



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

September 6, 2023
Teleconference

PRESENT: Carl Grimard, President
André J. Lalonde, Councillor Ward 5
Geneviève Béland, Member
Michel Bourdon, Member
Julian Lenhart, Director of Community Development
Maryse St-Pierre, Deputy Clerk

ABSENT: Diane Choinière, Councillor Ward 8
Mario Zanth, Mayor

1. Opening of the meeting

The President opens the meeting at 7:00 p.m.

2. Adoption of the agenda

RECOMMENDATION AME2023-25

Moved by André J. Lalonde

Seconded by Michel Bourdon

THAT the agenda be adopted as presented.

CARRIED

3. Declaration of pecuniary interests (none)

4. Adoption of the minutes

RECOMMENDATION AME2023-26

Moved by Michel Bourdon

Seconded by André J. Lalonde

THAT the minutes of the Planning Committee of August 2, 2023, meeting be adopted.

CARRIED

5. Deferred Items (none)

6. Presentations / Reports

6.1 Zoning by-law amendment - 2040 Laval

Marc Rivet explains that, at the applicant's request, the application must be postponed, as it follows a subdivision application.

6.2 Official Plan Amendment and Zoning By-law Amendment - David Street

a. Presentation

Eric Bays presents the Official Plan and Zoning By-law amendment application submitted by CH Clément for the development project located at 1465 David Street.

b. Questions/comments

Further to questions, Julian Lenhart explains that the Traffic Master Plan takes into consideration future developments and infrastructure improvements.

Michel Prevost, 1491 David Road, expresses concern about the safety of the area, especially as there are many walkers and bicycles. He adds that the area has no sidewalks or shoulders, and heavy vehicles drive through. He also asks if the developer plans to connect the sewers to the neighbouring houses. Julian Lenhart explains that the recommendations of the master plan include concerns about uses. He adds that there are no plans to connect sewers to existing properties.

Further to questions, Eric Bays explains that there will be an evolution on the site in the next 12 to 18 months.

Michelle Borysenko, 633 Eagle, is concerned about the longevity of her septic system and asks for clarification about the sewer connection. Julian Lenhart confirms that sanitary services will be available only to properties in the development.

c. Recommendation

RECOMMENDATION AME2023-27

Moved by André J. Lalonde

Seconded by Michel Bourdon

WHEREAS the application submitted by C.H. Clément Construction Inc. and Stantec Consulting Ltd. for the property located on part of Lot 22, Concession 2, Old Survey, civic number 1465 David Street 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; and

WHEREAS the proposed amendment to the Zoning By-law will be in conformity with the Official Plan of the Urban Area and the Official Plan of the United Counties once the concurrent amendment to the local Official Plan is adopted, and is consistent with the Provincial Policy Statement;

THAT 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 in order to designate them as “Medium Density Residential”; and

THAT Planning Committee recommends to Council the adoption of a by-law amending the Zoning By-law 2016-10 in order to change the zoning category of the subject lands from “Urban Residential First Density – holding (R1-h) to “Urban Residential Third Density – Exception 66 (R3-66) Zone”.

CARRIED

6.3 Zoning by-law amendment - 1710 Landry

a. Presentation

Marc Daigneault, 3051 Lemay Circle, presents the Zoning By-law amendment request submitted by Justin Tremblay for 1710 Landry Road.

b. Questions/comments

Further to questions, Marc Daigneault confirms that the United Counties have no concerns about the use.

Further to questions, Justin Tremblay explains that certain types of storage will be authorized, and that on-site monitoring will be carried out.

Further to questions, Justin Tremblay confirms that there will be electricity for safety reasons.

Further to questions, Justin Tremblay confirms that the units will be made of metal but cannot confirm the design.

c. Recommendation

RECOMMENDATION AME2023-28

Moved by André J. Lalonde

Seconded by Michel Bourdon

WHEREAS the proposed amendment to the Zoning By-law for the property at 1710 Landry Street, Clarence Creek legally described as Part of Lot 6, Concession 6, in the geographic township of Clarence, now in the City of Clarence-Rockland, Parts 1 and 2 on plan 50R-680 is consistent with the Provincial Policy Statement, and conforms to the Official Plan of the United Counties of Prescott and Russell; and

THAT the Planning Committee recommends that Council approve a by-law to change the zoning category from “Village Mixed-Use (VM) Zone” to “Village Mixed-Use – Exception 3 (VM-3) Zone”, which includes a restriction on outdoor storage.

CARRIED, as modified

6.4 Zoning by-law amendment - 1916 du Golf

a. Presentation

Kevin Gaffney presents the zoning by-law amendment application submitted for 1916 du Golf.

Fabien Lalonde explains that this is a conditional amendment to a severance application.

b. Questions/comments (none)

c. Recommendation

RECOMMENDATION AME2023-29

Moved by Michel Bourdon

Seconded by André J. Lalonde

Whereas the proposed amendment to the Zoning By-law for the property at 1916 du Golf Road, legally described as Part of Lot 11 Concession 5, in the geographic township of Clarence, now in the City of Clarence-Rockland is consistent with the Provincial Policy Statement, and conforms to the Official Plan of the United Counties of Prescott and Russell; and

Whereas a zoning amendment to the Zoning By-law was required as a condition of consent application D-10-22-17 which received conditional approval from the Approval authority on January 4, 2023;

That the Planning Committee recommends that Council approve a by-law to change the zoning category from “Rural (RU) Zone” to “Rural – Exception 65 (RU-65) Zone”.

CARRIED

7. Other Items (none)

8. Adjournment

The meeting is adjourned at 8:24 p.m.

Carl Grimard, President

Maryse St-Pierre, Deputy Clerk