



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

September 5, 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  
Michel Talbot, Member  
Maryse St-Pierre, Deputy Clerk

ABSENT: Sylvie Lalonde, Member

**1. Opening of the meeting**

The President opens the meeting at 7:00 pm.

**2. Adoption of the agenda**

**RECOMMENDATION** AME2019-18

**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 August 8, 2019**

**RECOMMENDATION** AME2019-19

**Moved by** Guy Desjardins

**Seconded By** Michel Talbot

**THAT** the minutes of the Planning Committee meeting of August 8, 2019 be adopted.

**CARRIED**

**5. Planner's Statement**

The planner's statement is presented.

**6. Deferred Items (none)**

**7. Presentations / Reports**

**7.1 Official Plan Amendment no. 13 - Secondary plan**

Marie-Ève Bélanger introduces Mr. Paul Black, as the consultant who prepared this amendment to the Official Plan. Mrs. Bélanger presents the Amendment no. 13 to the Official Plan - Secondary Plan.

Further to questions, Mrs. Bélanger explains that the area located north of David Road is already part of the urban area.

Mr. Serge St-Pierre, 3377 Principale Street, Wendover, asks for details regarding the pump station. Mrs. Bélanger explains the recommendations in regard to the location of the pump station, based on the proposed plan.

Bertrand Tardif, 1505 Caron, asks if the sewers are included in this project. Mrs. Bélanger confirms that based on plans, the sewers would be located on David Street.

Bernard Sanscartier, 200 Sterling Road, Rockland, asks if there is some flexibility for the developers within the plan. Mrs. Bélanger explains that the goal is to establish policies that are similar to the surrounding areas. Mr. Sanscartier asks if he can adapt his development with the market and modify density. Julian Lenhart explains that the secondary plan has the goal to create a community and not a development. Paul Black explains that the location of the density zones could be changed, however the plan was redacted further to comments received by this community.

Further to questions, Julian Lenhart confirms that the plan is flexible, but for minor changes only. Mr. Paul Black gives clarifications regarding density.

Mr. Marc Daignault, 3051 Lemay Circle, presents the comments of Sancore Development Inc (7075863 Canada Inc) regarding this amendment and gives a document regarding this matter.

Bertrand Tardif, 1505 Caron Street, asks if the green spaces proposed in this plan could be kept as a forest instead of a park. Mrs. Bélanger explains that it is possible to choose keeping green spaces as forest, which decision belongs to the Community Services.

**RECOMMENDATION AME2019-20**

**Moved by** Michel Levert

**Seconded By** Guy Desjardins

**THAT** the Planning Committee recommends to Council the adoption 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).

**DEFERRED**

**RECOMMENDATION AME2019-21**

**Moved by** Carl Grimard

**Seconded By** Michel Levert

**THAT** the scheduled Planning Committee of Wednesday, October 2, 2019, be moved to Wednesday, October 9, 2019.

**CARRIED**

**8. Other Items (none)**

**9. Adjournment**

The meeting is adjourned at 8:03 pm.

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Mario Zanth, President

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Maryse St-Pierre, Deputy Clerk