



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

June 6, 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
Maryse St-Pierre, Deputy Clerk
Marie-Ève Bélanger, Manager of Development

1. Opening of the meeting

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

2. Adoption of the agenda

RECOMMENDATION AME2018-16

Moved by Carl Grimard

Seconded By Guy Desjardins

THAT the agenda be adopted as presented.

CARRIED

3. Declaration of pecuniary interests

Mrs. Elaine Simard declares a pecuniary interest for item 7.3. because the applicant is her mother-in-law.

4. Adoption of the minutes

RECOMMENDATION AME2018-17

Moved by Michel Levert

Seconded By Elaine Simard

THAT the minutes of the Planning Committee meeting of May 2, 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 and Official Plan Amendment –
Spacebuilders Ottawa Ltd., Part of Lots 26 and 27, Concession 1
(O.S.), Part of Lot 25, Concession 2 (O.S.), Part of Lots C and D,
Concession 8**

a. Presentation

Mrs. Claire Lemay presents the application for an amendment to the Zoning By-Law and the Official Plan submitted by Spacebuilders Ottawa Ltd. for a Part of Lots 26 and 27, Concession 1 (O.S.), Part of Lot 25, Concession 2 (O.S.), and Part of Lots C and D, Concession 8.

b. Comments from Committee/Public

Further to questions, Mrs. Claire Lemay gives details about the buildings of this development.

Mrs. Madeleine Beaulac, resident of 849 Platinum, asks what commercial use would be chosen for this development. Mrs. Lemay replies that the specific use is not fixed yet, but it would probably be offices, retail, or clinics.

Mrs. Sally Melo, resident of 341 Mercury, asks for details regarding the development location in function of the current streets. Mrs. Lemay explains the map details.

The President asks if a roundabout will be erected on St-Jean Street further to this development. Mrs. Marie-Ève Bélanger explains that the traffic study will validate what is appropriate for the area. She adds that the amount for this expense is in the Development Charges Fund.

Further to questions, Mr. Bruce Geerts, Spacebuilders representative, explains that the project timeline is not settled and some details are still to be determined with regard to the traffic of this project.

Further to questions, Mrs. Bélanger explains that it is requested not to have a gas station next to the development because there is a possibility of issues with residents. She adds that a market analysis will be done with the secondary plan in order to determine the commercial need of the area.

Further to questions, Mrs. Bélanger explains that the Official Plan authorizes density and not property dimensions.

c. Recommendation

RECOMMENDATION AME2018-18

Moved by Michel Levert

Seconded By Guy Desjardins

WHEREAS a Zoning By-law Amendment and Official Plan Amendment are required to fulfill conditions of draft approval for the Draft Plan of Subdivision approved by Municipal Council on the 4th of April 2018 for the Morris Village stage 5 development,

THAT the Planning Committee recommend to Municipal Council the adoption of the proposed by-law to the Official Plan of the Urban Area of the City of Clarence-Rockland to change the designation of certain portions of the property described as being Part of Lots 26 and 27, Concession 1 (O.S.), Part of Lot 25, Concession 2 (O.S.), and Part of Lots C and D, Concession 8 from “Low Density Residential” to “Medium Density Residential” and to “Service Commercial” and to add a new policy 5.6.3.6, as recommended by the Infrastructure and Planning Department; and

THAT the Planning Committee recommend to Municipal Council the adoption of the proposed zoning by-law amendment to the Zoning By-law 2016-10 to change the zoning category of the property described as being Part of Lots 26 and 27, Concession 1 (O.S.), Part of Lot 25, Concession 2 (O.S.), and Part of Lots C and D, Concession 8 from “*Residential First Density – General - holding (R1-h) Zone*” to “*Residential First Density – Special – Exception 2 (R1S-2) Zone*”, “*Residential Third Density – Exception 11 (R3-11) Zone*”, “*Residential Third Density – Exception 14 (R3-14) Zone*”,

“General Commercial – Exception 8 (CG-8) Zone”, and “Parks and Open Space (OS) Zone”, as recommended by the Infrastructure and Planning Department.

CARRIED

7.2 Amendment to Zoning By-Law - 2305 Raymond Street

a. Presentation

Mr. Malcolm Duncan presents the application for an amendment to the Zoning By-Law submitted by Benoit Simard for the property located at 2305 Raymond Street.

b. Comments from Committee/Public

Further to questions, Mr. Malcolm Duncan explains that the paving is required due to the curve.

c. Recommendation

RECOMMENDATION AME2018-19

Moved by Carl Grimard

Seconded By Elaine Simard

THAT the Planning Committee recommends to Council to approve a by-law to amend Zoning By-law 2016-10 in order to change the zoning category for the property located at 2305 Raymond Street from *“Urban Residential First Density (R1) Zone”* to *“Urban Residential First Density – Special (R1S) Zone”*, as recommended by the Infrastructure and Planning Department.

CARRIED

7.3 Zoning By-law Amendment – 1188 Du Lac Road

a. Presentation

Mrs. Elaine Simard leaves her seat further to her declaration of pecuniary interest.

Mr. Malcolm Duncan presents the zoning amendment application submitted by Suzanne Simard for the property located at 1188 Du Lac Road.

b. Comments from Committee and Public (none)

c. Recommendation

RECOMMENDATION AME2018-20

Moved by Carl Grimard

Seconded By Guy Desjardins

THAT the Planning Committee recommends to Council to approve a by-law to amend Zoning By-law 2016-10, in order to change the zoning category of the retained parcel of the severance B-CR-003-2018 from “General Agriculture (AG) Zone” to “General Agriculture – Exception 9 (AG-9)” as recommended by the Infrastructure and Planning Department.

CARRIED

Mrs. Elaine Simard returns back to her seat.

8. Other Items (none)

9. Adjournment

The meeting is adjourned at 7:42 p.m.

Mario Zanth, President

Maryse St-Pierre, Deputy Clerk