

expansion lands

SECONDARY
PLAN

PLAN SECONDAIRE pour les terrains qui ont été ajouté à l'aire urbaine

VISION, GUIDING PRINCIPLES, AND OBJECTIVES REPORT

July 13, 2018



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ROCKLAND EXPANSION LANDS SECONDARY PLAN: VISION, GUIDING PRINCIPLES, AND OBJECTIVES REPORT

Prepared for the City of Clarence-Rockland

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July 13, 2018

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1.0 INTRODUCTION



1.1 PROJECT OVERVIEW

The United Counties of Prescott and Russell (UCPR) Official Plan Review, completed in 2015 and adopted by the Ministry of Municipal Affairs in 2016, identified a localized shortage of residential land supply in the City of Clarence-Rockland. To address the shortage, the UCPR Official Plan identified approximately 133.5 hectares of lands to be added to the Rockland Urban Policy Area. These lands became known as the “Expansion Lands”.

Following the addition of the lands to the Urban Policy Area designation, the City of Clarence-Rockland rezoned the lands to “Special Study Area (SSA)”. The intent of the SSA zone is that lands will be developed in accordance with the results and recommendations of a Secondary Plan. In the interim, existing uses are permitted to continue, but no new uses are permitted.

In 2017, the City of Clarence-Rockland issued a Request for Proposals for the preparation of a Secondary Plan and Zoning By-law Amendment for the Expansion Lands to guide the future land uses, urban design, and

infrastructure in the area. The intent of this Secondary Planning process is to create a vibrant community that features a mix of uses and a range of housing options in an urban village context.

The Secondary Planning exercise will include a land use plan, built form policies, design guidelines and a phasing strategy, and will be supported by studies and plans from relevant disciplines including a Master Servicing Study, a Community Transportation Study, an Environmental Management Plan, and a Commercial Market Research Report.

The Secondary Planning process will be integrated with the Municipal Class Environmental Assessment (EA) process. EA approval is required for municipal infrastructure such as water, sanitary and storm sewers, and roads. The integrated process allows approvals, reviews, and public consultations to be coordinated and to meet the requirements of both the EA Act and the Planning Act.

1.2 PURPOSE OF THIS DOCUMENT

This report is intended to provide an overview of the vision, guiding principles, and objectives of the Expansion Lands Secondary Plan. The vision will express the long-term character of the lands, including its role in the City of Clarence-Rockland. The principles and objectives will expand on the vision and help form the foundation of the Secondary Plan. The principles will focus on: land use; built form and massing; parks and open space; and, access and circulation.



Image Source: P199

1.3 EXISTING PLANNING FRAMEWORK

PROVINCIAL POLICY STATEMENT (PPS)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Municipalities are required to “be consistent with” the PPS with respect to any planning decisions.

COUNTY OF PRESCOTT-RUSSELL OFFICIAL PLAN (1999, AS AMENDED)

The Official Plan for the United Counties of Prescott and Russell provides guidance for development, while stimulating economical growth and protecting the environment and public health. As the Upper-Tier, all land use planning decisions in the City of Clarence-Rockland are required to be consistent with the County Official Plan.

CLARENCE-ROCKLAND OFFICIAL PLAN (2014)

The City of Rockland Official Plan came into full force and effect on September 30, 2014, and is intended to direct the future development of the Urban Area of the City of Clarence-Rockland for a period of approximately 20 years to 2033.

The subject lands are located outside of the urban area of Clarence-Rockland. Accordingly, rural lands outside of the urban boundary are governed by the policies of the United Counties of Prescott Russell Official Plan. The intention of the Secondary Plan is to include the lands inside the urban boundary.

CLARENCE-ROCKLAND ZONING BY-LAW 2016-10

The study area is zoned Special Study Area (SSA) Zone. The intent of the zone is to preserve land for development or redevelopment in accordance with the results and recommendations of a Secondary Plan. In the interim, the use of lands within an SSA Zone should not be changed to the extent that the results of the Secondary Plan and supporting studies could be prejudiced.

The only permitted uses in the SSA Zone are those which were in existence on the date of passing of the By-law and any other uses may be authorized by Committee of Adjustment or City Council under the provision of the Planning Act.

2014 Provincial Policy Statement

Under the *Planning Act*

Ontario.ca/PPS



Prescott
Russell

OFFICIAL PLAN

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OFFICE CONSOLIDATION - April 2016



OFFICIAL PLAN of THE URBAN AREA of THE CITY of CLARENCE-ROCKLAND



THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND ZONING BY-LAW NO. 2016-10

May 16, 2016

Prepared by



in collaboration with the
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JLR-27025

2.0 VISION AND GUIDING PRINCIPLES



Image Source: Mattamy Homes

2.1 EXPANSION LANDS VISION

Balancing rural charm with urban vitality, the Expansion Lands Secondary Plan promotes sustainable, urban development that will accommodate Clarence-Rockland’s projected growth over the next 20 years, while protecting and enhancing the natural character and established woodlots that define the area.

As the City evolves, new growth and development will enhance the quality of life for both current and future residents, and will reinforce a vibrant, active community for people of all ages and abilities. A mix of housing options, including single and semi-detached, townhouses and apartment buildings, will promote diversity, increase access to affordable housing, and provide additional density to support local commercial uses and alternative modes of transportation.

Founded on a well-defined grid-network, the Expansion lands Secondary Plan will promote strong connectivity throughout the neighbourhood, and to adjacent destinations via Caron Street and David Road. A mix of Local and Collector Roads will provide safe, direct access to neighbourhood amenities, including parks and schools, for all users, including pedestrian, cyclists and drivers.

A mix of open spaces and amenities, located within close walking distance of all residents, will provide convenient and exciting places to gather and socialize, while supporting and promoting community events and broader City activities.

Through high quality urban design, the Expansion Lands will be a pillar of urban design in the City of Clarence-Rockland, and a place that new residents and visitors will be proud to call home.

2.2 GUIDING PRINCIPLES

The 8 principles on the following pages summarize the high-level planning and urban design strategies that will be further developed through the Expansion Lands Secondary Plan.



Image Source: University of Guelph



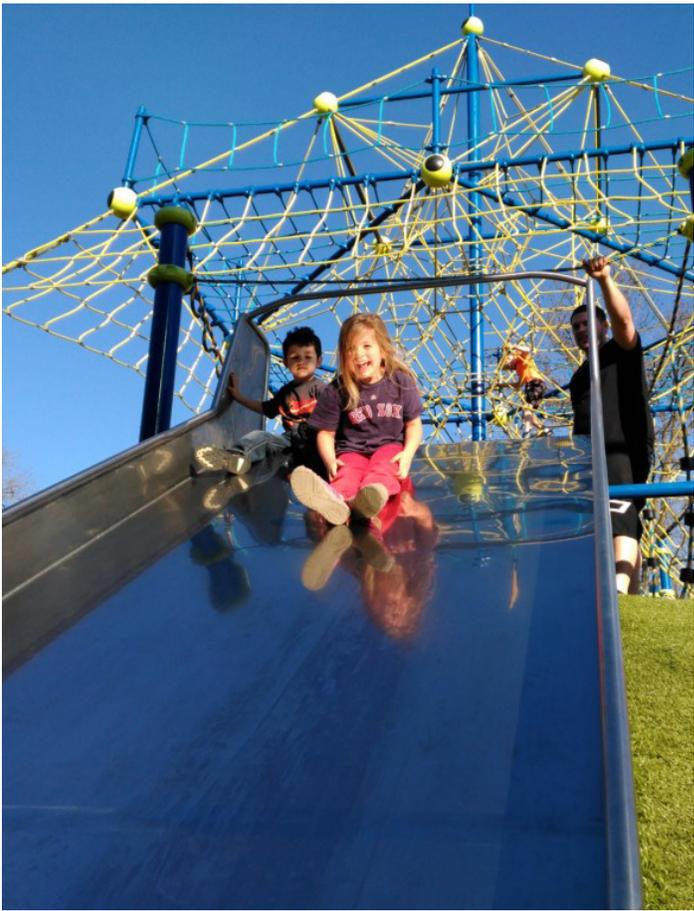
Image Source: Half Moon Bay Community Association

1

Promote sustainable and contemporary development that respects and enhances the existing rural and natural fabric of the Expansion Lands.

2

Ensure new development responds to the surrounding context, including streets, development patterns, dwelling styles, topography and natural heritage features.



3
Establish strong connections throughout the community, and to the broader City, through the creation of a strong-grid network, and short, permeable blocks.

4
Create a complete community with a mix of residential typologies, community amenities and parks and open spaces that will provide opportunities to live, work and play.



Image Source: Creative Green Living



Image Source: KI STUDIO

5

Provide a variety of housing types and tenures to support affordable housing options, and promote a diverse and vibrant community.

6

Protect and celebrate the natural setting through careful links to a safe, highly-visible and well-connected network of parks, trails and public spaces.



Image Source: Great Rivers Greenway

7
Promote active transportation, including walking, cycling and transit, through compact development with a continuous network of sidewalks, cycling facilities and trails.

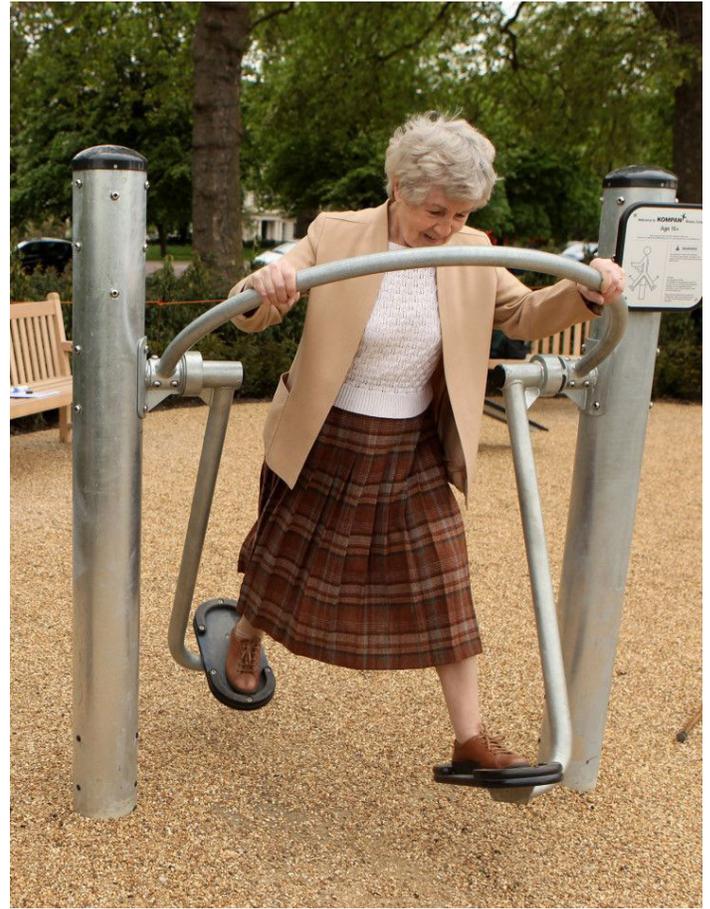


Image Source: Getty Images

8
Ensure all elements of the public realm, including streets, parks, trails, and public destinations are welcoming and accessible for people of all ages and abilities.

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SECONDAIRE

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