



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

March 6, 2019
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
- Michel Talbot, Member
- Sylvie Lalonde, Member
- Maryse St-Pierre, Deputy Clerk
- Marie-Eve Bélanger, Manager of Development

1. Opening of the meeting

The President opens the meeting at 7:01 pm.

2. Adoption of the agenda

RECOMMENDATION AME2019-09

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

4.1 Minutes of February 6, 2019

RECOMMENDATION AME2019-10

Moved by Michel Levert

Seconded By Sylvie Lalonde

THAT the minutes of the Planning Committee meeting of February 6, 2019, be adopted.

5. Planner's Statement

The planner's statement is presented.

6. Deferred Items (none)

7. Presentations / Reports

7.1 Amendment to Zoning By-law – 733 Industrielle Street – Kimberle Herold for RANN Enterprises Inc.

a. Presentation

Mrs. Claire Lemay presents the application for an amendment to the Zoning By-law, presented by Kimberle Herold for RANN Enterprises Inc. for 733 Industrielle Street.

b. Committee/Public comments

Further to questions, Marie-Ève Bélanger explains that a daycare use is permitted if it is an accessory to the main use.

Further to comments, Mrs. Claire Lemay explains that because a setback is required for a daycare use, some businesses won't be allowed to settle in the Industrial Park.

Further to questions, Mrs. Kimberle Herold confirms that the Ministry is waiting for the City's approval in order to give its own approval.

Further to questions, Mrs. Bélanger confirms that the By-law requires that a 20 metre setback is kept between a zone 1 building and a sensible zone, which is the zoning for daycares.

Further to questions, Mrs. Herold confirms that she has searched for a space elsewhere in the City but that the exterior space was not compliant with the Ministry requirements.

c. Recommendation

RECOMMENDATION AME2019-11

Moved by Carl Grimard

Seconded By Michel Levert

WHEREAS the Provincial Policy Statement recommends buffer areas between sensitive land uses and major facilities; and

WHEREAS the Official Plan of the United Counties of Prescott and Russell requires that municipalities designate areas for industrial uses well removed from community core areas in order to prevent future land use conflicts; and

WHEREAS the Official Plan of the Urban Area of the City of Clarence-Rockland permits only minor commercial uses which are minor and accessory to the main business park use;

THAT the Planning Committee recommends to the Committee of the Whole to authorize the request for a zoning by-law amendment submitted by Mrs. Kimberle Herold for RANN Enterprises Inc for the property located at 729-733 Industrielle Street in Rockland, contrary to the staff's recommendation.

CARRIED

7.2 Zoning and Official Plan Amendments – Lot 106 and Block 287 Plan 50M-308, Block 554 Draft Plan of Subdivision Morris Village Stage 5, Pt Lot D, concession 8 – Spacebuilders Ottawa Ltd.

a. Presentation

Claire Lemay presents the application for amendment to the Official Plan and the Zoning By-Law presented by Spacebuilders Ottawa Ltd for Lot 106 and Block 287 Plan 50M-308, Block 554 Draft Plan of Subdivision Morris Village Stage 5, Part Lot D, concession 8.

b. Committee/Public comments (none)

c. Recommendation

RECOMMENDATION AME2019-12

Moved by Guy Desjardins

Seconded By Michel Talbot

WHEREAS the proposed amendments to the Official Plan of the Urban Area of the City of Clarence-Rockland and to the Zoning By-law 2016-10 are consistent with the Provincial Policy Statement, and conform to the Official Plan of the United Counties of Prescott and Russell; and

WHEREAS the owners of the properties intend to develop lot 106 on Plan 50M-308 with a single detached dwelling and to develop Block 287 on Plan 50M-308 and Block 554 on the Draft Plan of Subdivision for Morris Village Stage 5 with townhouses; and

WHEREAS concurrent applications for consent have been submitted to sever portions of the rear lots of these subject properties to attach them to the parcel of land known as Part of Lot D, Concession 8, lots 15 to 22 on the Draft Plan of Subdivision for Morris Village Stage 5;

THAT the Planning Committee recommends to Municipal Council the adoption of the proposed amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland to change the designation of a portion of Block 287 on Plan 50M-308 and a portion of Block 554 on the Draft Plan of Subdivision for Morris Village from “Medium Density Residential” to “Low Density Residential” as recommended by the Infrastructure and Planning Department; and

THAT the Planning Committee recommends to Municipal Council the adoption of the proposed amendment to the Zoning By-law 2016-10 to change the zoning category of a portion of lot 106 on Plan 50M-308 from “Urban Residential First Density – Special (R1S) Zone” to “Urban Residential First Density – Special – Exception 2 (R1S-2) Zone”, to change the zoning category of a portion of Block 287 on Plan 50M-308 from “Urban Residential Third Density – Exception 50 (R3-50) Zone” to “Urban Residential First Density – Special – Exception 2 (R1S-2) Zone”, and to change the zoning category of a portion of Block 554 on the Draft Plan of Subdivision for Morris Village Stage 5 from “Urban Residential Third Density – Exception 14 (R3-14) Zone” to “Urban Residential First Density – Special – Exception 2 (R1S-2) Zone”, as recommended by the Infrastructure and Planning Department.

CARRIED

7.3 Zoning By-law Amendment – 600 du Golf Rd – Hammond Golf

a. Presentation

Claire Lemay presents the application for an amendment to the Zoning By-Law, submitted by 1618566 Ontario Inc. (Hammond Golf) for 600 du Golf Road, in order to add the use of a microbrewery.

b. Committee/Public comments

Laslo Masanji, 2223 Joannis Road, explains that he is against this amendment because of the water issues he had in the past on his property. He adds that a lot of information is missing in the application, in particular the exact quantity of water to be used by the business.

Aaron Martel, 250 Cardinal Street, explains that the water use will be around seven barrels, four times per week. He explains that their production will use their own filter system to reuse water in order to reduce water consumption. He adds that the microbrewery production will be for the golf only.

Leonard Gendron, 600 du Golf Road, explains that the wells were checked. He confirms that the proposed water consumption does not go over the requirements allowed by the engineering firm.

Further to comments, Mrs. Bélanger confirms that the definition of microbrewery is not included in the zoning by-law which is the reason why it is indicated as food processing.

c. Recommendation

RECOMMENDATION AME2019-13

Moved by Sylvie Lalonde

Seconded By Guy Desjardins

WHEREAS the proposed amendment to the City of Clarence-Rockland Zoning By-law for 600 du Golf 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 the Committee of the Whole to amend Zoning By-law 2016-10, in order to add “food production” to the list of permitted uses in the zoning category “Tourist Commercial – Exception 2 (CT-2) Zone” in order to permit a microbrewery.

CARRIED

8. Other Items (none)

9. Adjournment

The meeting is adjourned at 8:34 pm.

Mario Zanth, President

Maryse St-Pierre, Deputy Clerk