

The Corporation of the City of Clarence-Rockland

By-law 2025-17

Being a By-law to amend Zoning By-law No. 2016-10 in order to change the subject properties (1191 St-Jean Street) from "General Commercial – Exception (CG-8) Zone" to "Urban Residential Third Density Zone 3 – Exception 68 (R3-68)".

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;

Therefore, the Council of the Corporation of the City of Clarence-Rockland enacts as follows:

1. The properties described as Part of Part of Lot D, Concession 8 (N.S.), being Part of Parts 3 & 4, Plan 50R-7727 and identified on Schedule "A" attached to and forming part of this by-law shall be the lot affected by this by-law.
2. Map "B" of Zoning By-Law No. 2016-10 is hereby amended by changing the subject properties from "General Commercial – Exception (CG-8) Zone" to "Urban Residential Third Density Zone 3 – Exception 68 (R3-68)" as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.
3. Subject to the giving of notice of passing of this by-law, in accordance with Section 34(18) of the *Planning Act*, R.S.O. 1990 as amended, this by-law shall come into force on the date of passing by the Council of the Corporation of the City of Clarence-Rockland subject to the following two provisions:
 - 1) The coming into force of the amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland with regards to the same property; and
 - 2) If a notice of appeal or objection is received, the approval of the Tribunal or where no notice of appeal or objection is received, pursuant to Section 34(21) of the *Planning Act*, R.S.O. 1990 as amended.
4. Read, passed and adopted in open council this 12th day of February 2025.

Mario Zanth, Mayor

Monique Ouellet, Clerk

Explanatory Note

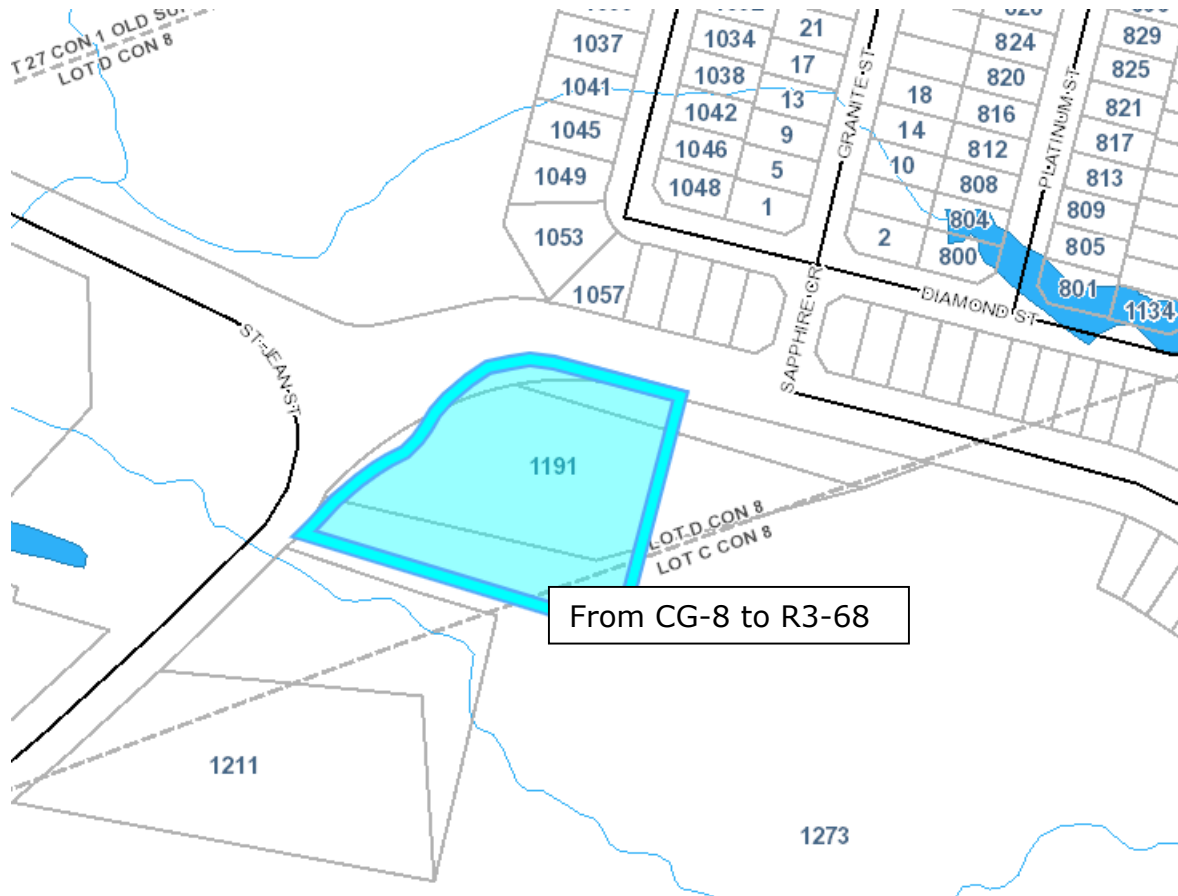
Purpose and Effects of this By-Law

The purpose of the by-law is to amend Zoning By-Law No. 2016-10 in order to modify the zoning category of the properties described as Part of Part of Lot D, Concession 8 (N.S.), being Part of Parts 3 & 4, Plan 50R-7727 from "General Commercial – Exception (CG-8) Zone" to "Urban Residential Third Density Zone 3 – Exception 68 (R3-68)". The future development consists of a high-density apartment type residential building containing eighty-two (82) dwelling units.

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 2025-17
Certificate of Authentication

Not to scale



This is plan Schedule A to Zoning By-Law 2025-XX, passed the 12th day of February 2025.

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

Prepared by the City of Clarence-Rockland

1560, Laurier Street, Rockland, Ontario K4K 1P7

Mario Zanth, Mayor

Monique Ouellet, Clerk