



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

May 28, 2025
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

The President opens the meeting at 7:02 p.m.

2. Adoption of the agenda

Moved by Diane Choinière

Seconded by Mathieu Couture

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 André J. Lalonde

THAT the minutes of the Planning Committee of April 30, 2025, meeting be adopted.

CARRIED

5. Appel rights under the Planning Act

Marie-Eve Belanger reads the appeal rights under the Planning Act.

6. Presentations / Reports

6.1 Zoning By-law Amendment for the 488 Lalonde

a. Presentation

Presentation by Donata Leuenberger, representing the owner of 488 Lalonde.

b. Questions / Comments

None

c. Recommendation

Moved by André J. Lalonde
Seconded by Diane Choinière

That the Planning Committee recommend to Council the approval of the Zoning By-law Amendment application submitted by 2817273 Ontario Inc. for the property municipally known as 488 Lalonde Street, Rockland, to amend the zoning from Local Commercial – Exception 12 (CL-12) to Urban Residential First Density (R1) to permit residential use as the primary use.

CARRIED

6.2 Official Plan Amendment and Zoning By-law Amendment for the 363–401 Yves Street

a. Presentaiton

Presentation by Dominique Tremblay from Consilio Planning Services.

b. Questions / Comments

Following questions, Marie-Eve Belanger explained that the applicant is requesting a total of 6 units per building, whereas the by-law provides for 4.

Following questions, Marie-Eve Belanger explained that the applicant is requesting a zoning change in order to build apartment blocks, not main dwellings with secondary units.

c. Recommendation

Moved by André J. Lalonde

Seconded by Michel Bourdon

That the Planning Committee recommends to Council the adoption of Official Plan Amendment No. 37 to change the land use designation of the subject lands located at 363 to 401 Yves Street (Lots 7 to 11, Plan 50M-268) from “Low Density Residential” to “Medium Density Residential,” as outlined in By-law 2025-XX.

CARRIED

Moved by André J. Lalonde

Seconded by Michel Bourdon

That the Planning Committee recommends to Council the adoption of the proposed Zoning By-law Amendment to change the zoning category of the subject lands from “Urban Residential Second Density – Exception 13 (R2-13)” to “Urban Residential Third Density – Exception 72 (R3-72),” to permit low-rise apartment buildings with six (6) units per lot and site-specific provisions for reduced setbacks.

CARRIED

6.3 Official Plan Amendment for the Rockland West Secondary Plan

a. Presentation

Presentation by Marie-Eve Belanger from the City of Clarence-Rockland.

b. Questions / Comments

Following questions, Marie-Eve Belanger explains that there is no target year yet for the work on Poupart Road. St-Jean Street will be started this summer.

Following questions, Marie-Eve Belanger explains that the possibility of a walking and cycling path, rather than a sidewalk, to make snow removal easier, could be looked at at a later stage of the project.

Following questions, Marie-Eve Belanger explains that a buffer zone between residential and industrial areas is not part of the setback policy. The dark pink zone, dedicated to mixed industries

that have less impact with noise and odors, is considered a buffer zone between the two. The possibility of creating other buffer zones, with trees or otherwise, will also be considered, if the need arises.

c. Recommendation

Moved by Michel Bourdon

Seconded by André J. Lalonde

THAT the Planning Committee recommends to Council the approval of By-law 2025-XX, being the Amendment No. 36 to the Official Plan of the Urban Area of the City of Clarence-Rockland (Rockland West Secondary Plan).

CARRIED

7. Other Items

None

8. Adjournment

The meeting is adjourned at 7:46 p.m.

Carl Grimard, President

Karine McCulloch, Deputy Clerk