



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

August 8, 2019
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

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

ABSENT: Carl Grimard, Councillor Ward 3

1. Opening of the meeting

The President opens the meeting at 7:00 pm.

2. Adoption of the agenda

RECOMMENDATION AME2019-14

Moved by Guy Desjardins

Seconded By Sylvie Lalonde

THAT the agenda be adopted as presented.

CARRIED

3. Declaration of pecuniary interests (none)

4. Adoption of the minutes

4.1 Minutes of March 6, 2019

RECOMMENDATION AME2019-15

Moved by Michel Levert

Seconded By Michel Talbot

THAT the minutes of the Planning Committee meeting of March 6, 2019 be adopted.

5. Planner's Statement

The planner's statement is presented.

6. Deferred Items (none)

7. Presentations / Reports

7.1 Zoning By-law Amendment – Monica Séguin, 2919 Old Highway 17, Unit 4 (#15)

a. Presentation

Marc Rivet, planning consultant for the City, presents the request for an amendment to the zoning by-law submitted by Monica Séguin, for 2919 Old Highway 17, Unit 4 (#15).

b. Committee/Public comments

Further to questions, Marc Rivet explains that no other exceptions for a recreational vehicle as a secondary residence have been made in this Zoning by-law.

Further to questions, Marc Rivet explains that requirements for septic tanks are under the South Nation Conservation authority.

Further to questions, Marc Rivet explains that septic tanks should comply with the Building Code and not the Zoning By-Law.

Gilles Séguin, 1319 Maxime Street, Gloucester, explains that his daughter had a discussion with the City staff on the way she shall connect her septic system.

Pierrette Lafrenière, 2919 Old Highway 17, explains that she is not against Mrs. Séguin's project but asks that this authorization be given to this lot only, because she does not want her area to become a campground.

Further to questions, Marc Rivet explains that according to the current By-law a recreational vehicle can be stored on a property, but can't be used for something else.

Jean-François Lemoyne, 2895 Old Highway 17, explains that he is not against the request, but he has concerns that it would create a precedent and that other recreational vehicles will be installed. He adds that he does not want this authorization to allow for

recreational vehicle rentals such as Airbnb. Marc Rivet explains that it is possible to indicate a limit of recreational vehicles; however, further investigation is required regarding rentals. Michel Talbot explains that control of tenants belongs to the association.

Pierrette Lafrenière asks how this zoning amendment will impact the property value. Mayor Desjardins suggests contacting MPAC.

c. Recommendation

RECOMMENDATION AME2019-16

Moved by Sylvie Lalonde

Seconded By Michel Talbot

WHEREAS the Provincial Policy Statement and the Official Plan of the United Counties of Prescott and Russell permits limited residential development as well as development and site alteration including minor additions or passive non-structural uses which do not affect flood flows within flood areas; and

WHEREAS the applicant wishes to remove a dwelling damaged during the flooding with a recreational vehicle as a seasonal dwelling;

THAT the Planning Committee recommends to Municipal Council to approve the request for a Zoning by-law Amendment submitted by Mrs. Monica Séguin for the property located at 2919 Old Highway 17, Unit 4 (#15) in Rockland.

CARRIED

7.2 Amendment to Zoning By-Law – 1536 Lacasse Rd

a. Presentation

Nicolas Denis presents the application for Zoning By-law amendment submitted by Jean-Guy Giroux for 1536 Lacasse Road.

b. Committee/Public comments

Further to questions, Nicolas Denis explains that the subdivision process can't be completed at the same time.

c. Recommendation

RECOMMENDATION AME2019-17

Moved by Michel Levert

Seconded By Sylvie Lalonde

THAT the Planning Committee recommends to Council to amend Zoning By-law 2016-10 in order to change the zoning category for a portion of the subject property from, “Rural (RU) Zone” to “Rural – Exception 54 (RU-54) Zone”, as recommended by the Infrastructure and Planning Department.

CARRIED

9. Adjournment

The meeting is adjourned at 7:44 pm.

Mario Zanth, President

Maryse St-Pierre, Deputy Clerk