



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

April 11, 2024  
Council Chambers  
415 rue Lemay Street, Clarence Creek, Ont.

**PRESENT:** Carl Grimard, President  
Monique Ouellet, Clerk  
Karine McCulloch, Deputy Clerk  
André J. Lalonde, Councillor Ward 5  
Diane Choinière, Councillor Ward 8  
Geneviève Béland, Member  
Michel Bourdon, Member

**ABSENT:** Mario Zanth, Mayor (ex-officio)  
Pierre Voisine

**1. Opening of the meeting**

The President Carl Grimard opens the meeting at 7pm.

**2. Adoption of the agenda**

Carl Grimard explains that since there are currently changes in the law pertaining to item 5.1, it will be postponed for a month.

**Moved by** Diane Choinière

**Seconded by** Michel Bourdon

THAT the agenda be adopted, with the removal of item 5.1.

**CARRIED, as modified**

**3. Declaration of pecuniary interests**

None

**4. Adoption of the minutes**

**Moved by** Michel Bourdon

**Seconded by** André J. Lalonde

That the minutes of the meeting of March 27, 2024, be approved.

**CARRIED**

**5. Presentations / Reports**

**5.1 PE2024-015 Zoning By-law amendment - Additional Residential Units Addendum**

Postponed to next month.

**5.2 PE2024-019 - OPA and Zoning Amendment - Community Facilities**

**Moved by** André J. Lalonde

**Seconded By** Michel Bourdon

WHEREAS the application initiated by the City for the property located on Part of Lots 21-23, Concession 1 (Old Survey), Clarence, now City of Clarence-Rockland as well as Block 51, Plan 50M323 constitutes good planning; and

WHEREAS the proposed amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland is in conformity with the Official Plan of the United Counties of Prescott and Russell and is consistent with the Provincial Policy Statement;

WHEREAS the proposed amendment to the Zoning By-law will be in conformity with the Official Plan of the Urban Area once the concurrent amendment to the local Official Plan is adopted; and

WHEREAS the proposed amendments would support development of SCORE Academy's performance tennis academy and complimentary uses.

THAT the Planning Committee recommends to Council, the adoption of a by-law amending the Official Plan of the Urban Area of the City of Clarence-Rockland as recommended in report No. PE2024-019; and

THAT the Planning Committee recommend to Council, the adoption of a by-law to amend the Comprehensive Zoning By-law 2016-10 of the City of Clarence-Rockland as recommended in report No. PE2024-019.

**CARRIED**

**a. Presentation**

Presentation by Marie-Ève Bélanger.

**b. Questions / Comments**

Julian Lenhart explains that the purpose of tonight's meeting is to review the proposed zoning amendment to multiple properties to reflect their current usages. He further explains that an Open House will be held on May 7th, 2024, where the design of the proposed SCORE Tennis Academy will be presented by the developer. City staff will also be present to collect any comments and feedback from the public. He encourages all those interested to attend.

Further to questions, Julian Lenhart explains that the entrance from the Clarence-Rockland Arena that was closed, was only meant to be temporary and needed to be closed for safety reasons. He also explains that a proposed traffic light will be installed at the corner of the Highway 17 and La Berge Street once traffic volume meet the threshold. La Berge Street was designed to be a collector road.

David Sanschagrín (722 Du Rivage): mention several concerns with the proposed Tennis Academy: Parking, traffic, noise, environment, community access (unable to walk there).

Alison Philips (311 de l'Étang): bring up problems in other municipalities, caused by similar facilities and questions why Ottawa, that had announced a similar facility, did not go through with it.

David Sanschagrín (722 Du Rivage): object to zoning change, for concerns previously mentioned.

Robert Gelfand (726 Du Rivage): object to the zoning change. Concern for property taxes.

Vanessa Sanschagrín (480 Première Lane): object to the zoning change. Concern for traffic and road safety.

Andrew Philips (311 De l'Étang): object to the zoning change.  
Concern for traffic and parking.

Connie Iatauro (92 Des Rails): object to the zoning change.  
Concern for traffic light and environment.

Ryan Douglas (400 Première Lane): object to the zoning change.  
Concern for noise and traffic.

Shawn Scott (798 Du Rivage): object to the zoning change.  
Concern for traffic.

Ellen Thompson (770 Du Rivage): object to the zoning change.

Jacqueline Joly (80 Des Rails): object to the zoning change.

Maryse Forcier (778 Du Rivage): object to the zoning change.

Further to questions, Marie-Ève Bélanger informs the public that all emails with comments and concern were provided to the Planning Committee prior to tonight's meeting and will be provided to Council.

Sarah Campbell (412 Première Lane): object to the zoning change.

Tyler Nielsen and Cassandra McNally (402 Première Lane) : object to the zoning change.

Helene Belanger (722 Du Rivage): object to the zoning change.

Carmen Morin (754 Du Rivage): object to the zoning change.  
Concern for traffic on La Berge Street.

Chantal Clermont (201-700 Du Rivage): object to the zoning change. Concern for traffic and parking.

**c. Recommendation**

**7. Adjournment**

The meeting is adjourned at 8:44.

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Carl Grimard, President

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Karine McCulloch, Deputy Clerk