



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

February 6, 2019
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT: Mario Zanth, President
Guy Desjardins, Mayor (ex-officio)
Carl Grimard, Councillor Ward 3
Michel Levert, Councillor Ward 7
Sylvie Lalonde, Member
Michel Talbot, Member
Maryse St-Pierre, Deputy Clerk

1. Opening of the meeting

The President opens the meeting at 7:05 p.m.

2. Adoption of the agenda

RECOMMENDATION AME2019-05

Moved by Carl Grimard

Seconded By Guy Desjardins

THAT the agenda be adopted as presented.

CARRIED

3. Declaration of pecuniary interests (none)

4. Adoption of the minutes

4.1 Minutes of December 5, 2018

RECOMMENDATION AME2019-06

Moved by Guy Desjardins

Seconded By Carl Grimard

THAT the minutes of the Planning Committee meeting of December 5, 2018 be adopted.

CARRIED

4.2 Minutes of January 9, 2019

RECOMMENDATION AME2019-07

Moved by Sylvie Lalonde

Seconded By Michel Talbot

THAT the minutes of the Planning Committee meeting of January 9, 2019 be adopted.

CARRIED

5. Planner's Statement

The planner's statement is presented.

6. Deferred Items (none)

7. Presentations / Reports

7.1 Zoning By-law and Official Plan Amendment – Stéphane J. Lalonde for Eastern Ontario R. E. Investors Inc. – 1026 Laurier Street

a. Presentation

Mrs. Claire Lemay presents the joint application for an amendment to the Official Plan and to the Zoning By-Law presented by Stéphane J. Lalonde for Eastern Ontario R. E. Investors for the 1026 Laurier Street.

b. Committee/Public comments

Further to questions, Mr. Jacques Maisonneuve, 523 Emerald, owner of the building, explains that those units will be built in a former storage area. He adds that this will be low-cost housing units.

Further to questions, Mr. Maisonneuve confirms that there are 35 parking spaces.

c. Recommendation

RECOMMENDATION AME2019-08

Moved by Guy Desjardins

Seconded By Michel Talbot

WHEREAS the Provincial Policy Statement, the Official Plan of the United Counties of Prescott and Russell and the Official Plan of the

Urban Area of the City of Clarence-Rockland all include policies to promote infill and intensification development within the built-up urban area; and

WHEREAS the owners of the property known as 1026 Laurier Street intend to add 5 additional apartment units to the basement of the existing condominium apartment building, for a total of 32 units on the property;

THAT the Planning Committee recommends to Municipal Council the adoption of the proposed amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland to change the designation of the property at 1026 Laurier Street from “Medium Density Residential” to “High Density Residential” and to add a new policy 5.6.4.3, as recommended by the Infrastructure and Planning Department; and

THAT the Planning Committee recommends to Municipal Council the adoption of the proposed amendment to the Zoning By-law 2016-10 to change the zoning category of a portion of the property at 1026 Laurier Street from “Urban Residential First Density (R1) Zone” to “Urban Residential Third Density – Exception 36 (R3-36) Zone” and to change the provisions of the R3-36 zone, as recommended by the Infrastructure and Planning Department.

CARRIED

8. Other Items (none)

9. Adjournment

The meeting is adjourned at 7:18 p.m.

Mario Zanth, President

Maryse St-Pierre, Deputy Clerk