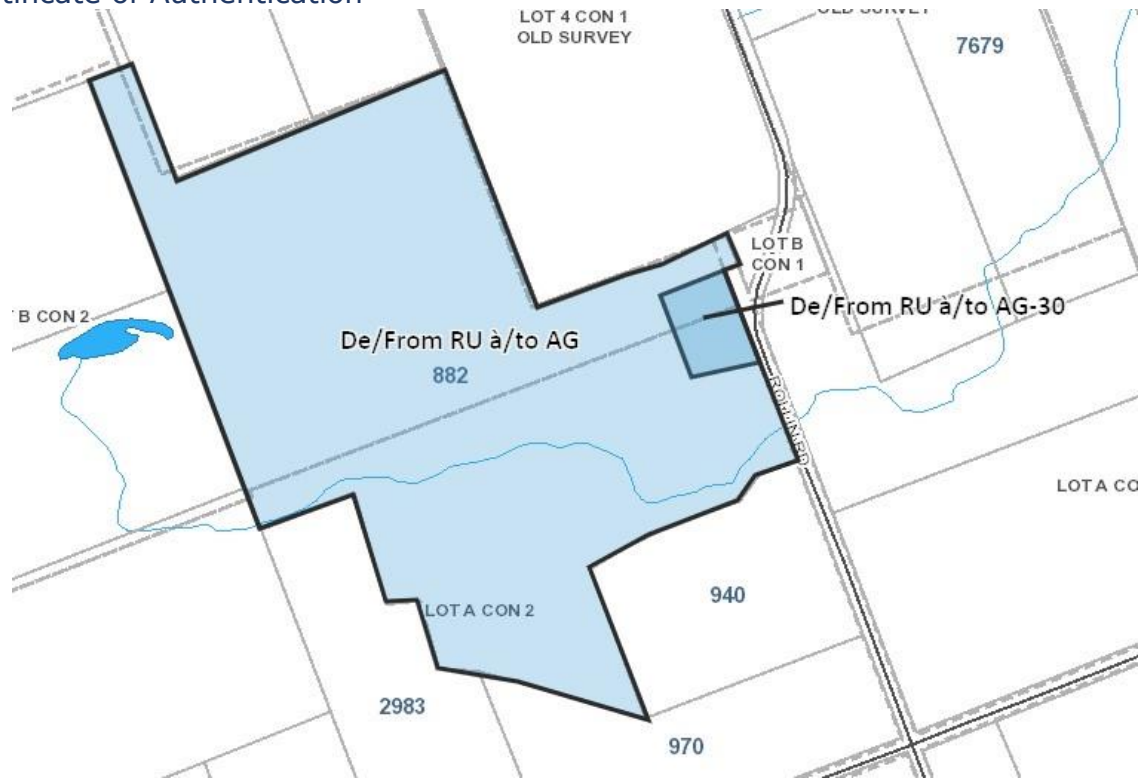
The zoning of the retained parcel would change from Rural (RU) zone to Agricultural (AG) zone to be consistent with the Prescott and Russell official plan agricultural land use designation

The zoning of the severed parcel would change from Rural (RU) zone to Agricultural – Exception 30 (AG-30) zone in order to implement a minimal geotechnical setback of 25.8 m from toe of slope and to permit a detached dwelling on a newly created lot.

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 2024-52

## Certificate of Authentication



Blue area: Zone change from RU to AG (retained) and AG-30 (severed).

Not to scale

This is plan Schedule A to Zoning By-Law 2024-52, passed the 8<sup>th</sup> day of May 2024.

Retained land: Part of Lots A and B, Concession 2, being Part 1 on Plan 50R-5115, civic address 882 Rollin Road

Severed land: Part of Lot A and B, Concession 2, being Part 1 on Plan 50R-11591

Prepared by the City of Clarence-Rockland

1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk