



Clarence-Rockland

CORPORATION OF THE CITY OF
CLARENCE-ROCKLAND
PLANNING COMMITTEE

September 2, 2020, 7:00 pm
Teleconference

Pages

1.	Opening of the meeting	
2.	Adoption of the agenda	
3.	Declaration of pecuniary interests	2
4.	Adoption of the minutes of August 5, 2020	
5.	Planner's Statement	4
6.	Deferred Items	
7.	Presentations / Reports	
7.1	Zoning By-law Amendment - 321 Laurier - Spacebuilders Ottawa Ltd	10
a.	Presentation	
b.	Committee/Public comments	
c.	Recommendation	
7.2	Zoning By-Law Amendment - Yann and Jonathan Lecompte - 880-884 St-Jean	38
a.	Presentation	
b.	Committee/Public comments	
c.	Recommendation	
8.	Other Items	
9.	Adjournment	



Clarence-Rockland

CORPORATION DE LA CITÉ DE
CLARENCE-ROCKLAND

COMITÉ DE L'AMÉNAGEMENT

le 2 septembre 2020, 19 h 00

Téléconférence

Pages

1.	Ouverture de la réunion	
2.	Adoption de l'ordre du jour	
3.	Déclaration d'intérêts pécuniaires	2
4.	Adoption du procès-verbal du 5 août 2020	
5.	Énoncé de l'urbaniste	4
6.	Items différés	
7.	Présentations / Rapports	
7.1	Amendement au règlement de zonage - 321 Laurier - Spacebuilders Ottawa Ltd	10
a.	Présentation	
b.	Commentaires du comité/public	
c.	Recommandation	
7.2	Amendement au règlement de zonage - Yann et Jonathan Lecompte - 880-884 St-Jean	38
a.	Présentation	
b.	Commentaire du comité/public	
c.	Recommandation	
8.	Autres items	

9. Ajournement



Clarence-Rockland

Declaration of pecuniary interest Déclaration d'intérêt pécuniaire

Date of meeting Date de la réunion:	
Item Number Numéro de l'item:	
Subject of the item: Sujet de l'item :	
Name of Council Member Nom du membre du conseil	

I, _____, hereby declare a pecuniary interest in the matter identified above for the following reason :

Je, _____, déclare un intérêt pécuniaire en ce qui concerne l'article ci-haut mentionné, pour la raison suivante :

Name (print)	Signature	Date

This declaration is filed in accordance with the *Municipal Conflict of Interest Act* and will be recorded in the meeting minutes and will be made available in a public registry. / Cette déclaration est soumise sous la *Loi sur les conflits d'intérêt municipaux* et sera enregistrée dans le procès-verbal de la réunion et sera disponible dans un registre public.

Excerpt from the Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50

DUTY OF MEMBER

When present at meeting at which matter considered

5 (1) Where a member, either on his or her own behalf or while acting for, by, with or through another, has any pecuniary interest, direct or indirect, in any matter and is present at a meeting of the council or local board at which the matter is the subject of consideration, the member,

- (a) shall, prior to any consideration of the matter at the meeting, disclose the interest and the general nature thereof;
- (b) shall not take part in the discussion of, or vote on any question in respect of the matter; and
- (c) shall not attempt in any way whether before, during or after the meeting to influence the voting on any such question. R.S.O. 1990, c. M.50, s. 5 (1).

Where member to leave closed meeting

(2) Where the meeting referred to in subsection (1) is not open to the public, in addition to complying with the requirements of that subsection, the member shall forthwith leave the meeting or the part of the meeting during which the matter is under consideration. R.S.O. 1990, c. M.50, s. 5 (2).

Extrait de la Loi sur les conflits d'intérêts municipaux, L.R.O. 1990, chap. M.50

OBLIGATIONS DU MEMBRE

Participation à une réunion où l'affaire est discutée

5 (1) Le membre qui, soit pour son propre compte soit pour le compte d'autrui ou par personne interposée, seul ou avec d'autres, a un intérêt pécuniaire direct ou indirect dans une affaire et participe à une réunion du conseil ou du conseil local où l'affaire est discutée, est tenu aux obligations suivantes :

- a) avant toute discussion de l'affaire, déclarer son intérêt et en préciser la nature en termes généraux;
- b) ne pas prendre part à la discussion ni voter sur une question relative à l'affaire;
- c) ne pas tenter, avant, pendant ni après la réunion, d'influencer de quelque façon le vote sur une question relative à l'affaire. L.R.O. 1990, chap. M.50, par. 5 (1).

Exclusion de la réunion à huis clos

(2) Si la réunion visée au paragraphe (1) se tient à huis clos, outre les obligations que lui impose ce paragraphe, le membre est tenu de quitter immédiatement la réunion ou la partie de la réunion où l'affaire est discutée. L.R.O. 1990, chap. M.50, par. 5 (2).



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 Département d'infrastructure et 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 Infrastructure and 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 avait par ailleurs la capacité d'interjeter appel de la décision de du conseil de la Corporation de la Cité de Clarence-Rockland devant le Tribunal d'appel de l'aménagement local, mais que la personne ou l'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 avant l'adoption du règlement municipal ou du plan de lotissement, la personne ou l'organisme public n'a pas le droit d'interjeter appel de la décision.
- If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of Clarence-Rockland to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Corporation of the City of Clarence-Rockland before the by-law is passed or the approval of a Draft plan of Subdivision, the person or public body is not entitled to appeal the decision.





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 avant l'adoption du règlement municipal ou du plan de lotissement, la personne ou l'organisme public ne peut pas être joint en tant que partie à l'audition d'un appel dont est saisie le Tribunal d'appel de l'aménagement local à moins qu'il n'existe, de l'avis de ce dernier, 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 Corporation of the City of Clarence-Rockland before the by-law is passed or the Draft Plan of Subdivision is approved, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, 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 le Tribunal d'appel de l'aménagement local (TAAL) suite à l'envoie 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.
- A person or public body may submit an appeal within 20 days of the receipt of the notice of adoption before the Local Planning Appeal Tribunal (LPAT). 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.





REPORT N° AME-20-45-R

Date	24/08/2020
Submitted by	Claire Lemay
Subject	Zoning By-law Amendment – 321 Laurier Street – Spacebuilders Ottawa Ltd.
File N°	D-14-539

1) **NATURE/GOAL :**

The purpose of this report is to present a proposed amendment to the Zoning by-law 2016-10 for the 321 Laurier Street. The property owners, Spacebuilders Ottawa Ltd intend to use the property for commercial self-storage.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

WHEREAS the proposed amendment to the Zoning By-law for the property described as Part of Lot 22, Concession 1 O.S., City of Clarence-Rockland, civic address 321 Laurier Street, is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell and to the Official Plan of the Urban Area of the City of Clarence-Rockland;

THAT Planning Committee recommends to Municipal Council the adoption of a by-law amending the Zoning By-law 2016-10 in order to change the zoning category of the property at 321 Laurier Street from "General Commercial (CG) Zone" to "General Commercial – Exception 12 (CG-12) Zone" in order to permit commercial self-storage and outdoor storage, with no landscape buffer adjacent to a "Highway Commercial (CH) Zone".

ATTENDU QUE l'amendement proposé au Règlement de zonage pour la propriété décrite comme étant une partie du lot 22, concession 1 (OS), 321 rue Laurier, est conforme à la Déclaration de principes provinciale, au Plan officiel des Comtés unis de Prescott et Russell, et au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland;

QUE le Comité d'aménagement recommande au Conseil municipal l'adoption d'un règlement modifiant le règlement de zonage 2016-10 afin de modifier la catégorie de zonage de la propriété situé au 321 rue Laurier de « Zone commerciale générale (CG) », à « Zone commerciale générale – Exception 12 (CG-12) » afin de permettre l'entreposage

commercial à libre-service et l'entreposage à l'extérieure, sans zone tampon paysagée adjacent à une « Zone de commerce routier (CH) ».

4) BACKGROUND :

Spacebuilders Ottawa Ltd, owner of the subject property, submitted an application for a zoning by-law amendment on August 12, 2020. Public notices were sent to neighbouring property owners within 120m on August 12, and a notice sign was placed on site.

5) DISCUSSION :

The subject property, 321 Laurier Street, is located in the town of Rockland. The property is flag-shaped, with a small lot frontage. As illustrated in the map and aerial photo below, the lot is surrounded by residential-use properties to the north, south, and east. To the west is the Potvin Construction, Landrock, and Spacebuilders offices and storage yard.



Official Plan of the United Counties of Prescott and Russell

The subject property is located in the Urban Policy Area according to Schedule A of the Official Plan of the United Counties of Prescott and Russell. This land use designation permits a variety of residential, commercial, and institutional uses, including service commercial uses. Section 2.2.8 of the Official Plan indicates that commercial uses should be permitted if they are compatible with the surrounding community and can be appropriately serviced. A broad range of commercial uses is encouraged. New commercial uses are subject to Site Plan Control "in order to regulate the physical character of commercial development and to ensure compatibility with established neighbourhoods." The

details of the site servicing and landscaping are to be determined through the Site Plan Control process.

Official Plan of the Urban Area of the City of Clarence-Rockland

The subject property is located within the Service Commercial land use designation on Map A of the Official Plan of the Urban Area of the City of Clarence-Rockland. Section 5.2.2, policy 2 of the Official Plan indicates that:

“Where a permitted service commercial use, including automotive commercial uses abut an existing residential use or lands designated Residential, adequate buffers, screens and landscaping shall be used to mitigate any potential impacts due to noise, lighting, fumes, and any other nuisances.”

Furthermore, policy 7 of the same section reads as follows:

“The visual impact of outdoor storage or parking on adjacent uses and from the street will be minimized through appropriate means.”

The Zoning By-law amendment application requests that no landscape buffer be required along the property line adjacent to 331-345 Laurier Street. This adjacent property is within the “Highway Commercial (CH) Zone” and is used as a storage yard. The two storage uses are compatible with each other, and therefore the request to remove the required landscape buffer is reasonable. However, a landscape buffer including a privacy fence will be required along the property lines adjacent to residential use properties. The specific landscaping details will be reviewed at the time of the Site Plan Control application. It is staff’s opinion that adequate landscape buffers can be included on the site in order to mitigate the potential negative impacts of the commercial self-storage and outdoor storage uses on the adjacent residential properties.

City of Clarence-Rockland Zoning By-law 2016-10

The subject property is currently designated “General Commercial (CG) Zone”. This zoning category permits a number of service commercial uses. The adjacent property to the north and east (311 Laurier Street) is within the same zoning category, however is currently legal non-complying with a residential use. The adjacent properties to the south and east (fronting on Bonavista Street) are within the “Residential First Density (R1) Zone”. The property to the west is in the “Highway Commercial (CH) Zone”.

The application submitted by the property owners requests specifically the addition of two new permitted uses: commercial self-storage and outside storage. As there are no provisions for these uses in the CG zone, it is proposed to use the provisions of the CH zone for these two

uses. These provisions would permit a maximum height of 12.0m for the main building on the site, with a 3.0m interior side yard and a 7.5m rear yard. A special exception zone, the "General Commercial – Exception 12 (CG-12) Zone" is proposed for this purpose. The new zone would apply only to 321 Laurier Street and would permit the usual CG zone uses as well as commercial self-storage and outside storage, subject to the provisions of the CH zone.

The application further specifies requested modifications to the fencing and landscape buffer requirements. The attached plan, "321 Laurier Sketch REVISED – 2020-08-18" identifies the areas where an existing privacy fence is located along the shared property lines, where a new privacy fence is proposed, and where it is proposed not to have any fencing at all.

The Zoning By-law section 5.9 requires that:

"A landscape buffer with a minimum width of 3.0 metres shall be maintained around all outside storage areas and shall include an opaque screen with a minimum height of 1.8m."

Furthermore, the same section states that:

"A landscape buffer required by this By-law shall be used for the erection of a fence at least 1.5 metres in height or the planting of a continuous row of natural evergreens or natural shrubs, not less than 1.00 metres in height at planting and maintained at a minimum height of 1.52 metres at maturity, immediately adjacent to the lot line or portion thereof along which such landscape buffer is required by this By-law; the remainder of the landscape buffer shall be landscaped and planted with grass, ornamental shrubs, flowering shrubs, flower beds, trees or a combination thereof."

The proposal to not include any fencing along the western property line of the subject property is therefore contrary to section 5.9 of the Zoning By-law. An additional clause is proposed in the special exception zone CG-12 in order to specify that no landscape buffer is required along a property line adjacent to a "Highway Commercial (CH) Zone". This would permit the applicants/owners to omit the fencing along the western property line which separates the site from the lot with civic number 331-345 Laurier Street (the Potvin Construction, Spacebuilders, and Landrock property).

The purpose of the requirement for an opaque fence or screen at least 1.8m in height is to prevent sightlines into the outside storage area. In this case, the rear of the commercial self-storage units will act as a visual barrier to block sightlines along the majority of the western

property line, as indicated on the attached sketch. The remainder of the storage area is proposed to be surrounded by a chain-link fence.

The location of the subject property is not ideal for a Commercial Self-Storage use. Storage facilities would be better placed in a location surrounded by more compatible uses, such as in an industrial park, or surrounded by other service commercial uses. Careful attention to fencing and landscaping will be required to ensure that the potential negative impacts on surrounding residential properties are mitigated.

The property owners/applicants have expressed their intention to try to retain as many of the existing trees located within the proposed landscape buffers as possible in order to provide an additional buffer adjacent to residential use properties. The addition of landscaping elements at the entrance to the site on Laurier Street is recommended by staff. The maintenance and/or planting of trees and other landscaping elements will be further clarified and approved by staff through the Site Plan Control process.

If the Planning Committee determines that the public's concerns regarding compatibility and mitigation of potential impacts on the adjacent residential properties are not sufficiently addressed by the requirement for a landscape buffer, the Committee may include in its recommendation that a public meeting be held for the Site Plan Control application. The Site Plan Control By-law 2018-22, clause 16 (e) (i) states that:

"the Planning Committee may as part of their recommendation to City Council require that a site plan public meeting be held to receive comments regarding the site plan, building elevations, landscape plan and any requirements of the development agreement by placing a holding provision with the proposed zone without further notice or by adding a direction for staff to hold a public meeting at Planning Committee and based on the one or more public meetings Council should advise the appointed officer of any items to consider in their review as raised by the public and/or as advised by Council."

The requirement for a public meeting for Site Plan Control for the proposed storage use on the subject property can be used to ensure the property and the proposed uses respect the requirements for compatibility and mitigation of impacts in the Official Plan of the United Counties of Prescott and Russell and in the Official Plan of the Urban Area of the City of Clarence-Rockland.

The proposed amendment, subject to the approval of adequate buffers through the Site Plan Control process, is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United

Counties of Prescott and Russell and to the Official Plan of the Urban Area of the City of Clarence-Rockland.

6) CONSULTATION:

Written submissions from neighbouring property owners/residents have been included in attachment to this report. The Planning Committee virtual public meeting of September 2nd will serve to further collect the comments from the public.

7) RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :

Finance Department : no objections

Building Services : No objections

Community Services Department : No comments

Environmental Services: Waste and recycling collection is for front office only. This type of business can generate huge amounts of garbage that is typically not compatible with our waste collection service offered (couches, appliances, etc.). In addition, the site is not designed to safely allow a large garbage truck to access site and turn around safely.

United Counties of Prescott and Russell: No comments

South Nation Conservation: No comments

Hydro One: No objections

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

N/A

9) LEGAL IMPLICATIONS :

N/A

10) RISK MANAGEMENT :

N/A

11) STRATEGIC IMPLICATIONS :

N/A

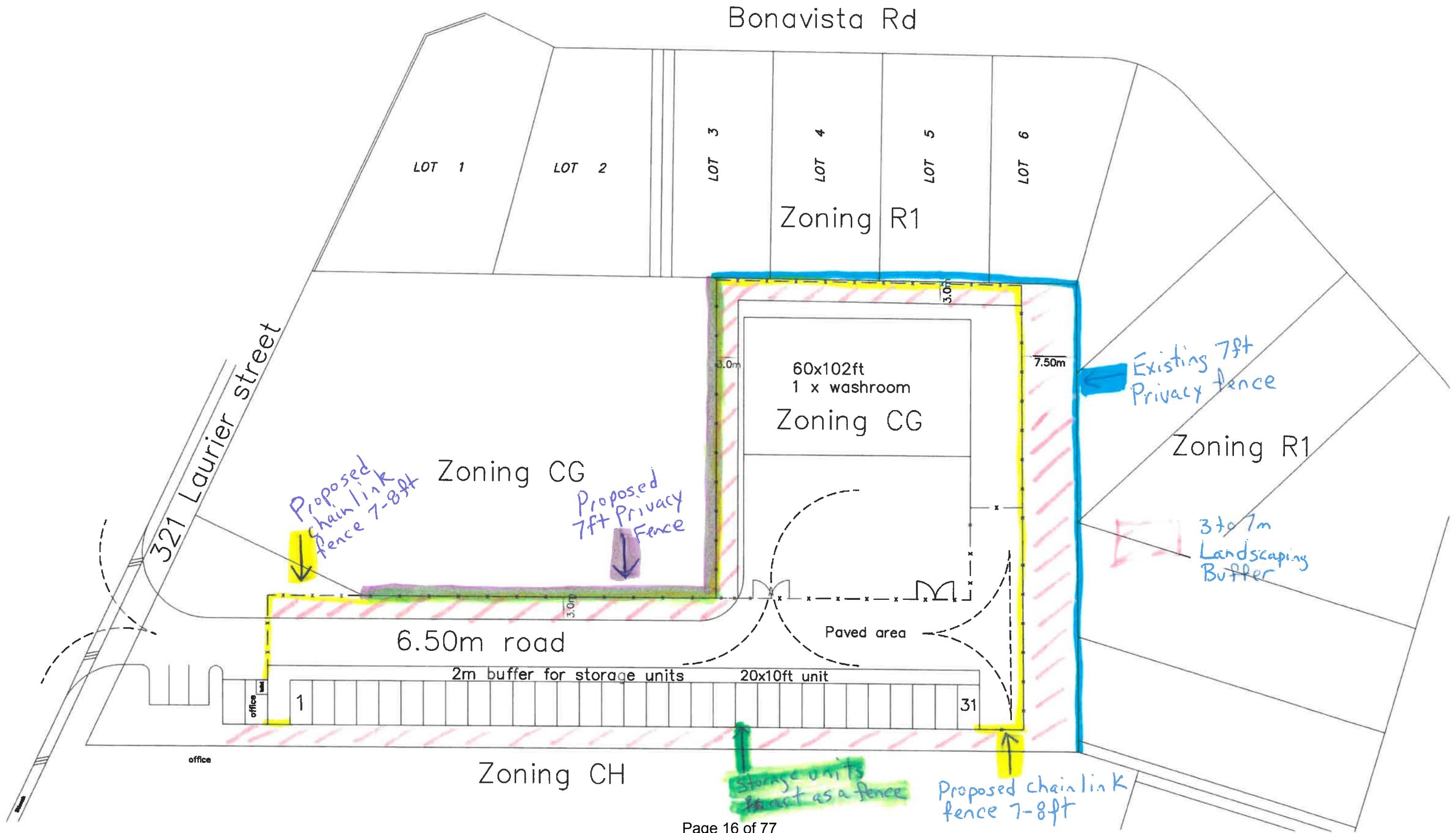
12) SUPPORTING DOCUMENTS:

Draft By-law 2020-XX (321 Laurier)

321 Laurier Sketch REVISED 2020-08-18

Written Submission from Isabelle Genest-Lafrenière and Richard Lafrenière

Presentation Slides for Planning Committee



RÈGLEMENT DE ZONAGE N° 2020-XX

Amendant le Règlement de zonage n° 2016-10

Corporation de la Cité de Clarence-Rockland

321 rue Laurier
Partie du lot 22, concession 1 (O.S.)

rédigé par

Cité de Clarence-Rockland
1560, rue Laurier
Rockland (Ontario)
K4K 1P7
(613) 446-6022

ZONING BY-LAW NO. 2020-XX

Amending Zoning By-Law No. 2016-10

The Corporation of the City of Clarence-Rockland

321 Laurier Street
Part of Lot 22, Concession 1 (O.S.)

prepared by

City of Clarence-Rockland
1560 Laurier Street
Rockland, Ontario
K4K 1P7
(613) 446-6022

LA CORPORATION DE LA CITÉ DE CLARENCE-ROCKLAND

RÈGLEMENT N° 2020-XX

RÈGLEMENT AMENDANT LE RÈGLEMENT DE ZONAGE N° 2016-10;

ATTENDU QUE le Règlement de zonage n° 2016-10 réglemente l'utilisation des terrains, la construction et l'utilisation des bâtiments et structures sur le territoire de la Cité de Clarence-Rockland; et

ATTENDU QUE le Conseil de la Corporation de la Cité de Clarence-Rockland considère qu'il est opportun d'amender le Règlement de zonage n° 2016-10, tel qu'il suit;

PAR LA PRÉSENTE, le Conseil de la Corporation de la Cité de Clarence-Rockland donne force de loi à ce qui suit:

Article 1 : La propriété décrite comme étant une partie du lot 22, concession 1 (O.S.), adresse civique 321 rue Laurier, identifiée à la cédule «A» ci-jointe, et faisant partie du présent règlement, est le terrain concerné par ce règlement.

Article 2 : La cédule « B » du Règlement de zonage n° 2016-10, est par la présente amendée en modifiant la catégorie de zonage de la propriété de « *Zone commerciale générale (CG)* » à « *Zone commerciale générale – exception 12 (CG-12)* », tel qu'identifiée à la cédule « A » ci-jointe, et faisant partie intégrante du présent règlement.

Article 3 : L'article 7.1.3 (I) du Règlement de zonage n. 2016-10, est par la présente modifiée pour lire comme suit :

« (I) CG-12, 321 rue Laurier

Nonobstant toute dispositions contraire en vertu du présent Règlement, les terrains zonés CG-12, doivent être utilisés conformément aux dispositions ci-après :

i) Utilisations additionnelles permises :

- entreposage commercial en libre-service
- entreposage à l'extérieur

Selon les dispositions de la Zone de commerce routier (CH).

ii) Aucune zone tampon paysagée n'est requise le long de la ligne de propriété latérale intérieure adjacente à une Zone de commerce routier (CH). »

Article 4 : Le présent règlement entrera en vigueur à la date de son adoption par le Conseil sous réserve de l'approbation du Tribunal ou suite à la date

limite pour le dépôt des avis d'opposition, selon le cas.

**FAIT ET ADOPTÉ EN RÉUNION PUBLIQUE, CE 21^{ÈME} JOUR DE SEPTEMBRE
2020.**

Guy Desjardins, maire

Monique Ouellet, greffière

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND

BY-LAW NO. 2020-XX

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2016-10;

WHEREAS Zoning By-Law no. 2016-10 regulates the use of land, and the use and erection of buildings and structures in the City of Clarence-Rockland; and

WHEREAS the Council of the Corporation of the City of Clarence-Rockland considers appropriate to amend Zoning By-Law No. 2016-10, as described;

NOW THEREFORE, the Council of the Corporation of the City of Clarence-Rockland enacts as follows:

Section 1: The property consists of Part of Lot 22, Concession 1 (O.S.), civic address 321 Laurier Street, identified on Schedule "A" attached to and forming part of this by-law shall be the lot affected by this by-law.

Section 2: Map "B" of Zoning By-Law No. 2016-10 is hereby amended by changing the zoning category of the property from "*General Commercial (CG) Zone*" to "*General Commercial - Exception 12 (CG-12) Zone*" as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.

Section 3: Section 7.1.3 (I) of By-law 2016-10 is hereby modified to read as follows:

"(I) CG-12, 321 Laurier Street

Notwithstanding the provisions of this By-law to the contrary, on the lands zoned CG-12, the following provisions shall apply:

i) Additional permitted uses:

- commercial self-storage
- outside storage

In accordance with the Highway Commercial (CH) Zone requirements.

ii) No landscape buffer is required along the interior side lot line adjacent to a Highway Commercial (CH) Zone."

Section 4: This By-law shall become effective on the date of passing hereof, subject to the approval of the Tribunal or following the last date for filing objections as the case may be.

DATED AND PASSED IN OPEN COUNCIL, THIS 21ST DAY OF SEPTEMBER 2020.

Guy Desjardins, Mayor

Monique Ouellet, Clerk

NOTE EXPLICATIVE

But et effet du Règlement

Le but du présent règlement consiste à modifier le zonage de la propriété décrite comme étant le 321 rue Laurier de « Zone commerciale générale (CG) », à « Zone commerciale générale – Exception 12 (CG-12) » afin de permettre l'entreposage commerciale à libre-service et l'entreposage à l'extérieur. L'exception spéciale permet également l'omission de la zone tampon paysagée le long de la ligne de propriété séparant le site de la propriété au 331-345 rue Laurier.

Pour tous renseignements supplémentaires relativement à cette modification au Règlement de zonage n° 2016-10, veuillez communiquer avec le Département d'infrastructure et aménagement du territoire à l'Hôtel de ville situé au 1560, rue Laurier ou par téléphone au numéro (613) 446-6022.

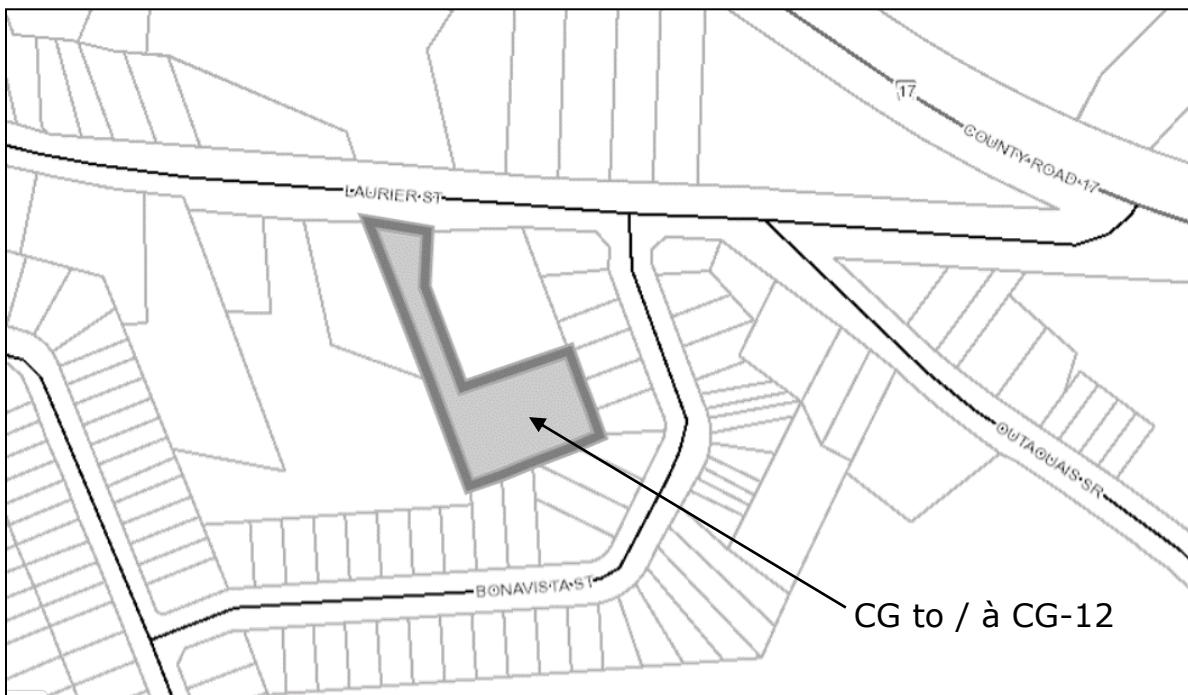
EXPLANATORY NOTE

Purpose and Effects of this By-Law

The purpose of the by-law is to amend Zoning By-Law No. 2016-10 in order to modify the zoning category of the property at 321 Laurier Street from "General Commercial (CG) Zone" to "General Commercial – Exception 12 (CG-12) Zone" in order to permit commercial self-storage and outside storage. The special exception zone also permits the omission of the landscape buffer along the property line separating the site from the property at 331-345 Laurier Street.

For further information concerning the amendment to Zoning By-Law No. 2016-10, you may contact the Infrastructure and Planning Department, at the Town Hall, 1560 Laurier Street or by telephone at (613) 446-6022.

CÉDULE « A » / SCHEDULE “A”



<p><input type="checkbox"/> Terrain(s) touché(s) par ce règlement Area(s) affected by this by-law</p> <p>Changement de zonage /Zone change de/from CG à/to CG-12</p> <p>Certification d'authenticité Certificate of Authentification</p> <p>Ceci constitue le plan Cédule «A» du Règlement de zonage n° 2020-XX, adopté le 21 septembre 2020.</p> <p>This is plan Schedule “A” to Zoning By-Law No. 2020-XX, passed the 21st day of September, 2020</p>	<p>Plan Cédule «A» du règlement n° 2020-XX Schedule “A” to By-Law No. 2020-XX</p> <p>321 rue Laurier 321 Laurier Street</p> <p>Cité de Clarence-Rockland City</p> <p>Préparé par/prepared by Cité de Clarence-Rockland City 1560, rue Laurier Street Rockland, Ontario K4K 1P7</p> <p>Pas à l'échelle/Not to scale</p>
<p>Guy Desjardins, Maire / Mayor</p>	<p>Monique Ouellet, Greffière / Clerk</p>

321 rue Laurier - demande de clôture opaque

Isabelle Genest-Laferrière <genest9@hotmail.com>

Sun 8/16/2020 1:41 PM

To:Claire Lemay <clemay@clarence-rockland.com>;

Bonjour Mme Lemay,

Ici Isabelle Genest et Richard Laferrière, propriétaires du 311 rue Laurier. Nous sommes les voisins immédiats du 321 rue Laurier, propriété qui subira un changement de zonage afin de permettre la construction d'un établissement d'entreposage à libre-service.

Notre seule inquiétude par rapport à cette demande est le fait cette zone n'inclura pas de clôture opaque pour séparer les propriétés.

Il y a présentement une clôture en "chain-link" qui entoure notre propriété et ça a toujours été suffisant durant l'utilisation résidentielle de la propriété voisine.

Toutefois, une utilisation commerciale engendrait beaucoup de va-et-vient et plus de bruit, plus d'achalandage et donc moins de privé. Potvin a également son usine juste à côté ce qui provoque déjà du bruit.

Nous n'avons aucune objection à que le terrain voisin soit utilisé pour y construire de l'entreposage. Toutefois, selon nous, il serait essentiel que les propriétaires du 321 rue Laurier installent une clôture opaque pour séparer leur terrain commercial et notre propriété résidentielle.

Merci bien de présenter cette demande durant l'assemblée publique qui aura lieu le 2 septembre prochain.

Bien à vous,
Isabelle et Richard



Amendement au Règlement de Zonage 2016-10

Amendment to the Zoning By-law 2016-10

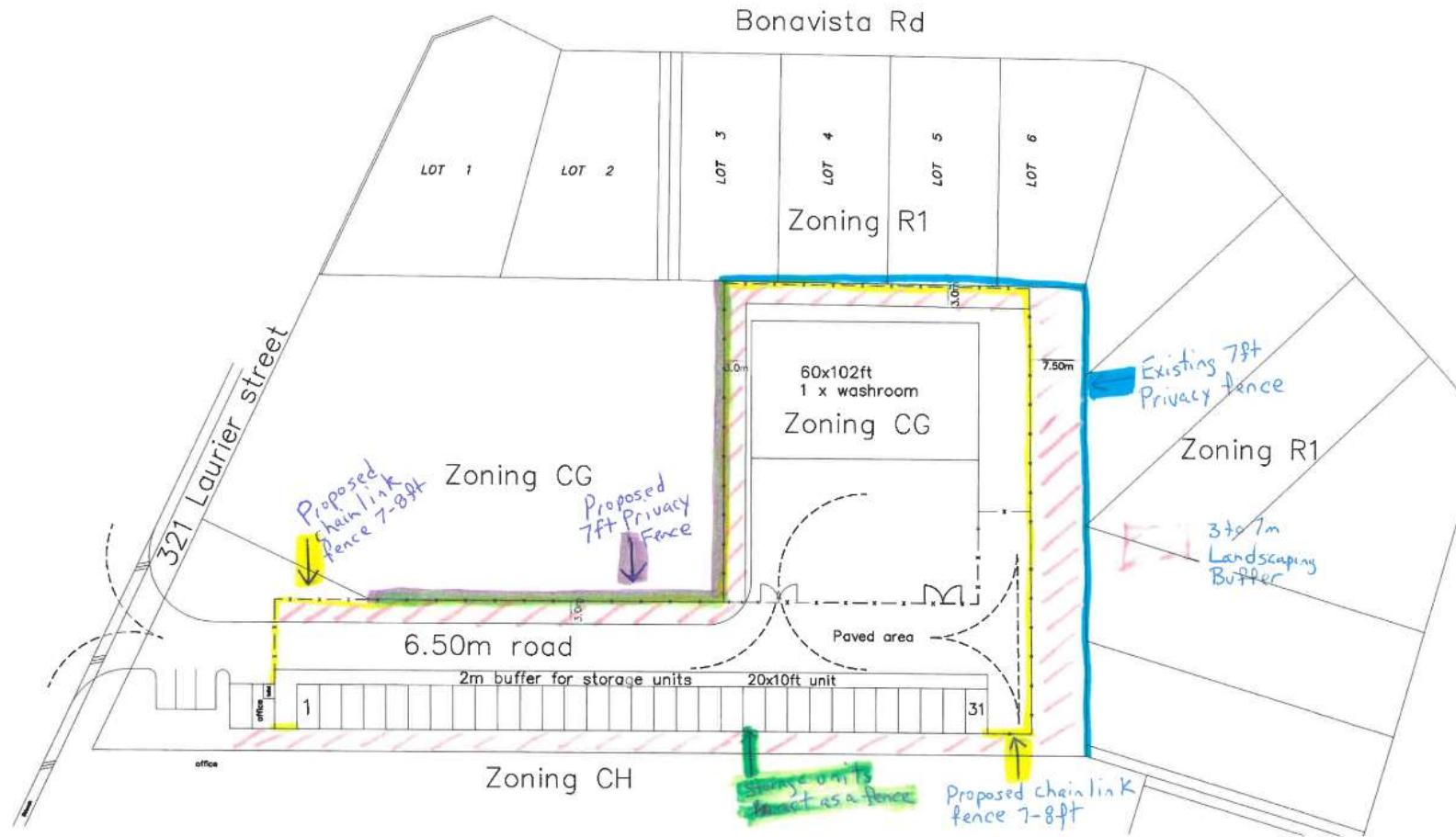
Spacebuilders Ottawa Ltd
321 Laurier Street
D-14-539





Historique / Background

- Demande soumise le 12 août 2020
- Avis envoyées/installées sur le site le 12 août
- Amendement au Règlement de zonage pour:
 - Entreposage commercial libre-service
 - Entreposage à l'extérieur
 - Aucune zone tampon paysagée requise adjacente au 331-345 rue Laurier
- Application submitted August 12, 2020
- Notices sent/posted on site August 12
- Zoning By-law Amendment for:
 - Commercial Self-Storage
 - Outside Storage
 - No landscape buffer required adjacent to 331-345 Laurier Street





Plan officiel des Comtés unis de Prescott et Russell Official Plan of the United Counties of Prescott and Russell

- Secteur des politiques urbaines
- Utilisations commerciales permises
- Compatibilité avec le voisinage
- Sujet au contrôle de plan d'implantation
- Urban policy area
- Commercial uses are permitted
- Compatibility with the surrounding community
- Subject to site plan control



Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland

Official Plan of the Urban Area of the City of Clarence-Rockland

- Commerce de services
- Des zones tampons, des écrans et des aménagements paysagers adéquats adjacent aux utilisations résidentielles
- L'impact visuel de l'entreposage extérieur sera minimisé
- Service Commercial
- Adequate buffers, screens, and landscaping adjacent a residential use
- Visual impact of outdoor storage minimized



Règlement de zonage 2016-10

Zoning by-law 2016-10

- Zone CG
- Article 5.9 exige une zone tampon paysagée autour de l'entreposage à l'extérieur
- Zone CG
- Section 5.9 requires a landscape buffer surrounding outside storage



Amendement proposée Proposed Amendment

Zone CG-12

- Utilisations additionnelles permises :
 - entreposage commercial en libre-service
 - entreposage à l'extérieur
- Selon les dispositions de la Zone de commerce routier (CH).
- Aucune zone tampon paysagée n'est requise le long de la ligne de propriété latérale intérieure adjacente à une Zone de commerce routier (CH).

Zone CG-12

- Additional permitted uses:
 - commercial self-storage
 - outside storage
- In accordance with the Highway Commercial (CH) Zone requirements.
- No landscape buffer is required along the interior side lot line adjacent to a Highway Commercial (CH) Zone.



Recommandation du service/ Recommendation of the Department

ATTENDU QUE l'amendement proposé au Règlement de zonage pour la propriété décrite comme étant une partie du lot 22, concession 1 (OS), 321 rue Laurier, est conforme à la Déclaration de principes provinciale, au Plan officiel des Comtés unis de Prescott et Russell, et au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland;

QUE le Comité d'aménagement recommande au Conseil municipal l'adoption d'un règlement modifiant le règlement de zonage 2016-10 afin de modifier la catégorie de zonage de la propriété situé au 321 rue Laurier de « Zone commerciale générale (CG) », à « Zone commerciale générale – Exception 12 (CG-12) » afin de permettre l'entreposage commercial à libre-service et l'entreposage à l'extérieur, sans zone tampon paysagée adjacente à une « Zone de commerce routier (CH) ».

WHEREAS the proposed amendment to the Zoning By-law for the property described as Part of Lot 22, Concession 1 O.S., City of Clarence-Rockland, civic address 321 Laurier Street, is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell and to the Official Plan of the Urban Area of the City of Clarence-Rockland;

THAT Planning Committee recommends to Municipal Council the adoption of a by-law amending the Zoning By-law 2016-10 in order to change the zoning category of the property at 321 Laurier Street from "General Commercial (CG) Zone" to "General Commercial – Exception 12 (CG-12) Zone" in order to permit commercial self-storage and outdoor storage, with no landscape buffer adjacent to a "Highway Commercial (CH) Zone".



REPORT N° AMÉ-20-46-R

Date	24/08/2020
Submitted by	Nicolas Denis
Subject	Zoning By-law Amendment – Yann and Jonathan Lecompte – 880-884 St-Jean Street
File N°	D-14-538

1) **NATURE/GOAL :**

The purpose of this report is to present an amendment to the Zoning By-law 2016-10 of the City of Clarence-Rockland for a property described as Part Lot 27, Concession 1 O.S (880-884 St-Jean Street). This amendment would modify the zoning designation from "Local Commercial (CL) Zone" to "Urban Residential Second Density – Exception 30 (R2-30) Zone". The owners intend to convert the current building into a detached dwelling and build a semi-detached dwelling on a new lot, which is subject to the consent application D-10-896. The exception would permit a 1.34m rear yard and a driveway width of 10.8m for a detached dwelling and permit a driveway width of 6.65m per dwelling unit and eliminate the 1m landscape buffer between a private driveway and an interior side lot line for a semi-detached dwelling.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

THAT Council approves By-law 2020-72, amending the Zoning By-Law 2016-10, in order to change the zoning category of the property located at 880-884 St-Jean Street from "Local Commercial (CL) Zone" to "Urban Residential Second Density – Exception 30 (R2-30) Zone", as recommended by the Infrastructure and Planning Department.

QUE Le Conseil approuve le règlement 2020-72 modifiant le Règlement de Zonage 2016-10 afin de changer le zonage de la propriété au 880-884 rue St-Jean de « Zone de commerces locaux – (CL) », à « Zone Résidentielle Urbaine de Densité 2 – Exception 30 (R2-30) , tel que recommandé par le Département d'infrastructure et aménagement du territoire.

4) **BACKGROUND :**

Lavoie Design and Drafting Inc. on behalf of Yann and Jonathan Lecompte submitted a complete application in order to amend the Zoning By-law 2016-10 for the property located at 880-884 St-Jean Street in Rockland (see figure 1). The attached *Site Plan* and *House Plan* as well as *Planning Application Cover Letter*, from Lavoie Design & Drafting Inc., in support of the application were submitted as supporting documents to this application.

The subject property is located on St-Jean street, within the built-up area of the Urban Area of Rockland. The proposed amendment to the Zoning By-law 2016-10 would modify the zoning category from "Local Commercial (CL) Zone" to "Urban Residential Second Density – Exception 30 (R2-30) Zone". Should the proposed by-law amendment be adopted, the property owners intend to convert the current building into a detached dwelling and build a semi-detached dwelling on a new lot, which is subject to the consent application D-10-896. The special exception would permit a 1.34m rear yard and a driveway width of 10.8m for a detached dwelling and permit a driveway width of 6.65m per dwelling unit and eliminate the 1m landscape buffer between a private driveway and an interior side lot line for a semi-detached dwelling.

The attached preliminary site plan and house plans illustrate the proposed semi-detached dwelling with second units at the basement level and the existing building to be modified and converted into a single-family dwelling. The building currently located on the property was previously used as a veterinary clinic for numerous years. The new owners are not interested in pursuing similar commercial uses on the property and prefer reinstating the original residential uses and divide the lot in two for an infill development. As previously mentioned, this application is concurrent with the consent application D-10-896. This application will be presented to the Committee of Adjustment on September 23rd, 2020.

The application was deemed complete on August 12th, 2020. A notice of public meeting was sent to different agencies and to the property owners within 120 meters of the subject property on August 12th, 2020. A sign has also been posted on the property.

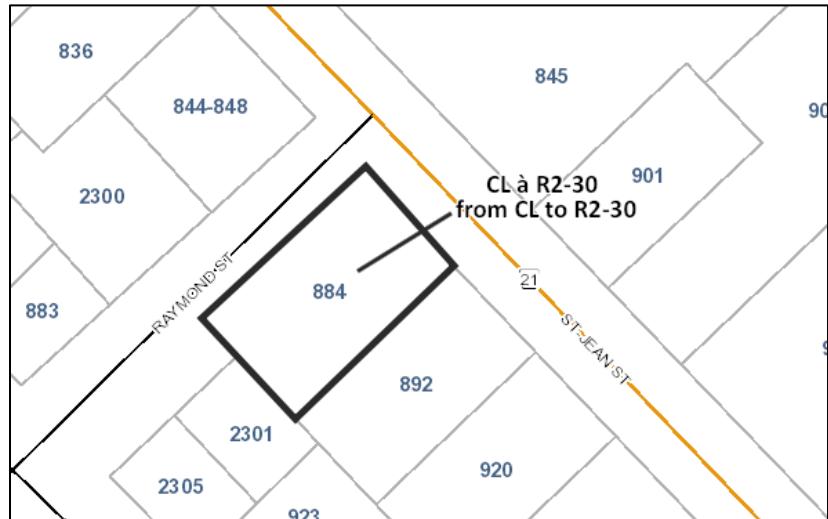


Figure 1: Location of the subject property

5) DISCUSSION :

PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The vision for Ontario's land use planning system as mentioned in Part IV of the PPS indicates that the wise management of development may involve directing, promoting or sustaining development, and as such, long-term gains should take precedence over short-term gains.

The PPS encourages intensification and infill development within the built-up areas of settlement areas where municipal infrastructure is sufficient to accommodate it. Municipal water and sewer services are available at the subject property. The property has sufficient frontage on a municipal road.

Furthermore, Section 1.1.1 entitled Managing and directing land use to achieve efficient and resilient development and land use patterns provides a framework to sustain Healthy, livable and safe communities. This section seeks to promote "efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term", accommodate "an appropriate range and mix of residential uses (including second units, affordable housing and housing for older persons" and promote "cost-effective development patterns and standards to minimize land consumption and servicing costs".

Additionally, Section 1.1.3.1 stipulates that "Settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted." Section 1.4.1 (Housing) further adds that we should "provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities

shall maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans”

Lastly, Section 1.4.3 states that a range and mix of housing types shall be provided by “directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs”.

The proposed development is consistent with the policies of the PPS as it will promote a range and mix of residential units and will be on municipal services.

OFFICIAL PLAN OF THE UNITED COUNTIES OF PRESCOTT AND RUSSELL

The property is identified under the “*Urban Policy Area*” designation on Schedule “A” of the Official Plan of the United Counties of Prescott and Russell. This designation applies to Towns or Villages with a population of 1000 or more which have been developed on full municipal services. It is intended that this area is to absorb a significant part of future growth in the United Counties of Prescott and Russell and maximize development on available infrastructures. Directing growth to our communities will result in compact development, which in turn helps to ensure efficient use of infrastructures. Compact development patterns will also help to ensure that future infrastructure expansions will take place in a more cost efficient manner.

Section 2.1.2.1 f) indicates that a portion of the County’s future housing needs shall be provided through residential intensification, such as, modest intensification in stable residential areas respecting the character of the area. Stable residential areas are considered to be established areas generally consisting of predominantly low density housing on local roads with the built boundary. The proposed development is located within an area with predominantly single-family dwellings and light infilling and densification has recently occurred on Raymond Street. These recent developments have been well received and respect the general character of the area.

As per Section 7.6.1 of the County Official Plan, infill development as a way of achieving the Counties’ goals regarding affordable housing is encouraged. The Official Plan states that “local Councils will provide for affordable housing by enabling a full range of housing types and densities [...] by: [...] encouraging infill and housing intensification particularly in urban core areas”.

This designation supports diversified mixed communities offering a range of housing types. As such, the proposed Zoning By-law amendment is in line with the policies of the Official Plan of the United Counties of Prescott and Russell.

OFFICIAL PLAN OF THE URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND

The subject property is located within the “*Low Density Residential*” designation on Schedule “A” of the Official Plan of the Urban Area of the City of Clarence-Rockland. This designation permits single detached and semi-detached dwellings.

The Official Plan of the United Counties of Prescott and Russell and the Official Plan of the Urban Area of the City of Clarence-Rockland share similar policies promoting residential infill and intensification as well as policies aimed at ensuring adequate provision of affordable housing options (Section 4.10.1).

Likewise, Section 2.14 of the Urban Area Official Plan promotes affordable housing. Specifically, it says:

“Council shall encourage infill and housing intensification, particularly in the core area of the Urban Area. Development standards and densities within the Urban Area should be cost-effective, thereby reducing the costs associated with housing. Alternative housing types, such as garden suites and accessory dwelling units, and secondary dwellings shall be permitted in the Urban Area.”

As such, the proposed Zoning By-law amendment is in line with the policies outlined in the Official Plan of the urban area of the City of Clarence-Rockland.

CITY OF CLARENCE-ROCKLAND ZONING BY-LAW 2016-10

The subject property is located within the “Local Commercial (CL) Zone.” However, the proposed zoning amendment would change the zone to “Urban Residential Second Density – Exception 30 (R2-30) Zone”.

Should the proposed by-law amendment be adopted, the special exception would permit a 1.34m rear yard and a driveway width of 10.8m for a detached dwelling. That being said, the current building has frontage on St-Jean Street. It is proposed that the future single-family dwelling changes its civic address from St-Jean Street to Raymond Street in order to reflect the façade of the building and parking area. By doing so, the current interior side yard would become

the rear yard. Table 6.3.2 of the Zoning by-law 2016-10 prescribes a 7.5m minimum rear yard in an "Urban Residential Second Density Zone." Although, this can be considered a very small rear yard, the shape of the building changes direction in the south corner of the lot and is set back approximately 7.5m from the property line. This area allows approximately 33 square metres of backyard space.

Furthermore, as previously mentioned, the building was previously used as a veterinary clinic. Four parking spaces were provided on site for patrons (5.6m by 2.7m parking spaces) and will now be considered as a driveway for the proposed single-family dwelling. The width of the proposed driveway is 10.8m. According to section 5.8.2 of the Zoning by-law 2016-10: "the maximum width of a driveway shall be 9.0 metres for a lot having a lot frontage equal to or greater than 18.0 meters." This zoning amendment seeks to legalize the additional 1.8m of driveway width. The proposed single-family dwelling will meet all other provisions of the Zoning By-law 2016-10.

Also, if the proposed by-law amendment is adopted, the special exception would permit a driveway width of 6.65m per dwelling unit and eliminate the 1m landscape buffer between a private driveway and an interior side lot line for a semi-detached dwelling. The owners are proposing a conventional 5.4m wide driveway per dwelling unit, however, with a sidewalk directly attached to the driveway. As per section 5.8.2 d), if the sidewalk is not set back a minimum of 0.6m from the driveway, the sidewalk is included in the driveway surface. That being said, the proposed driveway will have a total width of 6.65m. The location of the sidewalk is to reflect the location of the front door of each dwelling units. There is enough space in the driveway and garage to accommodate the required parking spaces, therefore, the sidewalk is not anticipated to be utilized as nothing more than a sidewalk for the homeowners or tenants to access their home.

In addition, the owners are proposing eliminating the 1m landscape buffer located between a private driveway and an interior side lot line. The goal of a landscape buffer is to allow runoff water from impermeable surfaces to be absorbed by the surrounding soil. Without this landscape buffer, water can runoff on neighbouring properties. The owners will need to demonstrate before obtaining a building permit that the driveway is graded in such a way that all runoff water will remain completely on the subject property. It is also important to note that by eliminating the landscape buffer, additional space is provided between private driveways and therefore, creates a more spacious area for snow storage during the winter months (approximately 32 m²). The proposed semi-detached dwelling will meet all other provisions of the Zoning By-law 2016-10.

6) CONSULTATION:

A notice of acknowledgement of a complete application for a zoning by-law amendment was sent to all property owners within 120 metres, to relevant public agencies and City departments on August 12th, 2020. Further, a public notice was placed on site on August 12th, 2020. The public meeting of the Planning Committee on the 2nd of September, 2020 will serve to collect comments from the public.

7) RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :

United Counties of Prescott and Russell: No comments.

Hydro One: Future servicing of this property could be an issue as the infrastructure there is at max capacity. All costs for this work will be paid by the person developing the property.

City of Clarence-Rockland Departments

Building Department: No comments.

Community Services: No comments.

Infrastructure Services: No comments.

Finance Department: Must ensure that taxes are up to date.

Protective Services: No comments.

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:

By-law 2020-72

Site Plan

House Plan

Planning Application Cover Letter

RÈGLEMENT DE ZONAGE N° 2020-72

Amendant le Règlement de zonage n° 2016-10

Corporation de la Cité de Clarence-Rockland

880-884 rue St-Jean
Partie du lot 27, concession 1 O.S.

rédigé par

Cité de Clarence-Rockland
1560, rue Laurier
Rockland (Ontario)
K4K 1P7
(613) 446-6022

ZONING BY-LAW NO. 2020-72

Amending Zoning By-Law No. 2016-10

The Corporation of the City of Clarence-Rockland

880-884 St-Jean Street
Part of Lot 27, Concession 1 O.S.

prepared by

City of Clarence-Rockland
1560 Laurier Street
Rockland, Ontario
K4K 1P7
(613) 446-6022

LA CORPORATION DE LA CITÉ DE CLARENCE-ROCKLAND

RÈGLEMENT N° 2020-72

RÈGLEMENT AMENDANT LE RÈGLEMENT DE ZONAGE N° 2016-10;

ATTENDU QUE le Règlement de zonage n° 2016-10 réglemente l'utilisation des terrains, la construction et l'utilisation des bâtiments et structures sur le territoire de la Cité de Clarence-Rockland; et

ATTENDU QUE le Conseil de la Corporation de la Cité de Clarence-Rockland considère qu'il est opportun d'amender le Règlement de zonage n° 2016-10, tel qu'il suit;

PAR LA PRÉSENTE, le Conseil de la Corporation de la Cité de Clarence-Rockland donne force de loi à ce qui suit:

Article 1 : La propriété décrite comme étant le 880-884 rue St-Jean, partie du lot 27, concession 1 O.S., identifiée à la cédule «A» ci-jointe, et faisant partie du présent règlement, est le terrain concerné par ce règlement.

Article 2 : La cédule « B » du Règlement de zonage n° 2016-10, est par la présente amendée en modifiant de « Zone de commerces locaux (CL) » à « Zone résidentielle urbaine de densité 2 – exception 30 (R2-30) » la propriété visée, tel qu'identifiée à la cédule « A » ci-jointe, et faisant partie intégrante du présent règlement.

Article 3 : L'article 6.3.3 (dd) du Règlement de zonage n. 2016-10, est par la présente ajoutée et lis comme suit :

« (dd) R2-30, 880-884 rue St-Jean

Nonobstant toute disposition contraire en vertu du présent Règlement en ce qui a trait aux terrains zonés R2-30, ceux-ci doivent être utilisés conformément aux dispositions ci-après :

Pour des *habitations isolées* :

- i) Cour arrière minimum : 1,34m
- ii) Largeur maximum d'une entrée privée : 10,8m

Pour des *habitations jumelées* :

- i) Largeur maximum d'une entrée privée par unité : 6,65m/UH
- ii) Largeur minimale de la bande tampon paysagée entre une entrée privée et une ligne de lot intérieure latérale : 0m »

Article 4 : Le présent règlement entrera en vigueur à la date de son adoption par le Conseil sous réserve de l'approbation du Tribunal ou suite à la date limite pour le dépôt des avis d'opposition, selon le cas.

FAIT ET ADOPTÉ EN RÉUNION PUBLIQUE, CE 9^{ÈME} JOUR DE SEPTEMBRE 2020.

Guy Desjardins, maire

Monique Ouellet, greffière

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND

BY-LAW NO. 2020-72

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2016-10;

WHEREAS Zoning By-Law no. 2016-10 regulates the use of land, and the use and erection of buildings and structures in the City of Clarence-Rockland; and

WHEREAS the Council of the Corporation of the City of Clarence-Rockland considers appropriate to amend Zoning By-Law No. 2016-10, as described;

NOW THEREFORE, the Council of the Corporation of the City of Clarence-Rockland enacts as follows:

Section 1: The property consists of 880-884 St-Jean Street, Part of Lot 27, Concession 1 O.S., identified on Schedule "A" attached to and forming part of this by-law shall be the lot affected by this by-law.

Section 2: Schedule "B" of Zoning By-Law No. 2016-10 is hereby amended by changing the zoning category of the subject property from "Local Commercial (CL) Zone" to "Urban Residential Second Density – Exception 30 (R2-30) Zone" as identified on Schedule "A" of the map attached hereto and fully integrated as part of this By-law.

Section 3: Section 6.3.3 (dd) of By-law 2016-10 is hereby modified to read as follows:

"(dd) R2-30, 880-884 St-Jean Street

Notwithstanding the provisions of this By-law to the contrary, on the lands zoned R2-30, shall be used in accordance with the following provision(s):

For detached dwellings:

- i) Minimum rear yard: 1.34m
- ii) Maximum width of a private driveway: 10.8m

For semi-detached dwellings:

- i) Maximum width of a private driveway: 6.65m/DU
- ii) Minimum width of a landscape buffer between a private driveway and an interior side lot line: 0m"

Section 5: This By-law shall become effective on the date of passing hereof, subject to the approval of the Tribunal or following the last date for filing objections as the case may be.

DATED AND PASSED IN OPEN COUNCIL, THIS 9th DAY OF SEPTEMBER 2020.

Guy Desjardins, Mayor

Monique Ouellet, Clerk

NOTE EXPLICATIVE

But et effet du Règlement

Le but du présent règlement consiste à modifier le zonage de la propriété décrite comme étant le 880-884 rue St-Jean de « Zone de commerces locaux (CL) » à « Zone résidentielle urbaine de densité 2 – exception 30 (R2-30) ». Les propriétaires ont l'intention de convertir la bâtie existante en habitation isolée et construire une habitation jumelée sur le nouveau lot qui fait l'objet de la demande d'autorisation D-10-896. L'exception aura pour effet de permettre une cour arrière de 1,34 m et une largeur de voie d'accès de 10,8 m pour une habitation isolée et permettre une largeur de voie d'accès de 6,65 m par unité d'habitation et éliminer la zone d'aménagement paysager de 1m au long d'une entrée privée et une ligne de lot latérale pour une habitation jumelée.

Pour tous renseignements supplémentaires relativement à cette modification au Règlement de zonage n° 2016-10, veuillez communiquer avec le Département d'infrastructure et aménagement du territoire à l'Hôtel de ville situé au 1560, rue Laurier ou par téléphone au numéro (613) 446-6022.

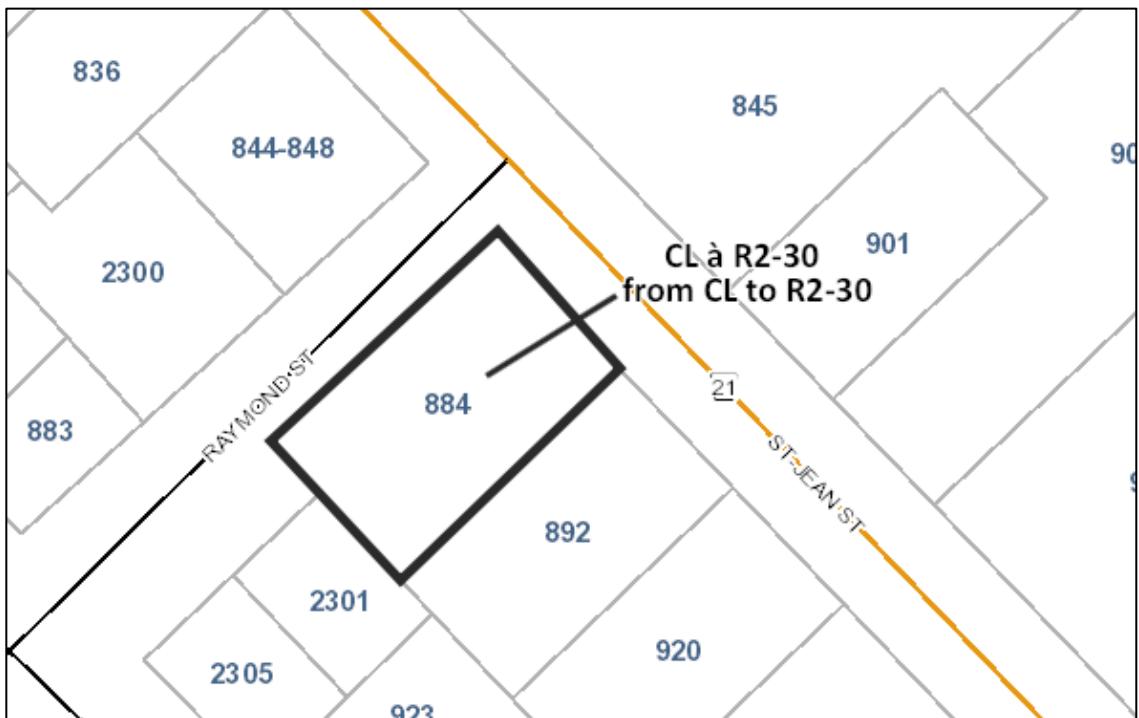
EXPLANATORY NOTE

Purpose and Effects of this By-Law

The purpose of the by-law is to amend Zoning By-Law No. 2016-10 in order to modify the zoning category for the property described as 880-884 St-Jean Street from "Local Commercial (CL) Zone" to "Urban Residential Second Density – Exception 30 (R2-30) Zone". The owners intend to convert the current building into a detached dwelling and build a semi-detached dwelling on a new lot, which is subject to the consent application D-10-896. The exception would permit a 1.34m rear yard and a driveway width of 10.8m for a detached dwelling and permit a driveway width of 6.65m per dwelling unit and eliminate the 1m landscape buffer between a private driveway and an interior side lot line for a semi-detached dwelling.

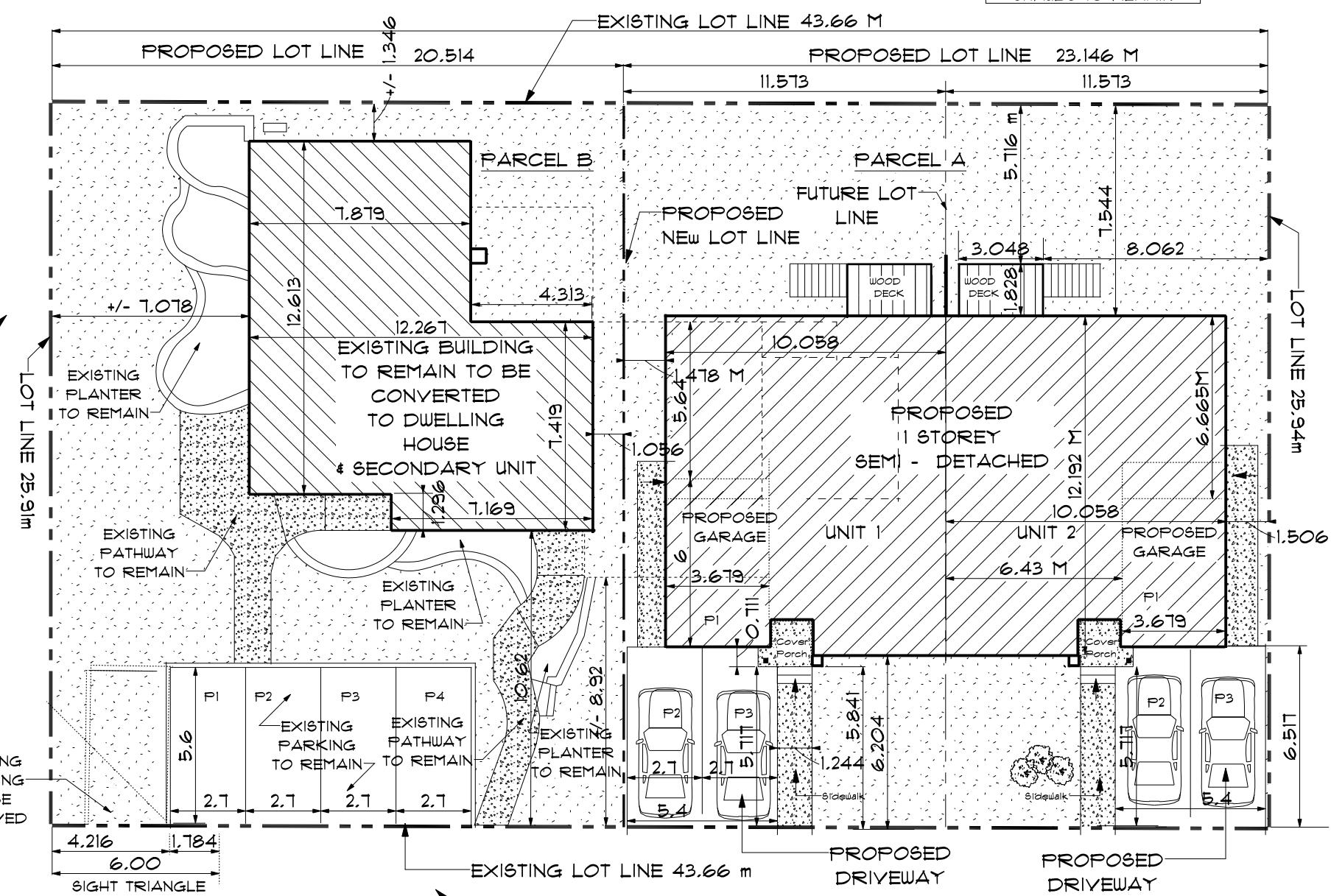
For further information concerning the amendment to Zoning By-Law No. 2016-10, you may contact the Infrastructure and Planning Department, at the Town Hall, 1560 Laurier Street or by telephone at (613) 446-6022.

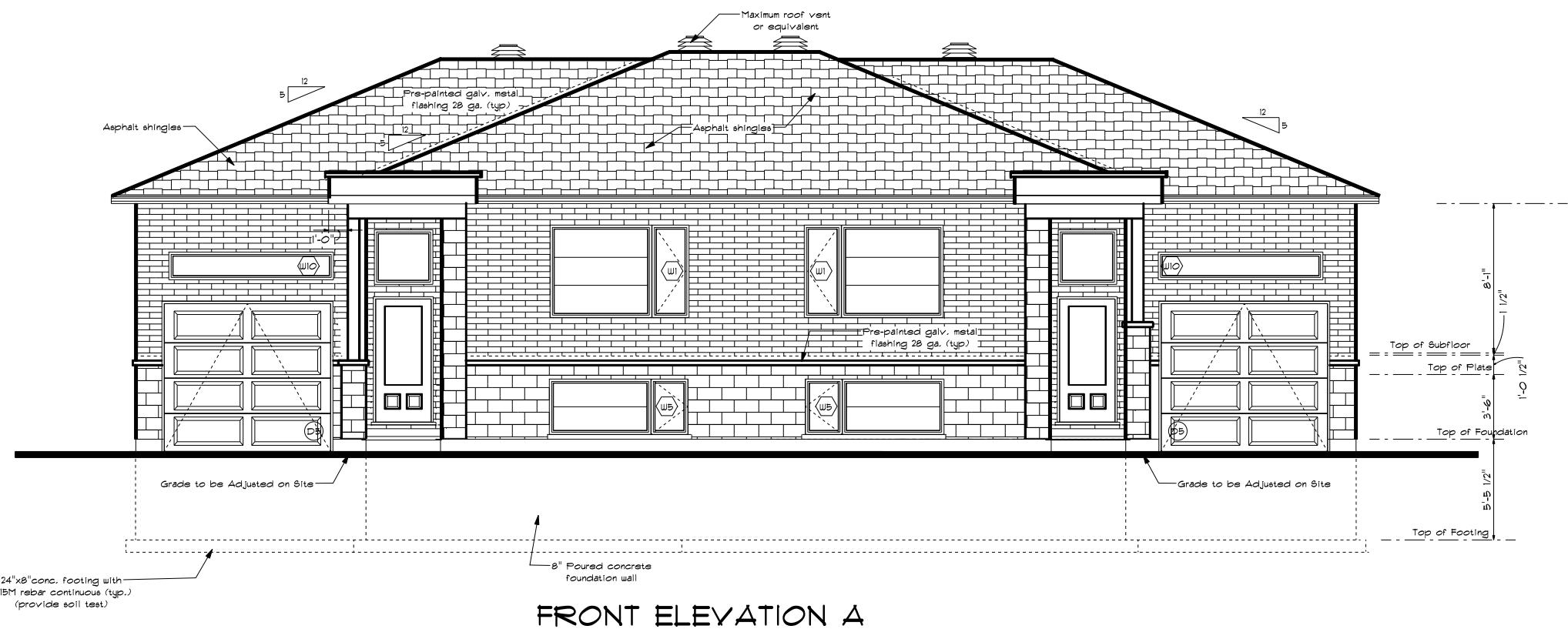
CÉDULE « A » / SCHEDULE “A”



De/From CL à/to R2-30

<input type="checkbox"/> Terrain(s) touché(s) par ce règlement Area(s) affected by this by-law Changement de zonage /Zone change de/from CL à/to R2-30 Certification d'authenticité Certificate of Authentication Ceci constitue le plan Cédule «A» du Règlement de zonage n° 2020-72, adopté le 9 septembre 2020. This is plan Schedule “A” to Zoning By-Law No. 2020-72, passed the 9 th day of September, 2020	Plan Cédule «A» du règlement n° 2020-72 Schedule “A” to By-Law No. 2020-72 880-884 rue St-Jean Street Partie du/Part of lot 27, Concession 1 O.S. Cité de Clarence-Rockland City Préparé par/prepared by Cité de Clarence-Rockland City 1560, rue Laurier Street Rockland, Ontario K4K 1P7 Pas à l'échelle/Not to scale
Guy Desjardins, Maire / Mayor	Monique Ouellet, Greffière / Clerk





PROFESSIONAL ENGINEER

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

PRODUCTS & MATERIAL
SHALL NOT BE ORDERED
WITH THESE DRAWINGS

I, LUC LAVOIE, DECLARE THAT I REVIEWED
AND TAKE RESPONSIBILITY FOR THE
DESIGN WORK ON BEHALF OF A FIRM
REGISTERED UNDER SUBSECTION 3.2.4 OF
DIVISION C OF THE BUILDING CODE. I AM
QUALIFIED, AND THE FIRM IS REGISTERED, IN
THE APPROPRIATE CLASSES / CATEGORIES.
INDIVIDUAL B.C.I.N.: 23595
FIRM B.C.I.N.: 112054

DATE _____

Luc Lavoie
REGISTERED B.C.I.N.
ARCHITECTURAL DESIGNER

2 ISSUED FOR APPROVAL 21/07/2020
1 ISSUED FOR PRELIMINARY 29/06/2020
NO. REVISIONS DATE

LAVOIE
DESIGN & DRAFTING INC.

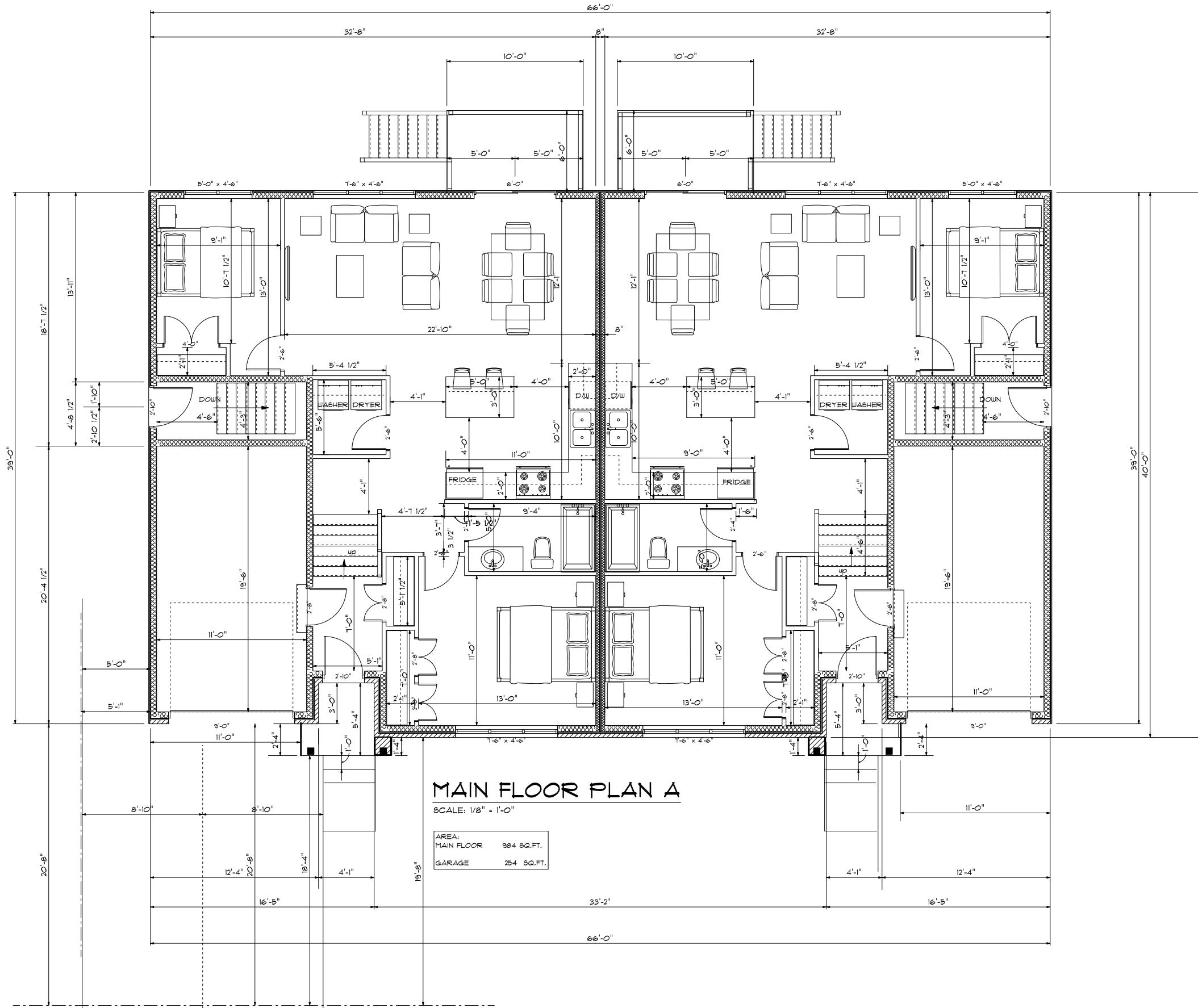
1041 NOTRE DAME STREET, P.O. BOX 928,
EMBRUN, ON. K0A 1W0

WEBSITE: WWW.LAVOIEDESIGN.CA
EMAIL: INFO@LAVOIEDESIGN.CA
613-443-3461

PROJECT NAME

PROPOSED
SEMI DETACHED
FOR
YANN & JONATHAN
LECOMPTÉ
RAYMOND STREET, ROCKLAND, ONTARIO

PROJECT NO.	2020-0006	DRAWINGS NO.
DRAWN BY	L.LAVOIE	1
VERIFIED BY	L.LAVOIE	3



PROFESSIONAL ENGINEER

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION
PRODUCTS & MATERIAL
SHALL NOT BE ORDERED
WITH THESE DRAWINGS

I, LUC LAVOIE, DECLARE THAT I REVIEWED
AND TAKE RESPONSIBILITY FOR THE
DESIGN WORK ON BEHALF OF A FIRM
REGISTERED UNDER SUBSECTION 3.2.4 OF
DIVISION C, OF THE BUILDING CODE. I AM
QUALIFIED, AND THE FIRM IS REGISTERED, IN
THE APPROPRIATE CLASSES / CATEGORIES.

INDIVIDUAL B.C.I.N.: 23595
FIRM B.C.I.N.: 112054

DATE

Luc Lavoie
REGISTERED B.C.I.N.
ARCHITECTURAL DESIGNER

2 ISSUED FOR APPROVAL 21/01/2020
1 ISSUED FOR PRELIMINARY 28/06/2020
NO. REVISIONS DATE



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PROJECT NAME
PROPOSED
SEMI DETACHED
FOR
YANN & JONATHAN
LECOMPTE
RAYMOND STREET, ROCKLAND, ONTARIO

PROJECT NO.	2020-0006	DRAWINGS NO.
DRAWN BY	L.LAVOIE	
VERIFIED BY	L.LAVOIE	

3a
3



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July 23, 2020

City of Clarence –Rockland

1560 rue Laurier Street

Rockland, Ontario

K4K 1P7

Attn.: Claire Lemay

Municipal Planner

Re: 880-884 St Jean Street – City of Rockland, Lot 27, Concession 1

This letter is to explain the proposed Official Plan Amendment and Zoning by-law amendment application at 880-884 St-Jean Street. We are proposing to sever the large lot into two parts to create 2 lots. Part A and Part B (on the attached site plan) will allow for a semi-detached to be built on Part A. The existing home on the property Part B will have renovations and parts of the existing will be removed.

The new Semi-detached dwelling on Part A will be approximately 984 square feet with a single garage of 254 square feet on each Semi. Secondary dwelling units will be built in each basement. Parking will be provided as per site plan.

The existing commercial on Part B will have section of the building that will be demolished. The building will be converted into a dwelling unit and the basement will be a secondary dwelling unit.

In conclusion, the Official Plan Amendment and Zoning by-law amendment applications are required and are necessary to achieve the proposed project of creating 2 new lots and 6 new dwelling units. Zoning by-law amendment will be required to change from CL to R2 zone for Part B and will have special exception zone to legalize existing setbacks from property lines (rear yard setback is less than the minimum required for the R2 zone). Also need a variance or special exception for the width of the existing driveway and the sight triangle.

Best regards,

A handwritten signature in black ink, appearing to read "Lavoie".



Comité d'aménagement Planning Committee

Réunion virtuelle du 2 septembre 2020
Virtual meeting of September 2 2020



Modification au Règlement de Zonage Zoning By-law Amendment

**880-884 rue St-Jean Street
Lavoie Design & Drafting Inc. For Yann and Jonathan
Lecompte**



AMENDEMENT AU RÈGLEMENT DE ZONAGE 2016-10 / AMENDMENT TO THE ZONING BY-LAW 2016-10

- Demande afin modifier le zonage de la propriété décrite comme étant le 880-884 rue St-Jean de « Zone de commerces locaux (CL) » à « Zone résidentielle urbaine de densité 2 – exception 30 (R2-30) ». Les propriétaires ont l'intention de convertir la bâtie existante en habitation isolée et construire une habitation jumelée sur le nouveau lot qui fait l'objet de la demande d'autorisation D-10-896. L'exception aura pour effet de permettre une cour arrière de 1,34 m et une largeur de voie d'accès de 10,8 m pour une habitation isolée et permettre une largeur de voie d'accès de 6,65 m par unité d'habitation et éliminer la zone d'aménagement paysager de 1m au long d'une entrée privée et une ligne de lot latérale pour une habitation jumelée.

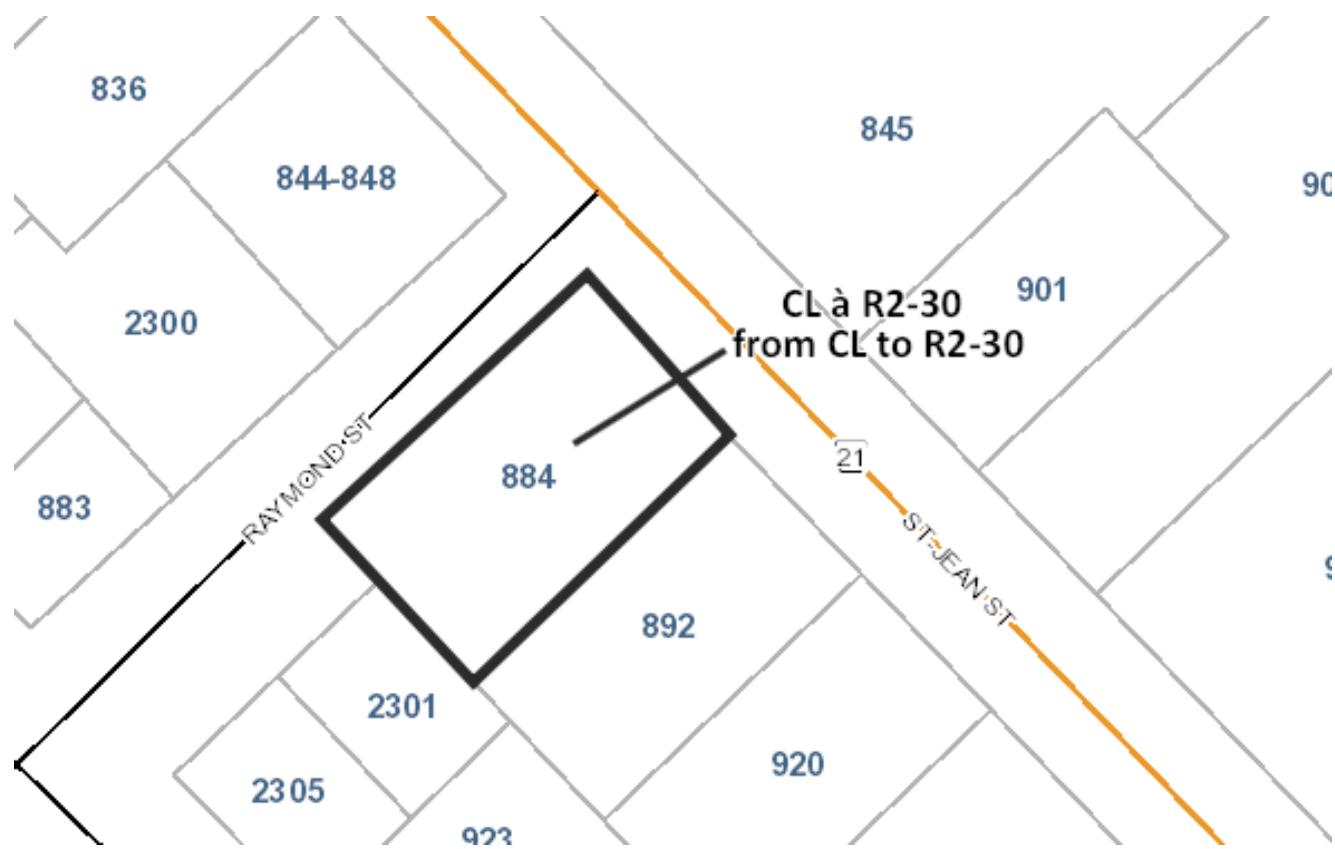


AMENDEMENT AU RÈGLEMENT DE ZONAGE 2016-10 / AMENDMENT TO THE ZONING BY-LAW 2016-10

- The request would amend Zoning By-Law No. 2016-10 in order to modify the zoning category for the property described as 880-884 St-Jean Street from “Local Commercial (CL) Zone” to “Urban Residential Second Density – Exception 30 (R2-30) Zone”. The owners intend to convert the current building into a detached dwelling and build a semi-detached dwelling on a new lot, which is subject to the consent application D-10-896. The exception would permit a 1.34m rear yard and a driveway width of 10.8m for a detached dwelling and permit a driveway width of 6.65m per dwelling unit and eliminate the 1m landscape buffer between a private driveway and an interior side lot line for a semi-detached dwelling.

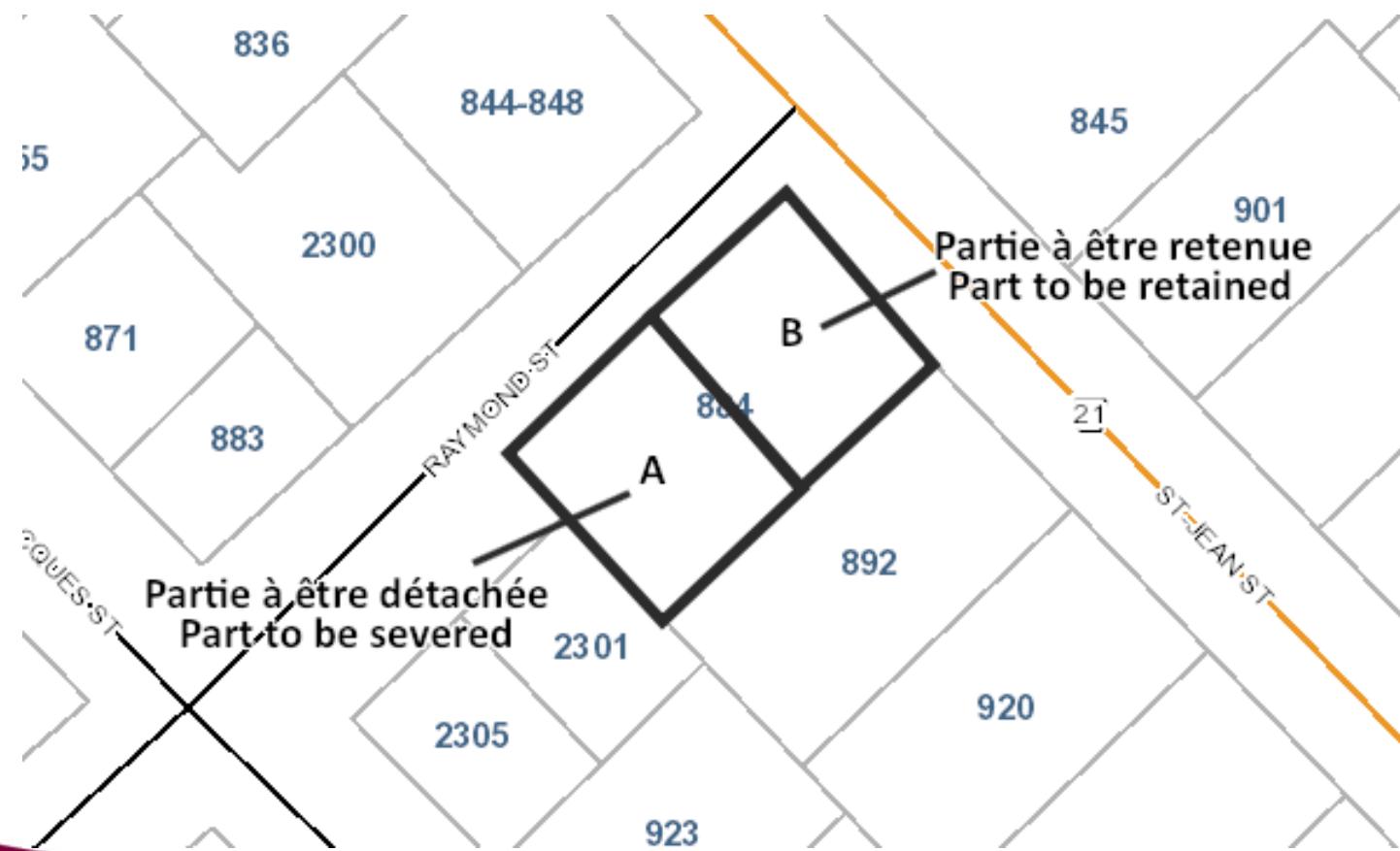


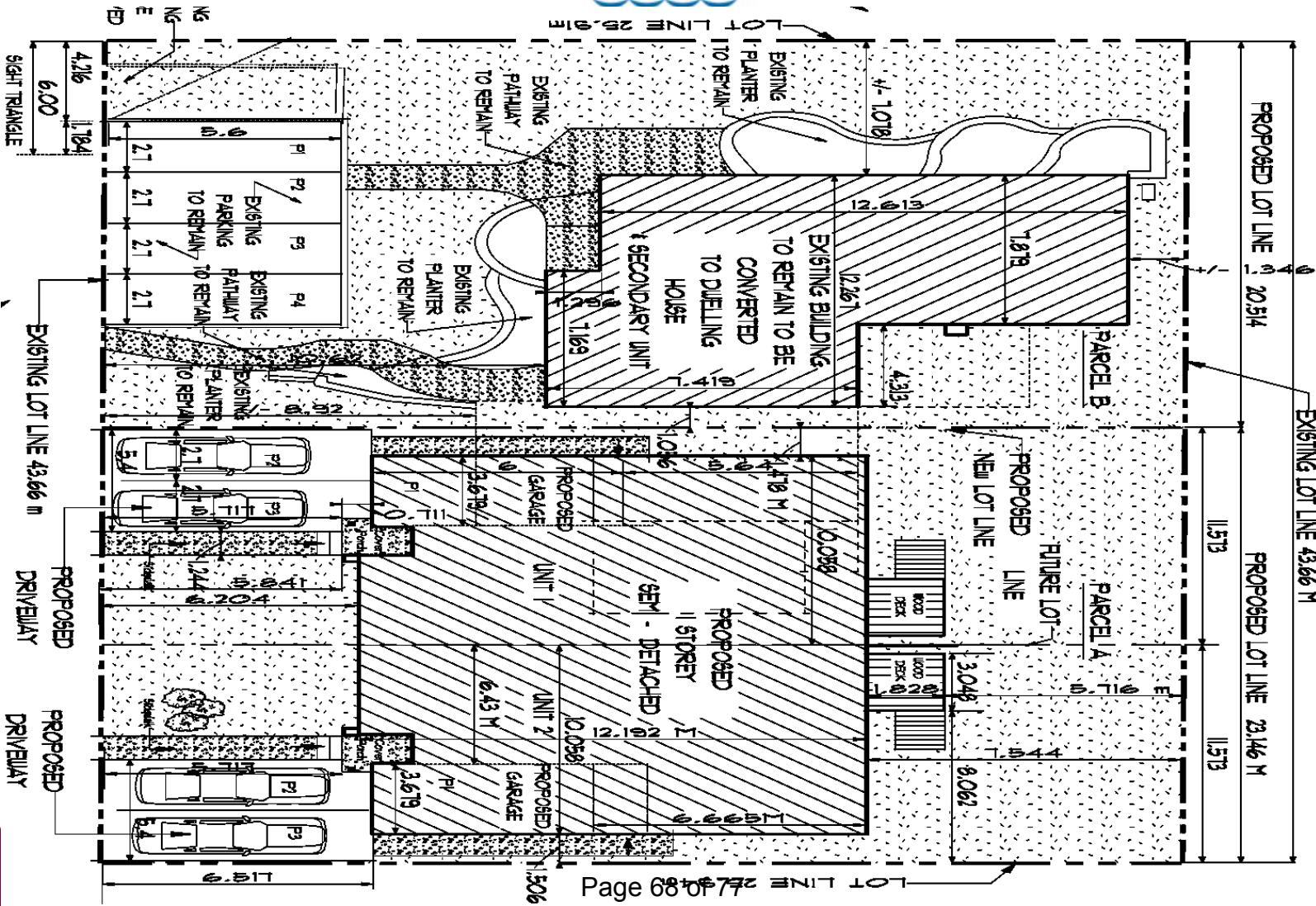
Carte / Map





Carte / Map











Plan officiel des Comté unis de Prescott et Russell Official Plan of the United Counties of Prescott and Russell

- La propriété est identifiée sous le « *Secteur des politiques urbains* ». • Les usages résidentiels sont permis dans ce secteur.
- The property is identified under the “*Urban Policy Area*”. • Residential are permitted in this area.



Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland Official Plan of the Urban Area of the City of Clarence-Rockland

- La propriété est identifiée sous le « *Secteur des politiques résidentielles à faible densité* ». • Les usages résidentiels sont permis dans ce secteur.
- The property is identified under the “*Low Density Residential Policy Area*”. • Residential are permitted in this area.



Règlement de Zonage 2016-10

Zoning By-law 2016-10

- La cédule « A » du Règlement de zonage no 2016-10, sera amendée, en modifiant de « Zone de commerces locaux (CL) » à « Zone résidentielle urbaine de densité 2 – exception 30 (R2-30) »
- Schedule “A” of Zoning By-Law No. 2016-10 would be amended by changing the zoning from “Local Commercial (CL) Zone” to “Urban Residential Second Density – Exception 30 (R2-30) Zone”



Règlement de Zonage 2016-10

Zoning By-law 2016-10

« (dd) R2-30, 880-884 rue St-Jean

Nonobstant toute disposition contraire en vertu du présent Règlement en ce qui a trait aux terrains zonés R2-30, ceux-ci doivent être utilisés conformément aux dispositions ci-après :

Pour des *habitations isolées* :

- i) Cour arrière minimum : 1,34m
- ii) Largeur maximum d'une entrée privée : 10,8m

Pour des *habitations jumelées* :

- i) Largeur maximum d'une entrée privée par unité : 6,65m/UH
- ii) Largeur minimale de la bande tampon paysagée entre une entrée privée et une ligne de lot intérieure latérale : 0m »

“(dd) R2-30, 880-884 St-Jean Street

Notwithstanding the provisions of this By-law to the contrary, on the lands zoned R2-30, shall be used in accordance with the following provision(s):

For *detached dwellings*:

- i) Minimum rear yard: 1.34m
- ii) Maximum width of a private driveway: 10.8m

For *semi-detached dwellings*:

Maximum width of a private driveway: 6.65m/DU
Minimum width of a landscape buffer between a private driveway and an interior side lot line: 0m”



COMMENTAIRES DES DIFFÉRENTS SERVICES / COMMENTS FROM OTHER DEPARTMENTS

- Le département des services communautaires, la division de la construction, le service des finances, le département d'infrastructure et le département des services de la protection n'ont aucune objection
- The Community Services, the Construction Department, the Finance Department, the Infrastructure Department and Protective Services did not raise any concerns.



Recommandation from the Department / Recommandation du Service

- **QUE** Le Conseil approuve le règlement 2020-72 modifiant le Règlement de Zonage 2016-10 afin de changer le zonage de la propriété au 880-884 rue St-Jean de « Zone de commerces locaux – (CL) », à « Zone Résidentielle Urbaine de Densité 2 – Exception 30 (R2-30) , tel que recommandé par le Département d'infrastructure et aménagement du territoire.
- **THAT** Council approves By-law 2020-72, amending the Zoning By-Law 2016-10, in order to change the zoning category of the property located at 880-884 St-Jean Street from “Local Commercial (CL) Zone” to “Urban Residential Second Density – Exception 30 (R2-30) Zone”, as recommended by the Infrastructure and Planning Department.



Questions?