



CORPORATION OF THE CITY OF
CLARENCE-ROCKLAND
PLANNING COMMITTEE

April 5, 2018, 7:00 pm

Council Chambers

415 rue Lemay Street, Clarence Creek, Ont.

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**CORPORATION DE LA CITÉ DE
CLARENCE-ROCKLAND**

COMITÉ DE L'AMÉNAGEMENT

le 5 avril 2018, 19 h 00

Salle du Conseil

415 rue Lemay Street, Clarence Creek, Ont.

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

February 7, 2018
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

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

ABSENT: Michel Levert, Councillor Ward 7
Elaine Simard, Member

1. Opening of the meeting

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

2. Adoption of the agenda

RECOMMENDATION AME2018-06

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

RECOMMENDATION AME2018-07

Moved by Guy Desjardins

Seconded By Denis Simard

THAT the minutes of the Planning Committee meeting of January 17, 2018, 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 what was presented during the last two meetings in regard to this application.

Mrs. Bélanger explains that the City will need to have access to the pipes located in the pathway area. She adds that council could consider the addition of the pathway once the grading is completed.

Further to questions, Mrs. Bélanger explains that the site plan could be presented at the Planning Committee.

Mr. Gilles Bergeron, 3385 Descotes Circle, reiterates his comments in regard to densities and percentages. Mr. Bergeron explains that he will appeal the decision in function of the density percentages.

Further to questions, Marc Rivet from J.L. Richards explains percentages and densities. He mentions that everything is conditional to approval.

Mr. Jean-Guy Brunet, 3380 Descotes Circle, asks for details in regard to the process. Mrs. Bélanger explains the process. Mr. Brunet reiterates his comments about trees and the pathway.

Mr. Fabien Parent, 3400 Descotes Circle, reiterates his comments about the setbacks.

RECOMMENDATION AME2018-08

Moved by Denis Simard

Seconded By Carl Grimard

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.

CARRIED

7. Presentations / Reports (None)

8. **Other Items** (None)

9. **Adjournment**

The meeting is adjourned at 8:19 p.m.

Mario Zanth, President

Maryse St-Pierre, Deputy Clerk



**CORPORATION DE LA
CITÉ DE CLARENCE-ROCKLAND
PROCÈS-VERBAL DU COMITÉ D'AMÉNAGEMENT**

le 7 février 2018
Salle du Conseil
415 rue Lemay Street, Clarence Creek, Ont.

PRÉSENT: Mario Zanth, président
Guy Desjardins, maire (ex officio)
Carl Grimard, conseiller du quartier 3
Denis Simard, membre
Helen Collier, directrice générale
Marie-Ève Bélanger, gestionnaire du développement
Maryse St-Pierre, greffière adjointe

ABSENT: Michel Levert, conseiller du quartier 7
Elaine Simard, membre

1. Ouverture de la réunion

Le président ouvre la réunion à 19h03.

2. Adoption de l'ordre du jour

RECOMMANDATION AME2018-06

Proposée par Carl Grimard

Appuyée par Guy Desjardins

QUE l'ordre du jour soit adopté tel que présenté.

ADOPTÉE

3. Déclaration d'intérêts pécuniaires (Aucune)

4. Adoption des procès-verbaux

RECOMMANDATION AME2018-07

Proposée par Guy Desjardins

Appuyée par

QUE le procès-verbal de la réunion du comité d'aménagement du 17 janvier 2018 soit adopté tel que présenté.

ADOPTÉE

5. Énoncé de l'urbaniste

L'énoncé de l'urbaniste est présenté.

6. Items différés

6.1 Amendement au plan officiel et au règlement de zonage - Subdivision Brigil

Mme Marie-Ève Bélanger donne un aperçu de ce qui a été présenté durant les deux dernières rencontres en lien avec cette demande.

Mme Bélanger explique que la Cité aura besoin d'avoir accès aux tuyaux se trouvant dans le secteur du sentier. Elle ajoute que le conseil peut considérer l'ajout du sentier lorsque le nivelage aura été complété.

Suite aux questions, Mme Bélanger explique que le plan de localisation peut être présenté au comité d'aménagement.

M. Gilles Bergeron, 3385 Cercle Descotes, réitère ses commentaires concernant les densités et les pourcentages. M. Bergeron explique qu'il fera appel de la décision en fonction des pourcentages de densités.

Suite aux questions, Marc Rivet de J.L. Richards explique les pourcentages et les densités. Il mentionne que tout est conditionnel à une approbation.

M. Jean-Guy Brunet, 3380 Cercle Descotes, demande des détails sur le processus. Mme Bélanger explique le processus. M. Brunet réitère ses commentaires des dernières réunions sur les arbres et sur le sentier.

M. Fabien Parent, 3400 Cercle Descotes, réitère ses commentaires relativement aux marges de recul.

RECOMMANDATION AME2018-08

Proposée par Denis Simard

Appuyée par Carl Grimard

QUE le comité d'aménagement recommande que le conseil approuve l'ébauche de plan de lotissement soumise par Atrel Engineering pour 3223701 Canada Inc. (Brigil) (filière n°. D-12-121), avec les conditions d'approbation listée à la Section 7 du rapport n°. AMÉ-17-131-R, et

QUE le comité d'aménagement recommande que le conseil approuve l'amendement au Plan Officiel et au règlement de zonage.

ADOPTÉE

7. **Présentations / Rapports** (Aucun)

8. **Autres items** (Aucun)

9. **Ajournement**

La réunion est ajournée à 20h19.

Mario Zanth, président

Maryse St-Pierre, greffière adjointe



Énoncé de l'urbaniste / Planner's Statement





Énoncé de l'urbaniste / Planner's Statement

- Toute personne présente peut soumettre ses observations et ses commentaires sur les présentes propositions d'ébauche de plan de lotissement ou de la modification au plan officiel ou de la modification au règlement de zonage.
- Toute personne peut obtenir des renseignements sur la ou les présentes demandes en s'adressant au Service de l'aménagement du territoire de la Cité de Clarence-Rockland, au 1560 rue Laurier à Rockland (édifice de l'Hôtel de ville) aux heures habituelles de bureau, soit de 8h30 à 16h30 du lundi au vendredi;
- Anyone present at the meeting may submit their concerns or comments in respect to the proposed draft plan of subdivision or to the Official Plan amendment or to the Zoning By-Law amendment.
- Anyone may obtain additional information relating to the present requests by contacting the Planning Department at the City Hall, located at 1560 Laurier Street in Rockland, between 8:30 A.M. and 4:30 P.M., from Monday to Friday.



Énoncé de l'urbaniste / Planner's Statement

- Si une personne ou un organisme public ne présente pas d'observations orales lors d'une réunion publique ou ne présente pas d'observations écrites à la Corporation de la Cité de Clarence-Rockland à l'égard du plan de lotissement proposé avant que l'autorité approbatrice n'approuve ou ne refuse d'approuver l'ébauche du plan de lotissement ou avant l'adoption des règlements municipaux, la personne ou l'organisme public n'a pas le droit d'interjeter appel de la décision du Conseil devant la Commission des affaires municipales de l'Ontario.
- 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 in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision or before the by-laws are passed, the person or public body is not entitled to appeal the decision of the Council to the Ontario Municipal Board.



Énoncé de l'urbaniste / Planner's Statement

- Si une personne ou un organisme public ne présente pas d'observations orales lors d'une réunion publique ou ne présente pas d'observations écrites à la Corporation de la Cité de Clarence-Rockland à l'égard du plan de lotissement proposé avant que l'autorité approbatrice n'approuve ou ne refuse d'approuver l'ébauche du plan de lotissement ou avant l'adoption des règlements municipaux, la personne ou l'organisme public ne peut pas être joint en tant que partie à l'audition d'un appel dont est saisie la Commission des affaires municipales de l'Ontario à moins qu'il n'existe, de l'avis de cette dernière, des motifs raisonnables de le faire.
- 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 in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision or 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 Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.



Énoncé de l'urbaniste / Planner's Statement

- SI VOUS DÉSIREZ être avisé(e) de la décision de la Corporation de la Cité de Clarence-Rockland relativement au présent plan de lotissement proposé ou de la décision relativement à l'amendement au plan officiel ou au règlement de zonage proposé, vous devez présenter une demande écrite à la: Greffière, Cité de Clarence-Rockland, 1560 rue Laurier, Rockland (Ontario) K4K 1P7.
- IF YOU WISH to be notified of the decision of the Corporation of the City of Clarence-Rockland in respect of the proposed plan of subdivision or of the decision in respect of the proposed Official Plan or Zoning Amendment, you must make a written request addressed to the Clerk, City of Clarence-Rockland, 1560 Laurier Street, Rockland, Ontario K4K 1P7.



Énoncé de l'urbaniste / Planner's Statement

- Une personne ou un organisme public dispose d'un délai de 20 jours pour interjeter appel devant la Commission des affaires municipales de l'Ontario (CAMO) suite à l'envoi de l'avis d'adoption. Pour ce faire, la personne ou l'organisme public doit déposer à la Cité un avis d'appel qui explique son opposition au règlement municipal, les motifs à l'appui de son appel, en plus de payer les droits prescrits au terme de la Loi sur la Commission des affaires municipales de l'Ontario.
- A person or public body may submit an appeal within 20 days of the receipt of the notice of adoption before the Ontario Municipal Board (OMB). However, the person or public body has to file an appeal with the City explaining the reasons supporting the objection to the by-law in addition to paying the required fees set out by the Ontario Municipal Board Act.



REPORT N° AMÉ-18-17-R

Date	05/04/2018
Submitted by	Malcolm Duncan
Subject	Zoning By-law Amendment - 2160 Laval Street
File N°	D-14-500

1) **NATURE/GOAL :**

The goal of this report is to present a Zoning By-law Amendment in order to add a motor vehicle dealership, motor vehicle body shop, motor vehicle repair facility, service station and motor vehicle washing facility to the list of permitted uses for the above mentioned property.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

THAT the Planning Committee recommends to Council to amend Zoning By-Law 2016-10, in order to change the zoning category of the property from "Village Mixed-Use (VM) Zone" **to** "Village Mixed-Use – Exception 1 (VM-1) Zone" as recommended by the Infrastructure and Planning Department.

QUE le Comité d'aménagement recommande au Conseil Municipal d'approuver le règlement modifiant le Règlement de Zonage 2016-10 afin de changer le zonage de la propriété de « Zone Polyvalent de Village (VM) » **à** « Zone Polyvalent de Village – Exception 1 (VM1) » tel que recommandé par le Département d'infrastructure et aménagement du territoire.

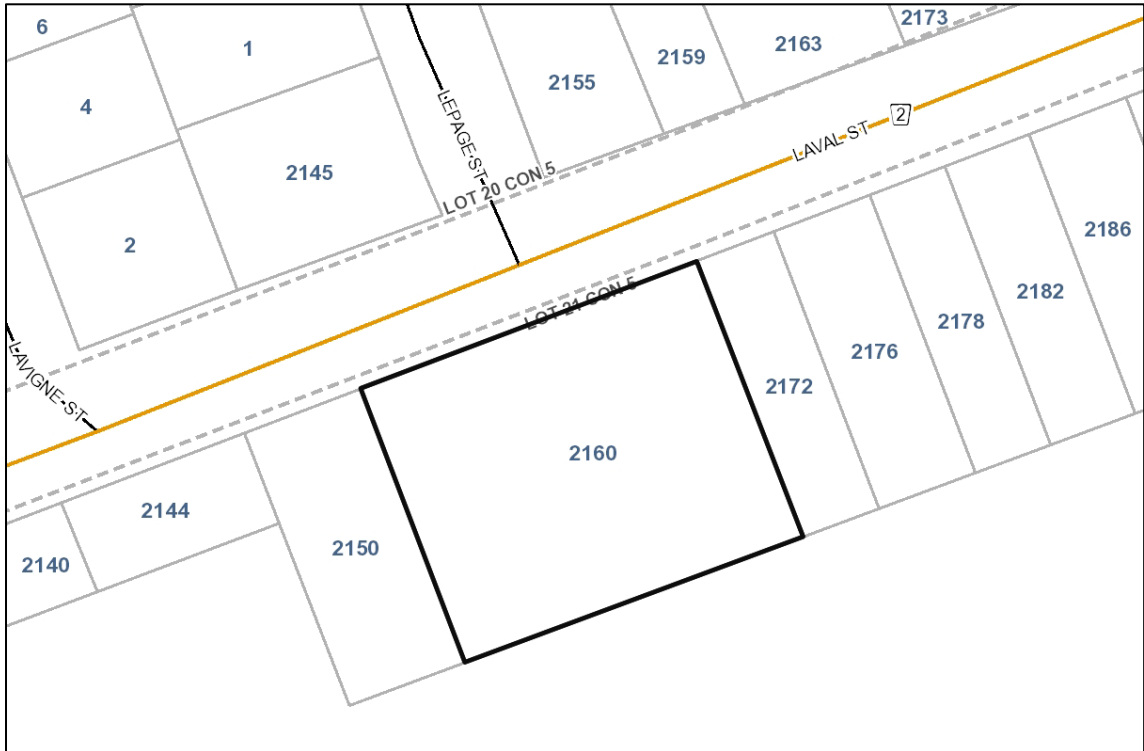
4) **BACKGROUND :**

On February 26th, 2018, an application was submitted by Eli Saikaley on behalf of E.D.D.Y Property Management Inc. to amend the Zoning By-law 2016-10.

The property is described as being 2160 Laval Street and is located in Bourget (see figure 1.) An old commercial building with a motor vehicle garage is located on the property.

The application was deemed complete on February 28th, 2018. A notice of public meeting was sent to different agencies and to the property owners within 120 meters of the subject property and a sign was posted on the property.

Figure 1: Location of the subject property



5) **DISCUSSION :**

Official Plan of the United Counties of Prescott and Russell:

The subject property is identified under the “*Community Policy Area*” designation on Schedule “A” of the Official Plan of the United Counties of Prescott and Russell. Section 2.3.8.2 states that retail, service and business uses may be permitted in the community core areas defined in local zoning by-laws, and mixed uses such as ground level business or retail uses with residential uses on upper levels are encouraged.

Section 2.3.9.3 of the Official Plan states that: “Local municipalities shall permit a wide variety of commercial uses in the Community Policy Area and shall define and regulate such development through the use of local zoning by-laws and site plan control”. This section goes on to state that service commercial and vehicle sales and repair uses shall be permitted in the Community Policy Area, however local Councils may exclude some commercial uses where the location and scale of such uses may have a negative on the viability of the identified area.

Bourget Official Plan:

The subject property is designated as “Village Core” in the Bourget Official Plan. This designation permits retail, commercial, employment

uses, mixed uses and others as it is intended to become the economic focal point for the village and surrounding community.

Section 4.1.3 of the Official Plan sets out the policies for the Village Core area, and states that the redevelopment of existing buildings and the development of mixed-use buildings shall be encouraged with a focus on ground-oriented commercial uses with residential above. Additionally, commercial uses in the Village Core area shall be subject to site plan control and the maintenance and improvement of existing commercial buildings shall be encouraged.

While the Official Plan does not directly state that motor vehicle uses are permitted in Bourget, the Village Core is intended to be the economic focal point for the Village and surrounding area by providing employment opportunities such as this. It should also be noted that the previous business at this location used to operate as a motor vehicle repair facility and a detailing garage prior to losing its legal non-conforming status since it did not continue to be used for that purpose.

Zoning By-law 2016-10:

The property is located within the "*Village Mixed-Use (VM) Zone*" however; the zoning amendment would change the zone to "*Village Mixed-Use - Exception 1 Zone*". The only "Motor Vehicle Uses" permitted in the VM zone include commercial parking areas and motor vehicle rental facilities.

The amendment would permit the following uses: motor vehicle dealership, motor vehicle body shop, motor vehicle repair facility, service station and motor vehicle washing facility. The owner also intends to provide an accessory dwelling to the commercial use which is permitted in the VM zone.

It should be noted that the neighbouring property at 2150 Laval Street is located within the "*Village Residential First Density (RV1) Zone*" and that in many cases the Zoning By-law does not permit motor vehicle body shops or motor vehicle repair facilities adjacent to a residential zone. If approved the amendment would provide an exception for the subject property. Section 4.27 of the Zoning By-law which sets out the provision for motor vehicle service stations, body shops, repair facilities and washing facilities states that "Where the interior side lot line abuts a lot in a Residential Zone, the minimum interior side yard shall be 6.0 metres". The existing building where the proposed uses are intended to be located is roughly 15m from the nearest residentially zoned property, and there are large hedges along both interior side lot lines to screen the residential uses from the existing

building. Additional measures can be taken to reduce the negative impacts that the proposed uses may have at the site plan stage.

It should also be taken into consideration that there is a motor vehicle repair facility within 300m of the subject property located at the corner of Laval Street and Champlain Street. The property is located in the same VM zone, and abuts a residentially zone property which is partially screened by two large trees. In that case the business can continue to operate with a legal non-conforming status, while this Zoning amendment is required to bring the subject property in compliance with the by-law.

6) **CONSULTATION:**

The Planning Committee will hold a public meeting on April 5th, 2018, at which time comments from the public will be received.

7) **RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :**

Enbridge, Community Services, the Construction Department, the Finance Department and Protective Services did not raise any concerns with the proposed amendment.

The City Engineer confirmed that the property has access to municipal water, and also indicated that the changes of use will require approval from the South Nation Conservation Authority and a site plan will be required. It was also noted that a phase 1 Environmental Site Assessment should be requested since the site appears to have been used as a gas service station, and that a stormceptor will be required for the motor vehicle uses.

The Infrastructure Department indicated that the site is serviced by a septic system, which will limit what can be done on the property.

8) **FINANCIAL IMPACT (expenses/material/etc.):**

N/A

9) **LEGAL IMPLICATIONS :**

N/A

10) **RISK MANAGEMENT :**

N/A

11) **STRATEGIC IMPLICATIONS :**

N/A

12) **SUPPORTING DOCUMENTS:**

N/A