

# Corporation of the City of Clarence-Rockland

## By-law 2024-XX

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 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 subject property is the severed parcel of consent file B-034-2024, which consists of Part of Lot 1 and Lot 2, Concession 9 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 from "Agricultural (AG) Zone" to "Agricultural – Exception 31 (AG-31) Zone" for the severed parcel of consent file B-034-2024 as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.
3. Section 12.1.3 is amended by adding the following:  
(ee) AG-31, Part of Lot 1 and Lot 2, Concession 9

Notwithstanding the provisions of this By-law to the contrary, the lands zoned AG-31 shall be used in accordance with the following provisions:

- i. Residential uses are prohibited
  - ii. Minimum lot area 20.5 hectares
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 \_\_\_\_ day of November 2024.

Mario Zanth, Mayor

Monique Ouellet, Clerk

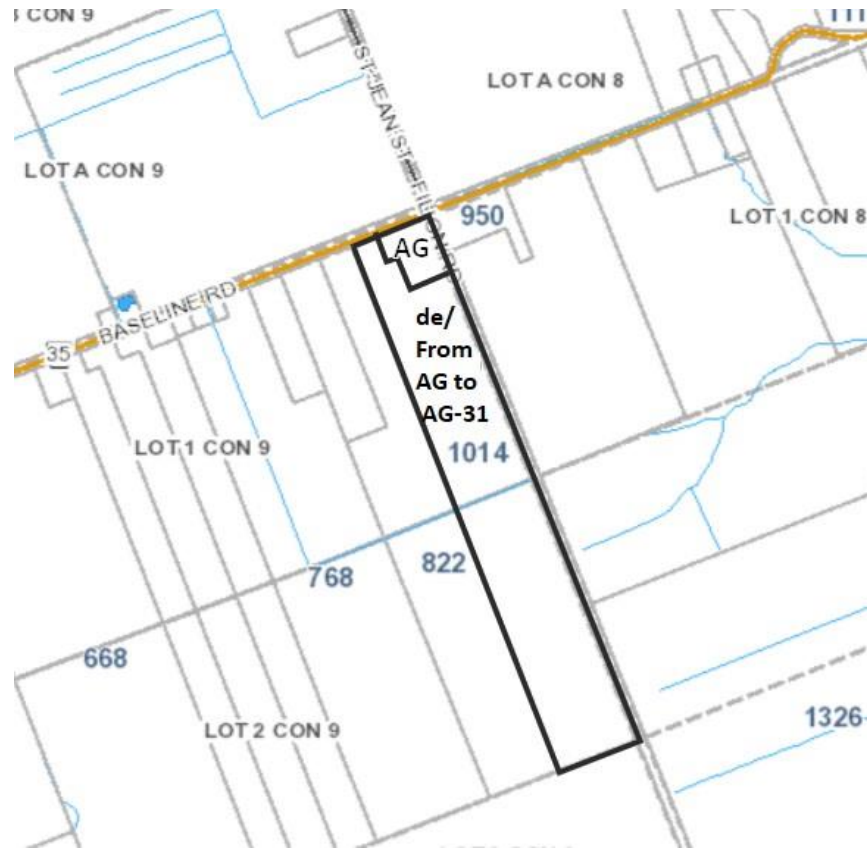
## Explanatory Note

### Purpose and Effects of this By-Law

The purpose of the by-law is to change the zoning category of the severed parcel of the property subject to consent file B-034-2024 as a condition of granting the severance. The zoning of the severed parcel would change from "Agricultural (AG) Zone" to "Agricultural – Exception 31 (AG-31) Zone" in order to allow a minimum lot area of 20 hectares and to prohibit residential uses. 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-XX

## Certificate of Authentication



Lot with bold border: Zone change from AG to AG-31 (severed parcel).

Not to scale

This is plan Schedule A to Zoning By-Law 2024-XX, passed the \_\_\_ day of November 2024.

Part of Lot 1 and Lot 2, Concession 9

Prepared by the City of Clarence-Rockland

1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk