



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

March 26, 2025
Teleconference

PRESENT: André J. Lalonde, Councillor Ward 5 – Acting Chair
Diane Choinière, Councillor Ward 8
Michel Bourdon, Member
Mathieu Couture, Member
Karine McCulloch, Deputy Clerk

ABSENT: Carl Grimard, President

1. Opening of the meeting

Andre Lalonde is the acting chair, in the absence of Carl Grimard.

Andre Lalonde opens the meeting at 7:02 p.m.

2. Adoption of the agenda

Moved by Michel Bourdon

Seconded by Diane Choinière

THAT the agenda be adopted as presented.

CARRIED

3. Declaration of pecuniary interests

None

4. Adoption of the minutes

Moved by Michel Bourdon

Seconded by Mathieu Couture

THAT the minutes of the Planning Committee of February 26, 2025, meeting be adopted.

CARRIED

5. Presentations / Reports

5.1 Official Plan Amendment and Zoning By-law Amendment for the 909 and 915 St-Jean

a. Presentation

Presentation by Marc Daigneault.

b. Questions / Comments

There were no comments from the public.

Following questions about the townhouses, Marc Daigneault clarifies that each main unit would have 2 parking spaces and one parking space per additional unit. Since two additional units are planned per main unit, there could be up to 4 parking spaces per unit. With 4 units, that's 16 parking spaces.

Following questions about the townhouses, Marc Daigneault clarifies that the Housing Corporation only intends to sell the land for the townhouses, not to develop them.

Following questions about the 25 units, Marc Daigneault explains that several scenarios have been developed, with two, three and four storeys. It's still at the project stage. They still have to draw up the construction plans and analyze the soil conditions. The ground plans and implementation have not yet been determined.

Marie-Eve Belanger adds that the committee should consider limiting the uses for medium- and high-rise in the zoning bylaw for these lots. The project has been assessed for low-rise only. The Official Plan would allow for medium- and high-rise use, but the zoning by-law would limit it and it would then be necessary to do a new assessment should the project want to be changed to medium- or high-rise.

Marc Daigneault mentions that the maximum height for the townhouses and the 25 units proposed is 12m, i.e. a maximum of 3 storeys. Therefore, limiting the uses for medium- and high-rise is not necessary.

Marie-Eve Belanger clarifies that the proposed by-law indicates the restrictions the applicant requested, including the 12m height. She mentions that the project was submitted to the municipality as a low-rise project, allowing a building of four stories or less, and this is what the municipality assessed, and neighbors were notified of. Consideration should therefore be given to limiting the use for medium or high rise, to ensure that if such a project is considered, a new assessment and a new notice to the neighbor would be required.

c. Recommendation

Since both the City and the requester's agent agrees that only a low-rise would be build on the land, Julian Lenhart propose that the administration work on some wording to add to the by-law that will be presented to council and that the recommendation from the committee be adopted as it is.

Moved by Mathieu Couture

Seconded by Michel Bourdon

That the Planning Committee recommends to Council the adoption of an amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland to change the 909 and 915 St-Jean Street, from Low Density Residential to High Density Residential.

CARRIED

Moved by Mathieu Couture

Seconded by Michel Bourdon

That the Planning Committee recommends to Council the adoption of an amendment to the Zoning by-law 2016-10 concerning the 909 and 915 St-Jean Street, to change the zoning category from "Urban Residential First Density Zone (R1)" to "Urban Residential Third Density Zone - Exception (R3-X)".

CARRIED

6. Other Items

None

7. Adjournment

The meeting is adjourned at 7:58 p.m.

André J. Lalonde, Acting Chair

Karine McCulloch, Deputy Clerk