



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

May 2, 2018  
Council Chambers  
415 rue Lemay Street, Clarence Creek, Ont.

**PRESENT:** Mario Zanth, Chairperson  
Guy Desjardins, Mayor (ex-officio)  
Carl Grimard, Councillor Ward 3  
Michel Levert, Councillor Ward 7  
Elaine Simard, Member  
Marie-Ève Bélanger, Manager of Development  
Maryse St-Pierre, Deputy Clerk  
Claire Lemay, Planner

**ABSENT:** Denis Simard, Member

**1. Opening of the meeting**

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

**2. Adoption of the agenda**

**RECOMMENDATION** AME2018-12

**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** AME2018-13

**Moved by** Michel Levert

**Seconded By** Carl Grimard

THAT the minutes of the Planning Committee meeting of April 5, 2018, 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 – Gaetan Meloche for Ferme Mellohills Inc. - 771 Landry Road**

**a. Presentation**

Mrs. Claire Lemay presents a zoning by-law amendment application submitted by Gaetan Meloche for the Ferme Mellohills Inc, located at 771 Landry Road.

**b. Comments from the Committee and public**

Further to questions, Mrs. Lemay explains the Department's recommendation.

Mr. Stéphane Meloche, resident at 653 Lemay, explains the details of the construction. Mayor Desjardins adds that the construction will be located in the same location as the previous building.

**c. Recommendation**

**RECOMMENDATION** AME2018-14

**Moved by** Guy Desjardins

**Seconded By** Michel Levert

**WHEREAS** the request to permit an intensive livestock operation of more than 150 nutrient units at the property at 771 Landry Road is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell,

**THAT** the Planning Committee recommends to Council to amend Zoning By-Law2016-10, in order to change the zoning category of the property from "Agricultural (AG) Zone" to "Agricultural - Exception 6 -(AG-6) Zone", in order to permit an intensive livestock facility of more than 150 nutrient units and in order to reduce the Minimum Distance Separation from the barn to Type A from 181 metres to 50 metres, from the barn to Type B from 361 metres to 200 metres from the lagoon to Type A from 344 metres to 90 metres, and from the lagoon to Type B from 689 metres to 300 metres, as requested by the applicant.

**7.2 Draft Plan of Subdivision – C.H. Clément Construction for the Estate of Eugene Laviolette – Caron Street**

Mrs. Claire Lemay presents the draft plan of subdivision application submitted by C.H. Clément on behalf of the Estate of Eugene Laviolette for a property located on Caron Street.

Members of the Committee discuss the choice of street names.

Mr. Charles Clément, from Clément Construction, explains the rationale for the street names. He explains the alignment of this development with Docteur Corbeil Boulevard. He expresses his comments about his application's approval process and the request made by the golf club.

Mr. Julian Lenhart explains that the City had several meetings with Mr. Clément about this project, and adds that the alignment with Docteur Corbeil Boulevard is not in accordance with the Official Plan. Further to questions, Mr. Lenhart explains that it is possible to derogate from the Official Plan.

The President asks if there will be enough room for parking in this development. Mr. Clément explains that streets will be 20 feet wide in order to allow parking.

Mrs. Nathalie Clément explains that the street names suggested serve to honour a Clarence-Rockland representative family.

Mr. André Barette, surveyor, explains that they urge the developer to make an agreement with the golf club. He explains the details of the roads widening.

Mr. Pierre Charette, golf club chief executive officer, explains that the club has started to have financial issues and that he wants to develop a portion of the West course to address this problem.

Mr. Marc Gratton, resident of 657 Eagle Street, explains that he is worried that the vehicles park in his area due to limited space.

**RECOMMENDATION AME2018-15**

**Moved by** Carl Grimard

**Seconded By** Michel Levert

**THAT** the Planning Committee recommends to the Municipal Council the approval of the Draft Plan of Subdivision submitted by C.H. Clément

Construction for the estate of Eugene Laviolette (file number D-12-123), with the conditions of approval listed under Section 7 of report No. AMÉ-18-27-R and the additional conditions of approval presented at the public meeting of May 2nd.

**CARRIED, as modified**

**8. Other Items**

**9. Adjournment**

The meeting is adjourned at 8:15 p.m.

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Mario Zanth, President

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Maryse St-Pierre, Deputy Clerk