



**CORPORATION OF THE
CITY OF CLARENCE-ROCKLAND
PLANNING COMMITTEE MEETING MINUTES**

November 1, 2017
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT: Mario Zanth, President
Guy Desjardins, Mayor
Carl Grimard, Councillor Ward 3
Michel Levert, Councillor Ward 7
Isabelle Robillard, Member
Elaine Simard, Member
Maryse St-Pierre, Deputy Clerk

1. Opening of the meeting

The Chair opens the meeting at 7:00 p.m.

2. Adoption of the agenda

RESOLUTION AME2017-28

Moved by Carl Grimard

Seconded By Guy Desjardins

THAT the agenda be adopted as presented.

CARRIED

3. Declaration of pecuniary interests

None

4. Adoption of the minutes

4.1 Planning Committee meeting of September 7, 2017

RESOLUTION AME2017-29

Moved by Michel Levert

Seconded By Elaine Simard

THAT the minutes of the Planning Committee meeting of September 7, 2017, be adopted as presented.

CARRIED

5. Planner's Statement

The planner's statement is presented.

6. Deferred Items

None

7. Presentations / Reports

7.1 Zoning By-law Amendment – J.L. Richards for Yves Potvin – 1587 Laurier Street

a. Presentation

Mrs. Claire Lemay presents the application made by J.L. Richards for Yves Potvin, regarding the construction of a 16-unit apartment building located in 1587 Laurier St. She explains that the location of this building will be in front of the City Hall of Rockland.

b. Committee / Public Comments

Mayor Desjardins asks if the 3.7 metres dimension was requested in the past. Marie-Eve Bélanger replies that she needs verify the zoning by-law but that the dimension for the parking is appropriate.

The President Zanth explains that Laurier Street has a beautification plan. He asks Mrs. Bélanger if the parking location goes against that plan. Mr. Yves Potvin explains that because of the space and investment, the parking could not be located in the back.

Councillor Carl Grimard asks for clarifications with regard to the location of specific elements of the plan. Mr. Rivet explains that the site plan will be dealt with later in the process.

Mr. Paul Tassie, representative of Extravadanse, explains that his business is evaluating the possibility to expand and wants to make sure this building won't go against his projects.

Mr. Donald Veilleux asks if there will be a visitor's parking. Mr. Rivet replies that there will be four.

c. Recommendation

RESOLUTION AME2017-30

Moved by Isabelle Robillard

Seconded By Michel Levert

THAT the Planning Committee recommends to Council the application to amend Zoning By-Law No. 2016-10, in order to change the zoning category of the property known as 1587 Laurier Street, from “Urban Core area (CA) Zone” to “Urban Core Area – Exception 6 (CA-6) Zone”, as recommended by the Infrastructure and Planning Department.

CARRIED

7.2 Official Plan Amendment No. 7 – Housekeeping amendment

a. Presentation

Mrs. Claire Lemay presents an overview of the Official Plan Amendment no.7. She explains that the goal is to include the same wording as the zoning by-law.

b. Committee / Public Comments

None

c. Recommendation

RESOLUTION AME2017-31

Moved by Carl Grimard

Seconded By Isabelle Robillard

THAT the Planning Committee recommends to Committee of the Whole the Official Plan Amendment #7 to the Official Plan of the Urban Area of the City of Clarence-Rockland in order to make certain technical revisions as well as to increase residential densities all in conformity with the recently approved Official Plan Amendment No. 31 to the Official Plan of the United Counties of Prescott and Russell, as recommended by the Infrastructure and Planning Department.

CARRIED

7.3 Amendment to Zoning By-law — Roger Villeneuve — 1255 Joanisse Road

a. Presentation

Mr. Malcom Duncan presents the application for which the purpose is to allow the use of a motor vehicle storage compound and commercial self-storage.

b. Committee / Public Comments

Councillor Carl Grimard asks how the land will be used. Mr. Roger Villeneuve explains that this is for his personal use.

Mr. Donald Veilleux asks for clarifications in regard to the storage configuration. Mr. Villeneuve explains the configuration of his project.

c. Recommendation

None

RESOLUTION AME2017-32

Moved by Guy Desjardins

Seconded By Isabelle Robillard

THAT the Planning Committee recommends to Council to amend Zoning By-law no. 2016-10 in order to modify the zoning category for the property described as being 1255 Joanisse Road, to add motor vehicle storage compound and commercial self-storage uses to the list of permitted uses in the “Rural – Exception 38 (RU-38) Zone”, as recommended by the Infrastructure and Planning Department.

CARRIED

9. Adjournment

The meeting is adjourned at 7:39 pm.

Mario Zanth, President

Maryse St-Pierre, Deputy Clerk