



AMENDMENT NUMBER 32 TO THE OFFICIAL PLAN OF THE URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND

Part of Part of Lot D, Concession 8 (N.S.), Being Part of Parts 3 & 4,
Plan 50R-7727

Prepared by the Community Development Department of the City of Clarence-Rockland

1560 Laurier Street Rockland (Ontario) K4K 1P7

(613) 446-6022

December 2024

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

PART B – AMENDMENT – consists of the following text and map (designated as Schedule “A”); it constitutes Amendment No. 32 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 requested by Spacebuilders Ottawa Ltd., is to modify the land use designation of portions of the subject property from "Service Commercial Area" to "High Density Residential Area".

Land affected

The subject lands are described as Part of Part of Lot D, Concession 8 (N.S.), Being Part of Parts 3 & 4, Plan 50R-7727

Basis

The subject lands, described as Part of Part of Lot D, Concession 8 (N.S.), Being Part of Parts 3 & 4, Plan 50R-7727, are currently within the Urban Area and are under the land use designation "Service Commercial Area".

The Official Plan Amendment has the intent of changing the land use designation of a portion of the subject land from "Service Commercial Area" to "High Density Residential Area".

The purpose of the Official Plan amendment is to allow the construction of an 82-units apartment building. The proposed building will be connected to municipal water and sewer services as part of the subdivision development process.

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. 32 to the Official Plan of the Urban Area of the City of Clarence-Rockland.

Details of the amendment

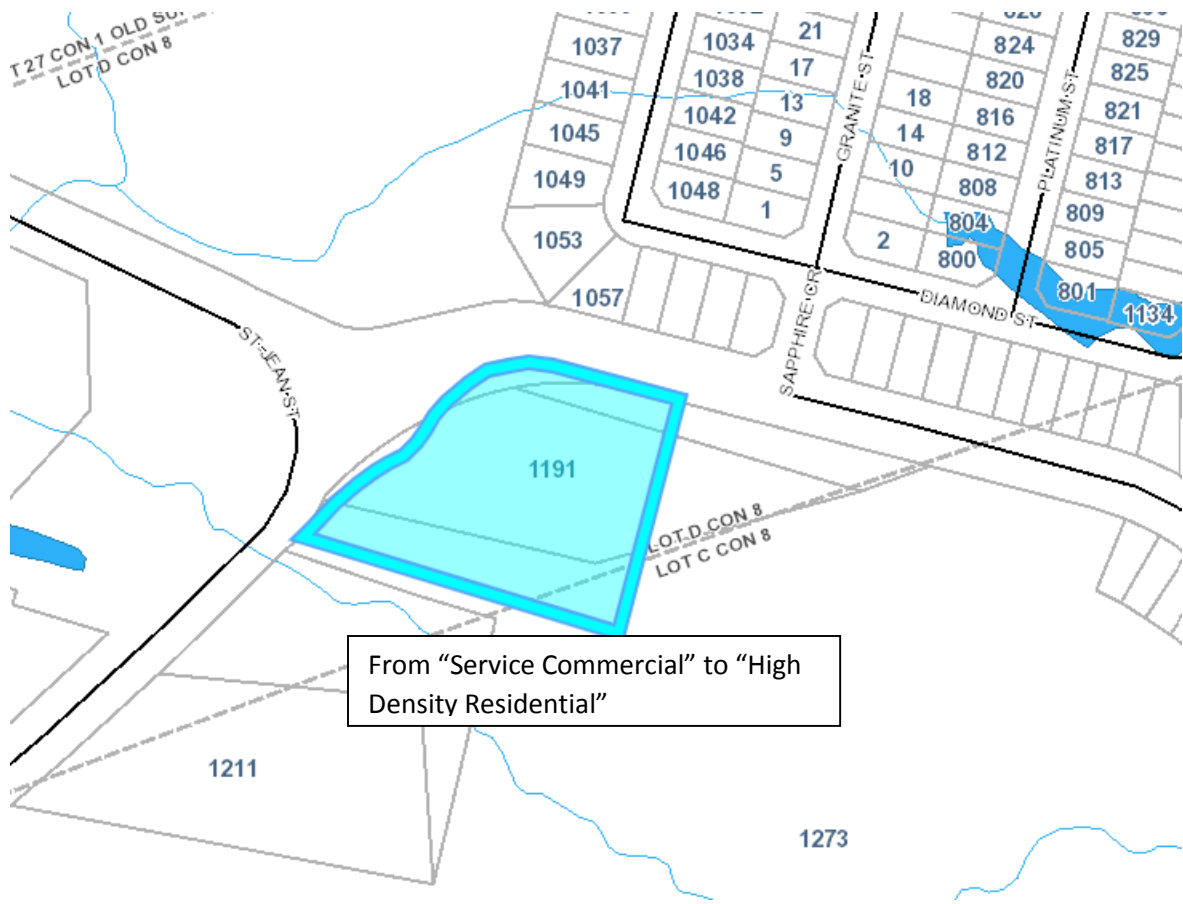
The Official Plan of the Urban Area of the City of Clarence-Rockland is amended as follows:

1. Schedule "A" – Land Use and Constraints of the Official Plan is hereby amended by changing the land use designation of the lands described as Part of Part of Lot D, Concession 8 (N.S.), Being Part of Parts 3 & 4, Plan 50R-7727 from "Service Commercial Area" to "High Density Residential Area".

Implementation and interpretation

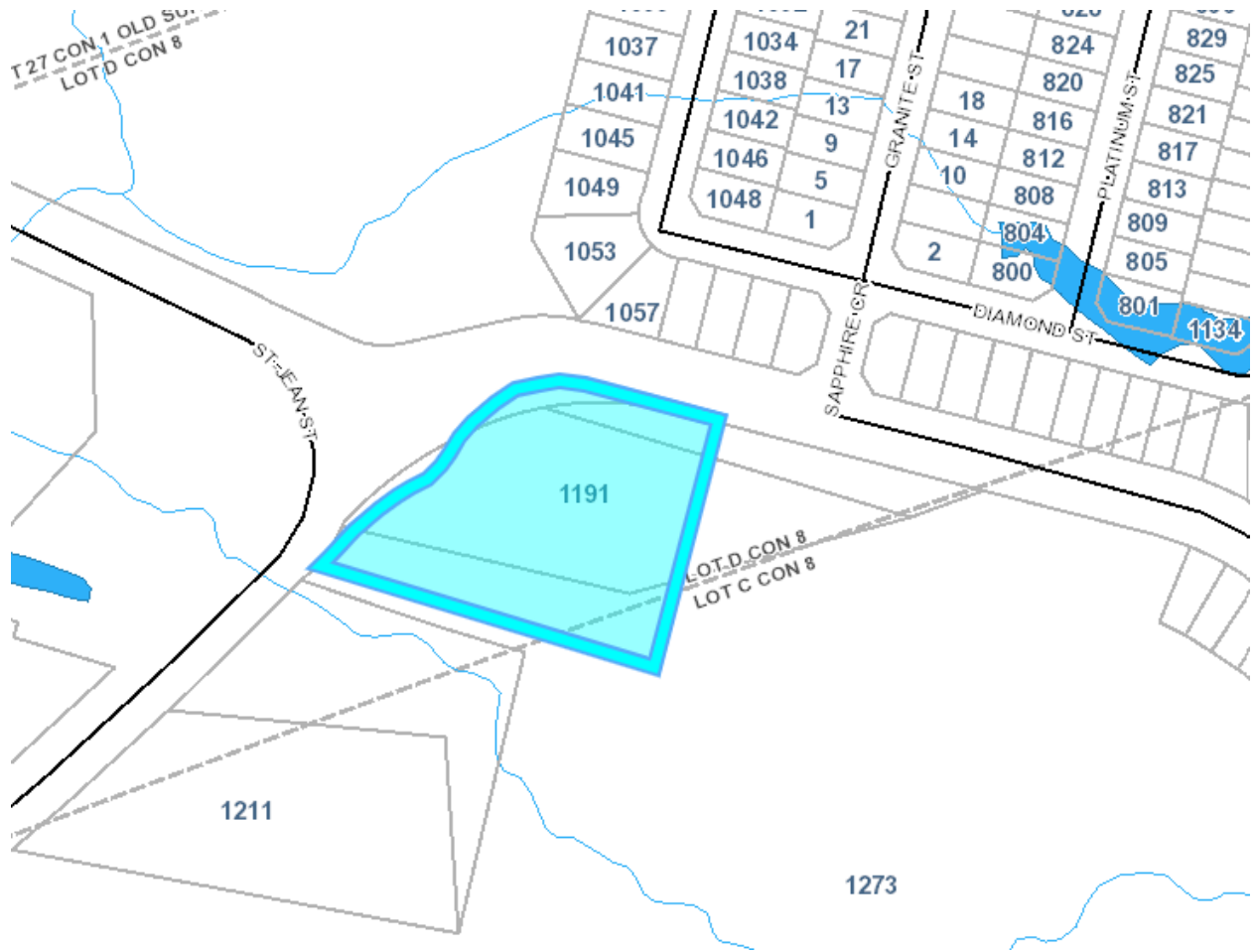
The implementation and interpretation of this amendment shall be in accordance with all other relevant policies of the Official Plan of the Urban Area of the City of Clarence-Rockland.

Schedule "A"



PART C – APPENDICES

APPENDIX I: Excerpt of City of Clarence-Rockland Base Map Showing Affected Land



APPENDIX II: Notice of Public Meeting

**NOTICE OF ACKNOWLEDGEMENT OF COMPLETED APPLICATIONS –
NOTICE OF A VIRTUAL PUBLIC MEETING CONCERNING
A PROPOSED AMENDMENT TO THE OFFICIAL PLAN OF THE URBAN AREA OF THE
CITY OF CLARENCE-ROCKLAND AND A PROPOSED AMENDMENT 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 **virtual public meeting on ZOOM, on the 29th day of January 2025, at 7:00 p.m.** to consider a proposed amendment (File No. D-09-111) to the Official Plan of the Urban Area of the City of Clarence-Rockland and a proposed amendment (File No. D-14-621) to the City of Clarence-Rockland Zoning By-law No. 2016-10. The affected property is described as Part of Part of Lot D, Concession 8 (N.S.), Being Part of Parts 3 & 4, Plan 50R-7727.

THE PROPOSED OFFICIAL PLAN AMENDMENT would modify the land use designation from “Service Commercial Area” to “High Density Residential Area”.

THE PROPOSED ZONING BY-LAW AMENDMENT would modify the zoning category from “General Commercial – Exception (CG-8) Zone” to “Urban Residential Third Density Zone 3 – Exception 68 (R3-68)”

IF THE PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND TO THE ZONING BY-LAW are approved and adopted, they will allow the realization of a high-density apartment type residential building containing eighty-two (82) dwelling units.

The proposed zoning by-law amendment will not come into full force and effect until such time as the related amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland is approved by the United Counties of Prescott & Russell.

IF YOU WISH TO BE NOTIFIED of the adoption of the proposed Zoning By-law Amendment, 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, 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.

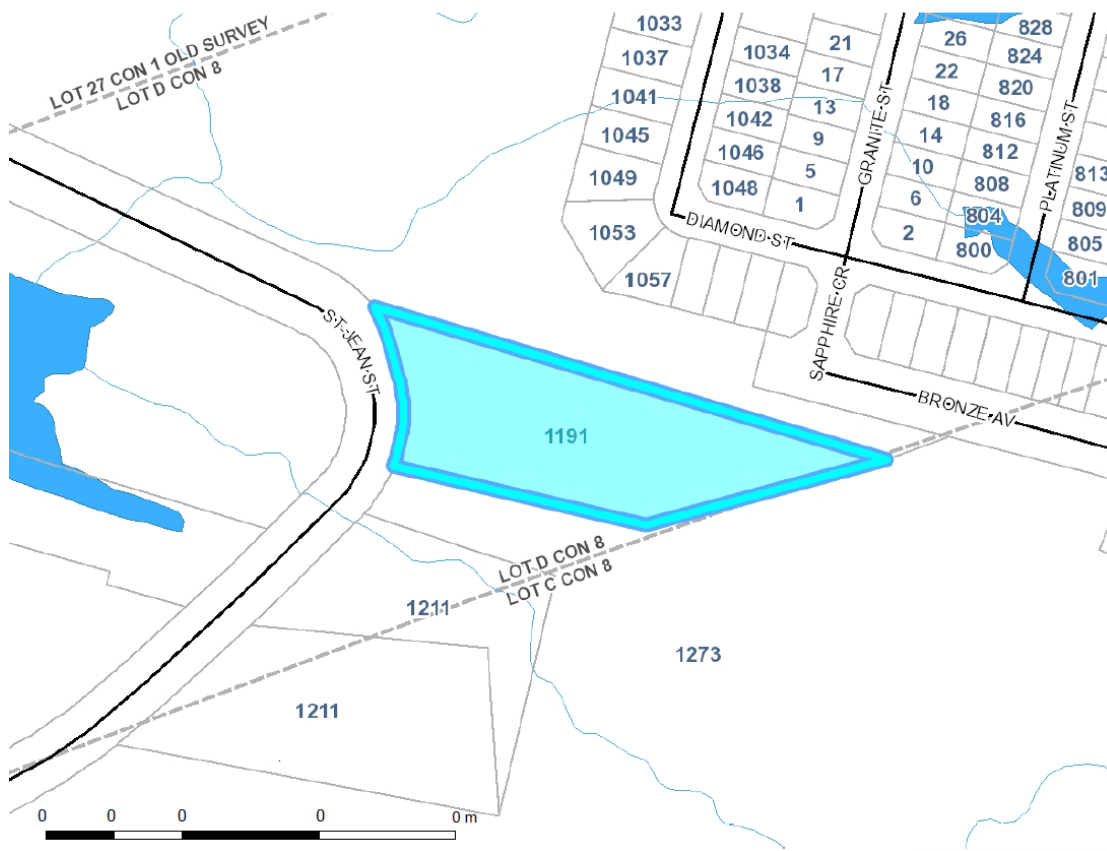
IF A PERSON or public body would otherwise have an ability to appeal the decision of the Municipal Council of the City of Clarence-Rockland to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the 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 Amendment, additional information and material about these applications and information in regards to the ZOOM meeting is available on the City's website at the following link: <https://www.clarence-rockland.com/en/hotel-de-ville/planning-committee.aspx> or by communicating with the Community Development Department. If you just wish to follow along, the meeting will be live-streamed on the City's Facebook page www.facebook.com/clarencerockland/.



Dated at the City of Clarence-Rockland, this 16th day of December 2024.

Agencies, please send your comments by January 15, 2024.

1560 Laurier Street Rockland, Ontario, K4K 1P7
T : 613-446-6022 (2285) • E : zoning_zonage@clarence-rockland.com

APPENDIX III: Public Consultation Summary

1. Public Meeting

A notice of public meeting was posted on the City's website, and a notice sign was also posted on the subject property as well. A public meeting was held by the Planning Committee on January 29th, 2025, to obtain comments from the public.

2. Comments from the public

No written submissions or comments were made from the public.