



AMENDMENT NUMBER 38 TO THE OFFICIAL PLAN OF THE URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND

Part of Lot 23, Concession 1 (O.S.), being Part 1 on plan 50R9934
(1231 Caron Street) and

Part of Lot 23, Concession 1 (O.S.) being Part 1 on plan 50R9899
(1253 Caron Street)

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

1560 Laurier Street Rockland (Ontario) K4K 1P7

(613) 446-6022

June 2025

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. 38 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 the Owner (2828436 Ontario Inc.) is to modify the land use designation of the subject properties from "Low Density Residential" to "Medium Density Residential".

Land affected

The subject lands are described as Part of Lot 23, Concession 1 (O.S.), being Part 1 on plan 50R9934 (1231 Caron Street) and Part of Lot 23, Concession 1 (O.S.) being Part 1 on plan 50R9899 (1253 Caron Street)

Basis

The subject lands, described as Part of Lot 23, Concession 1 (O.S.), being Part 1 on plan 50R9934 (1231 Caron Street) and Part of Lot 23, Concession 1 (O.S.) being Part 1 on plan 50R9899 (1253 Caron Street), are currently within the Urban Area and are under the land use designation "Low Density Residential Area".

The Official Plan Amendment has the intent of changing the land use designation of the subject lands from "Low Density Residential" to "Medium Density Residential".

The purpose of the Official Plan amendment is to allow the development of a medium-density residential project consisting of more than twelve units across the combined 0.73-hectare site.

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

Details of the amendment

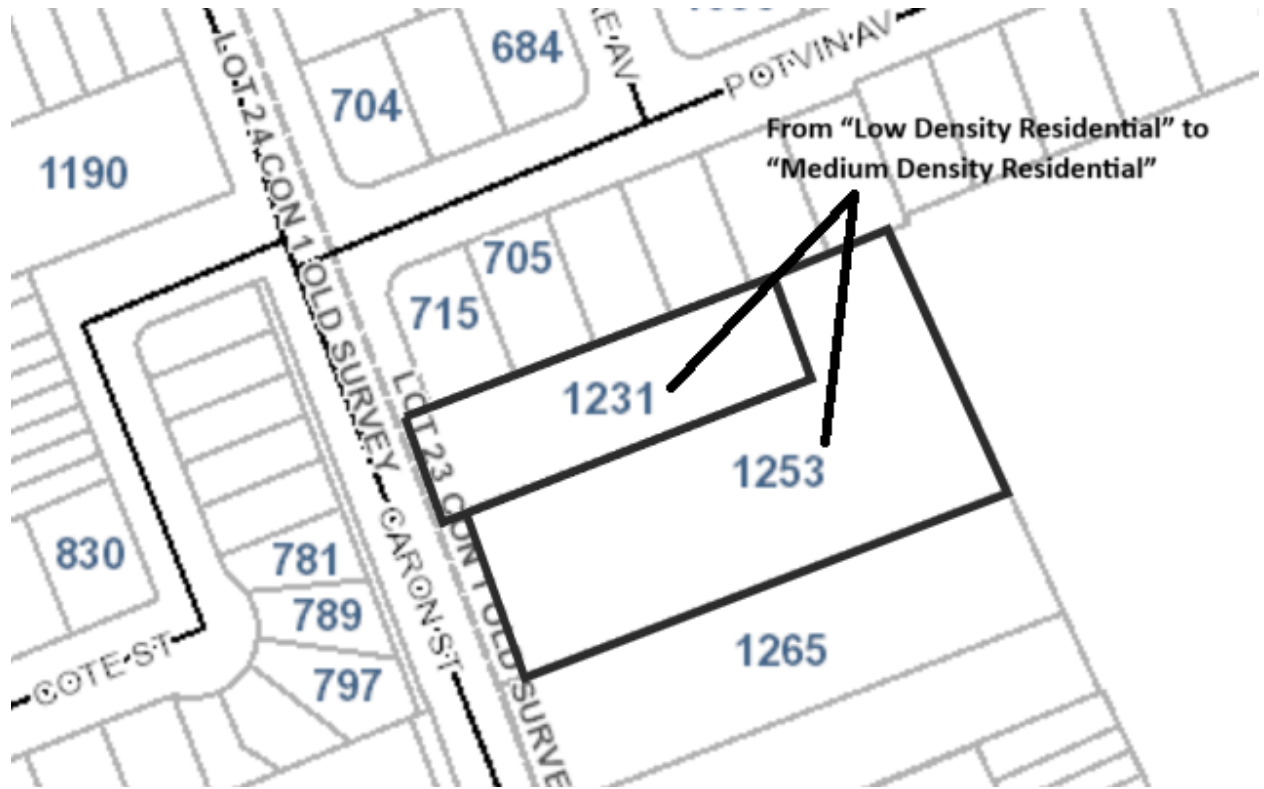
The Official Plan of the Urban Area of the City of Clarence-Rockland is amended as follows:

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 Lot 23, Concession 1 (O.S.), being Part 1 on plan 50R9934 (1231 Caron Street) and Part of Lot 23, Concession 1 (O.S.) being Part 1 on plan 50R9899 (1253 Caron Street) from "Low Density Residential" to "Medium Density Residential".

Implementation and interpretation

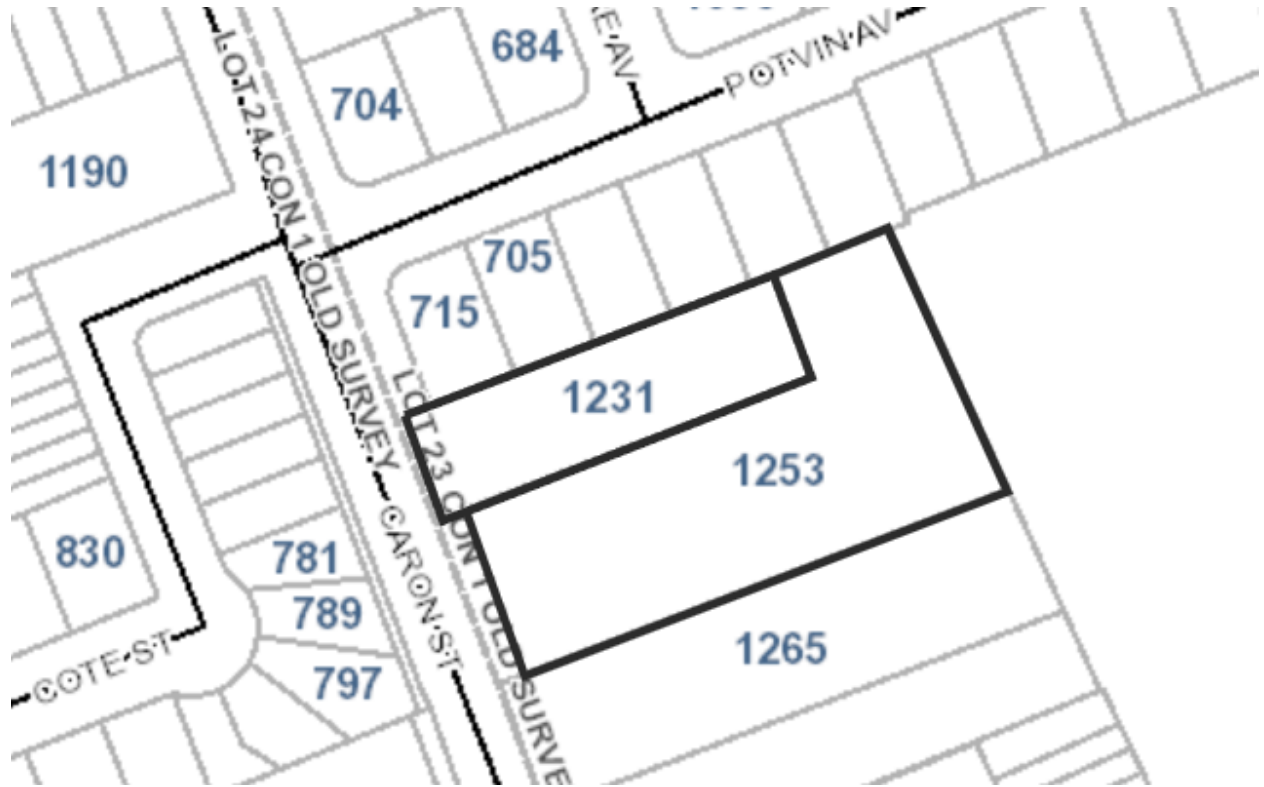
The implementation and interpretation of this amendment shall be in accordance with all other relevant policies of the Official Plan of the Urban Area of the City of Clarence-Rockland.

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 25th day of June 2025, at 7:00 p.m.** to consider a proposed amendment (File No. D-09-117) to the Official Plan of the Urban Area of the City of Clarence-Rockland and a proposed amendment (File No. D-14-631) to the City of Clarence-Rockland Zoning By-law No. 2016-10 for the properties located at 1231 Caron Street and 1253 Caron Street, Rockland.

THE PROPOSED OFFICIAL PLAN AMENDMENT would modify the land use designation from “Low Density Residential” to “Medium Density Residential”. This amendment is required because the proposed development exceeds the maximum of twelve units permitted under the current designation.

THE PROPOSED ZONING BY-LAW AMENDMENT would modify the zoning category from “Urban Residential First Density – General (R1)” to “Urban Residential Third Density (R3)”. This change is necessary to permit the proposed medium-density residential development, which is not permitted under the current R1 zoning.

IF THE PROPOSED AMENDMENTS TO THE OFFICIAL PLAN AND TO THE ZONING BY-LAW are approved and adopted, they will allow the development of a medium-density residential project of more than twelve units across the combined site of 0.73 ha.

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.

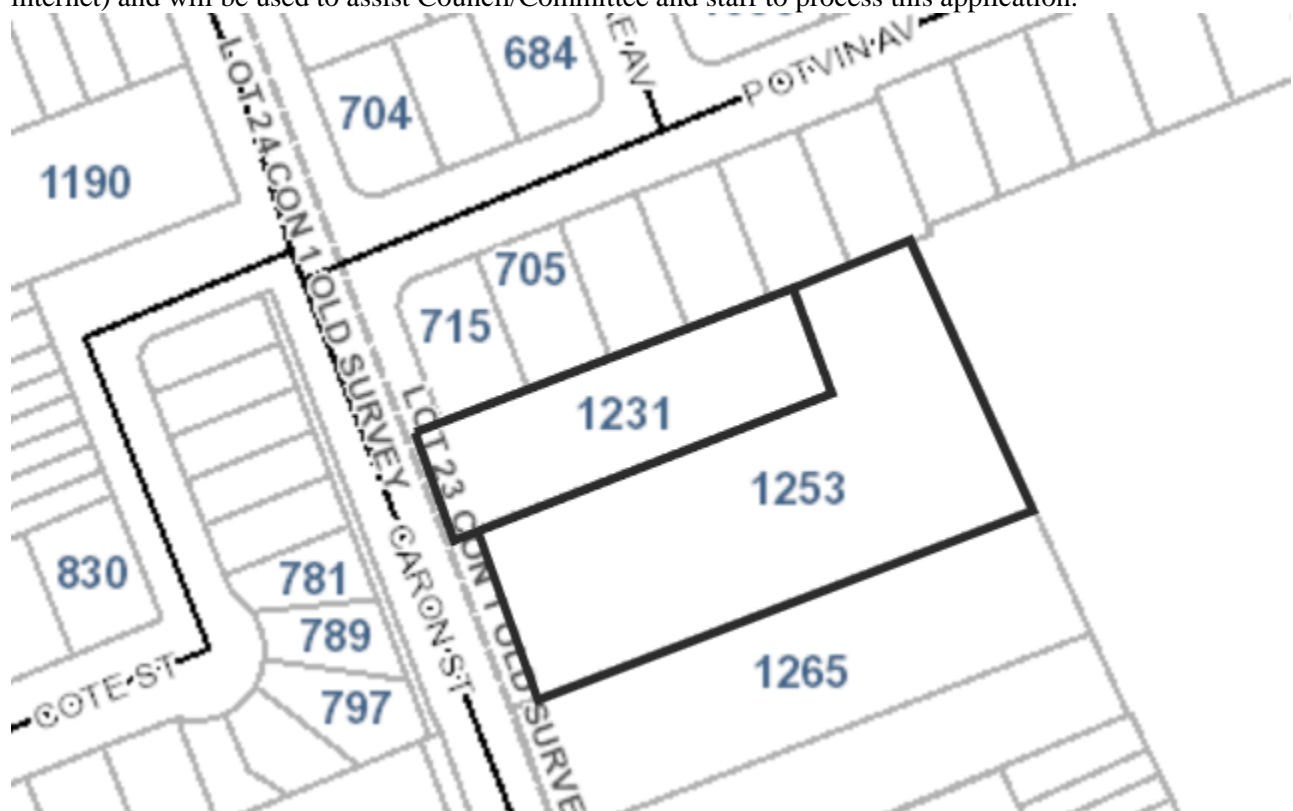
IF YOU WISH TO BE NOTIFIED of the adoption of the proposed Zoning By-law Amendment, or of the refusal of the request to amend the Zoning by-law, you must make a written request at the address shown below. If you wish to be notified of the adoption of the proposed Official Plan Amendment, or of the refusal 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.

Dated at the City of Clarence-Rockland, this 29th day of May 2025.

Agencies, please send your comments by June 11, 2025.