



REPORT N° AMÉ-19-89-R Secondary Plan

Date	09/10/2019
Submitted by	Marie-Eve Bélanger
Subject	Secondary Plan – 2nd public meeting
File N°	D-09-83

1) **NATURE/GOAL :**

The nature of this report is to present the Secondary Plan of the Expansion Lands, being Amendment No. 13 to the urban area of the City of Clarence-Rockland.

2) **DIRECTIVE/PREVIOUS POLICY :**

Following the submission of a Comment letter from SANCORE, the Planning Committee requested that the letter be reviewed by the City, prior to making a recommendation.

3) **DEPARTMENT'S RECOMMENDATION :**

THAT the Planning Committee recommends to Council the approval of By-law 2019-72, being the Amendment No. 13 to the Official Plan of the Urban Area of the City of Clarence-Rockland (Secondary Plan for the Expansion Lands).

QUE le comité d'aménagement recommande au conseil l'approbation du règlement 2019-72, soit l'amendement no. 13 au Plan Officiel de la Cité de Clarence-Rockland (plan secondaire).

4) **BACKGROUND :**

On September 5th, 2019, the City presented the Secondary Plan to the Planning Committee. The owner SANCORE submitted a comment letter at the end of the public meeting. Consequently, staff was asked to review the letter in order to provide a response. The file was deferred to October 9th to allow enough time to review the letter.

5) **DISCUSSION :**

The discussion included under the report AMÉ-19-80-R, that was presented to the September 5th Planning Committee meeting, is still valid and will be considered to form part of this report.

As indicated in my previous report, the Expansion Lands Secondary Plan will promote a sustainable urban development that will accommodate Clarence-Rockland's projected growth over the next 20 years. The Expansion Lands is a vast area and will become a small community on its own. Our consultants completed a Market Study and multiple engineering studies to support the project. They carefully

planned for low, medium and high residential as well as planned for the collector roads, parks location and commercial/community areas. The basis of the secondary plan is to plan for the long-term and to maximize the infrastructure to reduce the maintenance cost in the future. A Secondary Plan is a detailed planning document, which contains specific policies and guidelines for a precise study area.

Under the Secondary Plan, a 5-hectare park is proposed adjacent to the existing fish habitat and future stormwater pond. The consultant is proposing a bigger park to service a wider community. A commercial block is also proposed near Caron Street and future Street No. A. As stipulated above, a market study was completed to determine if this new community would require a commercial hub. As such, it was determined that the amount of population in the Expansion Lands and in the vicinity would benefit from a commercial area. The intent of providing commercial land uses is to ensure the creation of a community where people are able to meet some, or all, of their everyday needs in proximity to their homes.

To conclude, Council has decided to invest more than \$140,000 into this project in 2017. We have been working on this plan for over a year and have had multiple open houses and a few meetings with SANCORE to try to provide as much flexibility in the plan as we can. We need to focus on the goal and basis of the Secondary Plan, being a more detailed plan for the development of the Expansion Land's community. This plan removes the piecemeal development that we have been seeing in the last 10 years as it provides a framework for a more efficient and orderly growth. The well-defined grid-network will promote a strong connectivity throughout the neighbourhood while providing a safe access to amenities, including parks and schools.

6) **CONSULTATION:**

The City met with SANCORE and its consultant planner on September 25th, 2019 to discuss the letter that was submitted at the September 5th Planning Committee meeting. The City's consultant, Fotenn, as well as the Senior Planner from the United Counties attended the meeting with the City to provide some advice on the comments received.

The comment letter from SANCORE is included under Schedule A of this report. The Department also prepared with its consultant a table to address the comments (See Schedule B). The table was not submitted to the developer but was discussed point by point at the meeting.

After working with SANCORE, we believe that the final version of the Secondary Plan provides a lot of flexibility under Section 9.5.1 "Minor

Amendment” of the Plan. We have made changes that provides them with the proper tools to design and plan their Subdivision accordingly.

7) **RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :**

n/a

8) **FINANCIAL IMPACT (expenses/material/etc.):**

n/a

9) **LEGAL IMPLICATIONS :**

n/a

10) **RISK MANAGEMENT :**

n/a

11) **STRATEGIC IMPLICATIONS :**

n/a

12) **SUPPORTING DOCUMENTS:**

Amendment No. 13

By-law 2019-72

Report AMÉ-19-80-R

Schedule A : Comments from SANCORE – Sept 5, 2019

Schedule B : Response from the City

Schedule C: Comments from the United Counties of Prescott-Russell

Schedule D: Comments from SANCORE- Oct 9, 2019

Vision, Guiding Principales and Objectives Report

Existing Conditions Report

Environmental Constraints Report

Master Servicing Study

Transportation Impact Assessment

Retail Market Study