



**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