



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

December 6, 2023  
Teleconference

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

ABSENT: Mario Zanth, Mayor (ex-officio)  
Diane Choinière, Councillor Ward 8

**1. Opening of the meeting**

The President opens the meeting at 7:00 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**

**4.1 Planning Committee Meeting Minutes of November 1, 2023**

**Moved by** André J. Lalonde

**Seconded By** Geneviève Béland

That the minutes of the meeting of November 1, 2023 be adopted.

**CARRIED**

## 5. Presentations / Reports

### 5.1 PE2023-047 - Amendment to Zoning By-law - Bill 23

#### a. Presentation

Mr. Marc Rivet presents the new changes to Bill 23.

#### b. Questions/Comments

Mr. Lalonde asks questions regarding well capacity for a new development. Mr. Rivet indicates that the hydrogeological study will look into this.

Mr. Lalonde indicates that there are already issues with parking in Rockland regarding snow removal and street parking. This is something the City will need to keep an eye on.

Mr. Grimard requests that the City adds a few drawings to the final report on the different options that the residents would be able to construct.

#### c. Recommendation

**Moved by** André J. Lalonde

**Seconded By** Michel Bourdon

WHEREAS the Council of the Corporation of the City of Clarence-Rockland has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended to pass this by-law;

WHEREAS the Council of the Corporation of the City of Clarence-Rockland deems it advisable to amend its Comprehensive Zoning By-law to establish provisions to permit additional residential units within the City;

WHEREAS this by-law conforms to the Official Plan of the United Counties of Prescott and Russell and the Official Plan for the Urban Area of the City of Clarence-Rockland;

BE IT RESOLVED THAT the Planning Committee recommends that Council of the Corporation of the City of Clarence-Rockland adopts By-law 2023-xx (RevisedDec5) Additional Residential Unit attached to the current Report n° PE2023-47.

**CARRIED**

**5.2 PE2023-051 - Temporary zoning by-law amendment - 1908 Labonte**

**a. Presentation**

Mr. Patrick Fournier, owner of the land, presents his project and his amendment.

**b. Questions/Comments**

Mrs. Béland questions if the by-law will not be met for the next 3 years and if the land will be left as is. Mrs Bélangier indicates that the temporary by-law will legalise the operation and the use of the structures on the site for up to 3 years. The owner will have 3 years to find a new location to operate his business.

**c. Recommendation**

**Moved by** Michel Bourdon

**Seconded By** André J. Lalonde

THAT the Planning Committee recommends to Council the approval of a By-law to amend the Zoning By-Law 2016-10, in order to change the zoning category of the property located at 1908 Labonte Street, Part of Lot 6, Concession 5, being Part of Part 3 on Plan 50R-6346, former Township of Clarence, now City of Clarence-Rockland from “Village Residential First Density (RV1) Zone” to “Village Residential First Density – Temporary use 1 (RV1-T1) Zone”.

**CARRIED**

**6. Adjournment**

The meeting is adjourned at 7:54 pm.

---

Carl Grimard, President

---

Marie-Eve Bélanger, Manager of  
Development