



**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.

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Mario Zanth, President

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Maryse St-Pierre, Deputy Clerk