



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

March 27, 2024
Teleconference

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

ABSENT: Geneviève Béland, Member

1. Opening of the meeting

The President opens the meeting at 7:00 pm.

2. Adoption of the agenda

Moved by Diane Choinière

Seconded By Michel Bourdon

THAT the agenda be adopted as presented.

CARRIED

3. Declaration of pecuniary interests

none

4. Adoption of the minutes

4.1 Minutes of December 6th, 2023

Moved by André J. Lalonde

Seconded By Michel Bourdon

That the minutes of the meeting of December 6th be approved.

CARRIED

4.2 Minutes of January 31st, 2024

Moved by Michel Bourdon

Seconded By André J. Lalonde

That the minutes of January 31st, 2024 be approved.

CARRIED

5. Presentations / Reports

5.1 5.1 PE2024-011 - Rezoning 901 St-Jean

a. Presentation

b. Questions/ Comments

Mr. Daigneault presents the application. Mrs. Choinière asks if the units will be located one above the other. Mr. Daigneault indicates that he thinks the building will be 2 storeys with one unit in the basement. Mr. Lalonde inquires about the required number of parking spaces. Mrs. Bélanger indicates that for the primary unit there must be 2 spaces and for each additional unit, the required parking is 1. As such, for this building, four parking spaces are required per side for a total of 8 parking spaces. Mrs. Bélanger indicates that the width of the driveway must be a maximum of 5.2 metres and not 6 metres. Mr. Daigneault is in agreement.

c. Recommandation

Moved by André J. Lalonde

Seconded By Michel Bourdon

THAT a By-law to amend the Zoning By-law 2016-10 in order to change the zoning category for the property located at 901 St-Jean Street from “Urban Residential First Density (R1) Zone” to “Urban Residential Second Density-Exception 35 (R2-35) Zone”, be adopted.

CARRIED

6. Adjournment

The meeting is adjourned at 7:14pm.