



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

January 17, 2018
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT: Mario Zanth, President
Guy Desjardins, Mayor (ex officio)
Carl Grimard, Councillor Ward 3
Michel Levert, Councillor Ward 7
Elaine Simard, Member
Denis Simard, Member
Helen Collier, Chief Administrative Officer
Marie-Ève Bélanger, Manager, Development
Maryse St-Pierre, Deputy Clerk

1. Opening of the meeting

The President opens the meeting at 7:04 p.m.

2. Adoption of the agenda

RESOLUTION AME2018-01

Moved by Guy Desjardins

Seconded By Carl Grimard

THAT the agenda be adopted as presented.

CARRIED

3. Declaration of pecuniary interests (None)

4. Adoption of the minutes

4.1 Minutes of the Planning Committee of December 6, 2017

RESOLUTION AME2018-02

Moved by Guy Desjardins

Seconded By Elaine Simard

THAT the minutes of the Planning Committee meeting of December 6, 2017, be adopted as presented.

CARRIED

5. Planner's Statement

The planner's statement is presented.

6. Deferred Items

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

Mrs. Marie-Ève Bélanger gives an overview of the presentation that was given at the last meeting in regard to this application and shows the location of the project on the plan. Further to questions with regard to density, she explains the differences and the required percentages according to the official plan.

Further to questions asked with regard to the pathway, Mrs. Bélanger explains how the proposed pathway is integrated within the existing pathway map.

Comments of committee members

Members of the committee discuss the location of the pathway and the issue raised by the residents of Descotes Circle. Further to discussion, Mrs. Bélanger explains that this project has been in progress for years and that the location of the pathway is included on the official plan. She adds that there is a huge demand for pathways and cycle paths.

Members of the committee discuss the location of the high density in this project.

Comments from the public

Mr. Jean-Guy Brunet, resident at 3380 Descotes Circle, asks for clarifications regarding the setbacks. He adds that this development should consider the accessibility of people with reduced mobility. Mr. Jean Décoeur, representative for Atrel Engineering, explains the different setback measures and mentions that this development will take the requirements for accessibility into consideration.

Mrs. Elaine Simard leaves her seat from 7:55 p.m to 7:56 pm. Councillor Michel Levert leaves his seat from 7:56 p.m. to 7:58 p.m.

Mr. Gilles Bergeron, resident at 3385 Descotes Circle, explains that for this big project, more people should be advised. He explains that ratios are high and that high density would be no more than 10% of the project. Mrs. Bélanger explains the percentages of different densities. Mr. Bergeron adds that he believes that this project has the goal to collect more people and not developing a community. He explains that if the zoning is granted the way it is presented, he will make an appeal.

Mr. Fabien Parent, resident at 3400 Descotes Circle, reiterates the comments he mentioned during the last meeting in regard to fences. He adds that he has concerns with blasting. Mr. Décoeur explains that based on his knowledge, there should not be any blasting activities but if so, rules would be followed.

Mr. Stéphane St-Denis, resident at 3378 Descotes Circle, explains that residents don't want a cycle path in their backyards.

Further to discussions, Mr. Décoeur explains that if residents don't want the pathway, it is not a problem. He adds that he will verify if we can move one of the high-density buildings elsewhere in the plan.

RESOLUTION AME2018-03

Moved by Carl Grimard

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

DEFERRED

7. Presentations / Reports

7.1 Draft Plan of Subdivision – Stage 5 Spacebuilders

Mrs. Marie-Ève Bélanger presents the application submitted by Atrél Engineering for Spacebuilders Ottawa Ltd to approve the conditions of the draft plan of subdivision. She adds that the traffic study will determine if a roundabout is required at this location. Members of the committee discuss the project.

Mrs. Linda Diodati, resident at 559 Ruby Street, explains that her backyard faces directly onto the project, especially the commercial part. She is worried about the noise that will occur and the impact it will have on her privacy. Mr. Jean Décoeur, representant of Atrél Engineering explains that a noise protection barrier will be installed.

RESOLUTION AME2018-04

Moved by Michel Levert

Seconded By Guy Desjardins

THAT the Planning Committee recommends that Council approve the Draft Plan of Subdivision submitted by Atrél Engineering for Spacebuilders Ottawa Ltd. (file number D-12-122), with the conditions of approval listed under Section 7 of report No. AMÉ-18-01-R.

CARRIED

7.2 Zoning By-law Amendment – 1508 – 1560 Laurier Street – City of Clarence-Rockland

a. Presentation

Mrs. Claire Lemay presents the application made by the City of Clarence-Rockland. She explains that a zoning by-law amendment is requested in order to have the three lots considered to be one lot for the purposes of zoning, so that the setbacks from the property lines between these three lots do not need to be respected.

b. Committee/Public comments (None)

c. Recommendation

RESOLUTION AME2018-05

Moved by Denis Simard

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 properties known as 1508 Laurier Street, 1536 Laurier Street and 1560 Laurier Street from “Community Facilities (CF) Zone” to “Community Facilities – Exception 1 (CF-1) Zone”, as recommended by the Infrastructure and Planning Department.

CARRIED

8. **Other Items** (None)

9. **Adjournment**

The meeting is adjourned at 9:06 p.m.

Mario Zanth, President

Maryse St-Pierre, Deputy Clerk