



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

May 29, 2024
Teleconference

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

ABSENT: Diane Choinière, Councillor Ward 8

1. Opening of the meeting

The President opens the meeting at 7:05.

2. Adoption of the agenda

Moved by Geneviève Béland

Seconded by André J. Lalonde

THAT the agenda be adopted as presented.

CARRIED

3. Declaration of pecuniary interests

None.

4. Adoption of the minutes

Moved by André J. Lalonde

Seconded by Geneviève Béland

THAT the minutes of the Planning Committee of April 24, 2024 meeting be adopted.

CARRIED

5. Presentations / Reports

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

a. Presentation

Presentation by Marie-Ève Belanger.

b. Questions / Comments

Marie-Ève Belanger add that parking requirements can still be an issue. The City is careful that parking requirements are respected, to not create an issue with on street parking.

André Lalonde mention that his worries are about parking and he is happy that this is considered.

Following questions from Marc Daigneault, Marie-Ève Belanger specifies that the amount of bedroom is for all the units all together and not per units. She also specifies that the 8000m2 is part of the United Counties of Prescott and Russell Official Plan, that's why they couldn't go lower with this number. People who already have additional unit, already have a permit for those units to be legal non-compliant. New requesters without the 8000m2 won't be able to have an additional unit.

c. Recommendation

Moved by Geneviève Béland

Seconded by André J. Lalonde

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;

THAT the Planning Committee recommends that Council adopts a By-law to amend Zoning By-law 2016-10 to establish provisions to permit additional residential units as recommended in Report n° PE2024-015.

CARRIED

5.2 PE2024-028 Zoning By-law Amendment - LLG

a. Presentaiton

Presentation by Jacob Bolduc from FOTENN planning and Design.

b. Questions / Comments

Following questions, Jacob Bolduc clarifies that the main entrance to the building will be on the interior service road, not the highway 17.

André Lalonde points out that this will be the first of its kind for the City. It's an asset, and the chosen location is appropriate, being close to the highway. He stresses that there are no concerns in the reports on infrastructure, water and sewer capacity. Other studies, such as traffic, will probably be done at a later date.

Carl Grimard points out the traffic at this location, given that the entrance to the service station is small. He knows that this issue will be addressed and modified, if necessary, as the project progress.

c. Recommendation

Moved by André J. Lalonde

Seconded by Michel Bourdon

That the Planning Committee recommends to Council the proposed zoning by-law amendment submitted by Fotenn Planning and Design, for the property described as Part of Lot 21, Concession 10, former Township of Clarence, now City of Clarence-Rockland, to modify the existing special exception zone and makes changes to the zoning map.

CARRIED

5.3 PE2024-029 Official Plan Amendment and Zoning By-Law Amendment - Stage 6 Morris Village

a. Presentation

Presentation by Jocelyn Peloquin.

b. Questions / Comments

Geneviève Beland expresses her concern about people's lifestyles when there is a volume of people in the same space. She points out that, although the minimum requirements are respected in park

design, this is not necessarily for the best. She also mentions the problem of parking in a restricted environment.

André Lalonde stresses the importance of keeping the link to the Hydro line corridor to the north. In all stages of development, we need to look at people's mobility, how they will get around Morris Village to get to the park, for example. We need to have a vision of the connectivity between developments. A good effort has been made, but more could be done.

c. Recommendation

Moved by André J. Lalonde

Seconded by Michel Bourdon

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 for the Urban Area of the City of Clarence-Rockland and the Official Plan of the United Counties of Prescott Russell once the concurrent amendment to the local Official Plan is adopted;

THAT Planning Committee recommend to Municipal 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 certain lands as “Low Density Residential” and “Medium Density Residential”; and

THAT Planning Committee recommend 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 Special – Exception 2 (R1S-2) Zone” to “Urban Residential Second Density – Exception 33 (R2-33) Zone”, from “Urban Residential First Density Special – Exception 2 (R1S-2) Zone” to “Urban Residential Third Density – Exception 11 (R3-11) Zone” from “Urban Residential Second Density – Exception 33 (R2-33) Zone” to “Urban Residential Third Density – Exception 11 (R3-11) Zone” from “Urban Residential Third Density – Exception 11 (R3-

11) Zone” to “Urban Residential Second Density – Exception 33 (R2-33) Zone”.

CARRIED

5.4 PE2024-030 Zoning By-law Amendment - Part 2 of Plan 50R-9557

a. Presentation

Presentation by Fabien Lalonde, Junior Planner at the City, requested by the requester.

b. Questions / Comments

None.

c. Recommendation

Moved by Michel Bourdon
Seconded by Geneviève Béland

Whereas the proposed amendment to the Zoning By-law for the property described as Part of Lot 21, Concession 8, being part 2 on plan 50R-9557 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 was required as a condition of consent application B-060-2023 which received conditional approval from the Approval authority on March 19, 2024;

That the Planning Committee recommends to Council the approval of a by-law to change the zoning category from “General Agricultural (AG) Zone” to “General Agricultural – Exception 9 (AG-9) Zone”.

CARRIED

6. Other Items

Marie-Ève Belanger mentions that notices were sent out for file D14-615, zoning amendment to remove the holding development symbol, saying that it would be presented at the planning committee this evening. However, this is a mistake, as such requests go directly to the council.

7. Adjournment

The meeting is adjourned at 7:58.

Carl Grimard, President

Karine McCulloch, Deputy Clerk