



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

December 6, 2017
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT: Mario Zanth, President
Guy Desjardins, Mayor
Michel Levert, Councillor Ward 7
Elaine Simard, Member
Helen Collier, Chief Administrative Officer
Julian Lenhart, Director of Infrastructure and Planning
Marie-Ève Bélanger, Manager, Development
Maryse St-Pierre, Deputy Clerk

ABSENT: Carl Grimard, Councillor Ward 3
Denis Simard, Member

1. Opening of the meeting

The Chair opens the meeting at 7:03 p.m.

2. Adoption of the agenda

RESOLUTION AME2017-33

Moved by Guy Desjardins

Seconded By Elaine Simard

THAT the agenda be adopted as presented.

CARRIED

4. Adoption of the minutes

4.1 Planning Committee meeting of November 1st, 2017

RESOLUTION AME2017-34

Moved by Elaine Simard

Seconded By Guy Desjardins

THAT the minutes of the Planning Committee meeting of November 1st, 2017, be adopted as presented.

3. Declaration of pecuniary interests (None)

5. Planner's Statement

The planner's statement is presented.

6. Deferred Items (None)

7. Presentations / Reports

7.1 Zoning by-law Amendment – Part of Lot 13, Concession 1 O.S, Part 3 on Plan 50R-3108

a. Presentation

Mr. Malcolm Duncan presents the zoning amendment application submitted by Shawn Cyr, regarding a motor vehicle dealership, a motor vehicle washing facility and some motor vehicle parking spaces.

b. Committee/Public comments

Mr. Gordon Graham of 2551 Dubois Street, explains that he had a discussion with Marie-Ève Bélanger on this matter and that the owner has not prepared any site plan, so he doesn't know what will be built. Mr. Graham adds that these additions will increase the noise which is already loud. He also asks if the quality of water will be an issue with this and asks that the City guarantees this issue. Mayor Desjardins replies that normally there is a device installed to block used water.

Mrs. Marie-Ève Bélanger explains that the committee has the right to ask for the site plan. She adds that she saw a draft version of the site plan which is not public. Mrs. Bélanger explains that for the quality of water, she will probably ask for a hydrogeology study.

Councillor Michel Levert explains that the committee should not go further without a site plan.

The President asks if it is a common practice in this kind of situation to ask for the site plan. He explains that he is not completely comfortable to leave this project without a site plan.

Mr. Roger Cross of 2567 Dubois Street, explains that there was no explanation regarding the septic tank during the

presentation. Mayor Desjardins replies that all the information pertaining to that matter is available at the South Nation Conservation.

Mr. Roger Labrèche of 312 Ramage, explains that a car wash was built earlier and asks why there is a need for a second one. Mayor Desjardins asks for clarifications on the location of the car wash.

Mr. Shawn Cyr of 2619 Dubois Street, explains that he acquired this business two years ago with the intention to expand. He adds that the reason of his application is further to pressure and complaints. Mr. Cyr explains that he lives in that area and he doesn't want it to be ugly. Because he doesn't know exactly what he wants to build at the moment, Mr. Cyr explains that he wants a zoning amendment in order to park the vehicles.

Councillor Michel Levert asks if we had a temporary zoning for parking in the past. Marie-Ève Bélanger replies that normally a temporary period is three years.

The President explains that we could put aside the project of construction and give a temporary zoning to authorize parking.

c. Recommendation

Break from 7:45 p.m. to 7:52 p.m.

RESOLUTION AME2017-35

Moved by Guy Desjardins

Seconded By Michel Levert

THAT the Planning Committee recommends that Council approve the application to amend Zoning By-Law No. 2016-10, in order to change the zoning category of the property known as part of lot 13, concession 1 O.S, Part 3 on Plan 50R-3108, from "Rural Residential (RR) Zone" to "Rural Residential – Temporary 1 (RR-T1) Zone", as recommended by the Infrastructure and Planning Department.

CARRIED, as modified

7.2 Zoning by-law amendment – Saumure, Drouin & Drouin, 3584 Drouin Road

a. Presentation

Mrs. Claire Lemay presents the application submitted by Lise Saumure, Nathalie Drouin and Sylvain Drouin for an existing campground on a part of the property located at 3584 Drouin Road in Cheney. She explains that this application also contains a request of the layout plan n° D-11-291.

b. Committee/Public comments (None)

c. Recommendation

RESOLUTION AME2017-36

Moved by Guy Desjardins

Seconded By Michel Levert

THAT the Planning Committee recommends that Council approve the amendment to Zoning by-law no. 2016-10 in order to change the zoning category for the property described as being part of lot 19, concession 10, 3584 Drouin Road, from “Mineral Aggregate – Pit (MAP) Zone” to “Tourist Commercial (CT) Zone”, as recommended by the Infrastructure and Planning Department.

CARRIED

7.3 Official Plan Amendment and Zoning By-law Amendment - Brigil Subdivision

a. Presentation

Mrs. Marie-Ève Bélanger presents the application submitted by Brigil to amend the zoning by-law and the official plan for two properties located along Poupart Road. She explains the subdivision plan, densities and affected location. Mrs. Bélanger explains that a traffic study will be required for this type of project.

b. Committee/Public comments

Mayor Desjardins asks if the pathway will be accessible for all the properties in this project. Marie-Ève Bélanger confirms and gives additional details regarding the access to the pathway.

The President asks for clarification regarding density. Mrs. Bélanger explains that we have a porportion of density to respect. She adds that the high density proportion exceed what is required. The President asks if sidewalks will be included in this development and adds that it was a problem in Morris Village. Mrs. Bélanger

replies that there will be no sidewalks, but adds that there may be sidewalks planned for Poupart Road.

Gerald Poupart of 770 Poupart Road, explains that he has concerns with high density, especially with the five-storey building next to a single family home. He explains that the roads are really narrow and that there is currently high traffic. He adds that with the addition of 2000 individuals in this area, we should address the traffic issues will have to be addressed to avoid problems. The Mayor reiterates what Mrs. Bélanger explained about the traffic study.

Gilles Bergeron of 3385 Descotes Circle, explains that the map on the notice was unreadable and adds that notices should be clear. He explains that the project involves a level of traffic that the current infrastructure could not handle. Mr. Bergeron adds that he agrees a development with R1 only. Mr. Julian Lenhart confirms that a second notice has been sent with the appropriate map to the concerned people.

Mrs. Chantal Frégeau of 3370 Descotes Circle, explains that she is not for or against the project but asks for clarifications on the location of buildings. Mrs. Bélanger explains the location of buildings.

Following questions, Mrs. Bélanger clarifies what type of information is made available with a traffic study,

Stéphane St-Denis of 3378 Descotes Circle, explains that he has a pool in his backyard and wants a fence to avoid access to it or even look at it.

Mrs. Diane Letourneau of 3112 Lemay Circle, explains that she is concerned with the location of the pathway because of the traffic that could result. She adds that the trees in this area are protected and that we can't build on it within 50 metres of their location. Mrs. Bélanger confirms that to remove these trees, a request should be sent to the Ministry.

Mr. Fabien Parent of 3400 Descotes Circle, asks if there is a way to protect privacy with fences next to the pathway. Mrs. Bélanger explains that she needs to have a look at the by-law regarding this matter. Mr. Parent adds that the drainage should be considered because the water could flow downwards.

Mr. Jean-Guy Brunet of 3380 Descotes Circle, asks for clarifications regarding the beginning of works. The President explains that it depends on approval, Council and studies. Mrs. Bélanger adds that they will begin in approximately two years. Mr. Brunet adds that what has been learned from the Morris Village experience should be applied to this development. He reiterates few comments already given.

Mr. Charles Tittley of 3112 Lemay Circle, explains that the project includes different ground levels and explains that possible landslides should be taken into consideration in the studies.

Mr. Nicholas Poupart of 1224 Poupart Road, explains that this project is next to his house and that he will lose all his privacy. He thinks this is a huge project.

Mr. Jean Décoeur, agent for Brigil, clarifies few details outlined by members of the committee and public. Mr. Marc Rivet, planner for GL Richards, gives additional details regarding density and types of buildings.

The President asks to add the discussed details in the report.

c. Recommendation

RESOLUTION AME2017-37

Moved by Elaine Simard

Seconded By Michel Levert

THAT the Planning Committee recommends that Council approve the Draft Plan of Subdivision submitted by Atrél Engineering for 3223701 Canada Inc. (Brigil) (file number D-12-121), with the conditions of approval listed under Section 7 of report No. AMÉ-17-131-R, and

THAT Planning Committee recommends that Council approve the Official Plan Amendment and the Zoning by-law Amendment.

DEFERRED

9. Adjournment

The meeting is adjourned at 9:58.

Mario Zanth, President

Maryse St-Pierre, Deputy Clerk