



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

January 31, 2024
Teleconference

PRESENT: Carl Grimard, President
André J. Lalonde, Councillor Ward 5
Diane Choinière, Councillor Ward 8
Geneviève Béland, Member
Michel Bourdon, Member

1. Opening of the meeting

The President opens the meeting at 7:02 pm.

2. Adoption of the agenda

Moved by Michel Bourdon

Seconded By Geneviève Béland

THAT the agenda be adopted as presented.

CARRIED

3. Declaration of pecuniary interests

none

4. Adoption of the minutes

none

5. Presentations / Reports

5.1 PE2024-002 - Zoning Amendment Application - 791 Lawrence

a. Presentation

b. Questions/Comments

Mr. Benoit Simard presents his request. Mrs. Choinière notices that the space between the 2 houses is not respected and asks if that is the purpose of the request. Ms. Bélanger explains that currently the facade of the property is on Lawrence Street but after the request for removal of part lot, the facade will be on Alma. With the facade on Alma, the new front yard and the new rear yard do not meet the zoning provisions. Previously, it was interior and exterior side yards. Mrs. Choinière indicates that the distance between the existing house and the adjacent property will be greatly reduced. Ms. Bélanger indicates that since the two houses are existing, there would be no problem. The new house will be further from the rear line than the existing house. She also indicates that the City approved a similar case at the corner of Raymond and St-Jean streets a few years ago. Ms. Béland asks if it is the two houses that will be subject to the exception. Ms. Bélanger indicates that currently it is 1 lot but after the severance, the zoning will follow on the two lots.

c. Recommendation

Moved by Diane Choinière

Seconded By Michel Bourdon

That the Planning Committee recommends to Council to amend Zoning Bylaw 2016-10 in order to change the zoning category for the property located at 791 Lawrence Street from “Urban Residential First Density (R1) Zone” to “Urban Residential First Density Special – Exception 3 (R1S-3) Zone”, as recommended by the Department of Community Development.

CARRIED

5.2 PE2024-004 - Zoning by-law amendment - 604 Caron

a. Presentation

b. Questions/Comments

Mr. Nicolas Leduc presents the file. Mrs. Choinière inquired if it will be a 6-unit. Mr. Leduc said that it was. Mr. Lalonde had worries about the location of the parking but with the explanation that he got, he is in agreement with the location.

c. Recommendation

Moved by André J. Lalonde
Seconded By Michel Bourdon

That the Planning Committee recommends to Council to amend Zoning Bylaw 2016-10 in order to change the zoning category for the property located at 604 Caron Street from “Urban Residential First Density (R1) Zone” to “Urban Residential Second Density-Exception 34 (R2-34) Zone”, as recommended by the Department of Community Development.

CARRIED

6. **Other Items**
7. **Adjournment**

The meeting is adjourned at 7:29 pm.

Carl Grimard, President

Marie-Eve Bélanger, Secretary