



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

July 31, 2024
Teleconference

PRESENT: Carl Grimard, President
André J. Lalonde, Councillor Ward 5
Diane Choinière, Councillor Ward 8
Michel Bourdon, Member
Mathieu Couture, Member
Karine McCulloch, Deputy Clerk

1. Opening of the meeting

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

4. Adoption of the minutes

Moved by Michel Bourdon

Seconded by Mathieu Couture, Member

THAT the minutes of the Planning Committee meeting of May 29th, 2024, be adopted.

CARRIED

5. Presentations / Reports

5.1 Zoning By-law Amendment - 1969 Catherine

a. Presentation

Presentation by Marc Daigneault and Geoffrey Lafleche.

Marc Daigneault is also requesting an exception to the zoning bylaw, so that driveways can be wider than the minimum allowed. This would allow for additional parking.

c. Recommendation

Moved by Michel Bourdon

Seconded by Diane Choinière

THAT the Planning Committee recommends that Council adopts a By-law to amend Zoning By-law 2016-10 in order to change the zoning category for the property located at 1969 Catherine Street from “Urban Residential First Density (R1) Zone” to “Urban Residential Second Density (R2) Zone”, with the addition of an exception, allowing an entrance of 8.1 meters.

CARRIED

b. Questions / Comments

Councillor Choinière and Councillor Lalonde mention their concern about parking.

Following questions about parking, Marie-Eve Belanger clarifies that the by-law requires only 4 parking spaces per side, but the widening of the entrance will allow 6 vehicles per side.

Councillor Grimard mentions that as long as the law is respected during construction, the City has no recourse. The committee must make comments and hope that the construction experts hear them.

5.2 Official Plan Amendment – Rockland West Secondary Plan Lands

a. Presentation

Presentation by Marie-Eve Belanger.

b. Questions / Comments

Councillor Choinière asks for clarification on the division of the boundaries, to ensure that they have been done in such a way as to be easily identifiable.

c. Recommendation

Moved by Michel Bourdon

Seconded by Diane Choinière

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 Urban Boundary for the City's Urban Area aligns with the settlement area limits identified in the United Counties of Prescott and Russell Official Plan; and

WHEREAS the City is completing the Environmental Assessment associated with the Rockland West Secondary Plan Lands;

THAT the Planning Committee recommend 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 adjust the urban boundary limits and related schedules considering the ongoing Secondary Plan for the Rockland West Secondary Plan Lands”.

CARRIED

6. Other Items

None

7. Adjournment

The meeting is adjourned at 7:26.

Carl Grimard, President

Karine McCulloch, Deputy Clerk