



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

June 3, 2020
Teleconference

PRESENT: Mario Zanth, President
 Guy Desjardins, Mayor (ex-officio)
 Carl Grimard, Councillor Ward 3
 Michel Levert, Councillor Ward 7
 Michel Talbot, Member
 Sylvie Lalonde, Member
 Maryse St-Pierre, Deputy Clerk
 Marie-Eve Bélanger, Manager of Development

1. Opening of the meeting

The President opens the meeting at 7:11 p.m.

2. Adoption of the agenda

RECOMMENDATION AME2020-11

Moved by Carl Grimard

Seconded By Michel Levert

THAT the agenda be adopted as presented.

CARRIED

3. Declaration of pecuniary interests (none)

4. Adoption of the minutes

4.1 Minutes of March 4, 2020

RECOMMENDATION AME2020-12

Moved by Michel Levert

Seconded By Michel Talbot

THAT the minutes of the Planning Committee of March 4, 2020 meeting be adopted.

CARRIED

5. Planner's Statement

The planner's statement is presented.

Marie-Eve Bélanger explains that only the comments submitted to the Deputy Clerk will be considered for an appeal.

6. Deferred Items (none)

7. Presentations / Reports

7.1 Amendment to the Zoning by-law and the Official Plan of the Urban Area – block 52 Plan 50M-323 (Du Rivage Street) – Riverlands of Rockland Inc.

a. Presentation

Claire Lemay presents the application by Riverlands of Rockland to amend the Zoning By-law and Official Plan for Block 52 on Plan 50M-323.

b. Committee/Public Comments

Further to questions, Claire Lemay explains that during the other phases of the development, it will be possible to request the construction of more affordable housing.

Evan Garfinkel, representative for Regional Group, explains that the project was originally intended for older people, but that the market has changed. He explains that the proposed condos are to allow young couples to buy a property.

c. Recommendation

RECOMMENDATION AME2020-13

Moved by Michel Talbot

Seconded By Guy Desjardins

WHEREAS the proposed amendment No. 15 to the Official Plan of the Urban Area of the City of Clarence-Rockland is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell; and

WHEREAS the proposed amendment to the Zoning By-law 2016-10 of the City of Clarence-Rockland is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell and will be in conformity with the

Official Plan of the Urban Area of the City of Clarence-Rockland once the concurrent Official Plan amendment is adopted;

THAT the Planning Committee recommend to Council the adoption of a By-law to approve the proposed amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland;

THAT the Planning Committee recommend to Council the adoption of the proposed By-law modifying the Zoning By-law 2016-10.

CARRIED

7.2 Zoning By-law Amendment – Sylvain Charrette and ZanderPlan Inc. for Gérard and Jocelyne Charrette – 8132 County Road 17

a. Presentation

Claire Lemay presents the Zoning By-Law amendment request made by Sylvain Charrette and ZanderPlan Inc for Gérard and Jocelyne Charrette for 8132 County Road 17.

b. Committee/Public Comments

Further to questions, Claire Lemay explains that, as a result of the UCPR study, it was determined that a left-turn lane is not required, but that a shoulder lane is required for the right turn.

Gregory Stevens, living at 2890 Old Highway 17, explains his various concerns with the zoning amendment, including the environmental issues in the area and the noise caused by vehicles during testing.

Further to questions, Marie-Eve Bélanger explains that there will be no traffic issues, as the left-turn lane is a passing lane in this area.

Further to questions, Claire Lemay explains that a hydrogeological study was done and reviewed by the South Nation Conservation, which determined that there is no issue with the water table. She adds that if the business expands, a review of the study will be necessary.

Sylvain Charette, author of this request, explains that the test area will only be used a few times a week by clients to test vehicles before buying them.

Further to questions, Claire Lemay explains that a proposal was made to install a sign indicating the left turn.

Janice Stevens, residing at 2890 Old Highway 17, explained that she is concerned about the expansion of this business as she is currently able to hear County Road 17 traffic on her property.

Further to questions, Claire Lemay explains that there are important woodlands in the area but that this zoning change has no impact.

c. Recommendation

RECOMMENDATION AME2020-14

Moved by Guy Desjardins

Seconded By Sylvie Lalonde

WHEREAS the proposed amendment to the Zoning By-law 2016-10 is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell;

THAT the Planning Committee recommend to Council the adoption of a by-law amending the Zoning By-law 2016-10 in order to change the zoning category of a portion of the property located at 8132 County Road 17 from “Rural (RU) Zone” to “Rural – Exception 57 (RU-57) Zone” and from “Rural – Exception 50 (RU-50) Zone” to “Rural – Exception 57 (RU-57) Zone”.

CARRIED

7.3 Zoning By-Law Amendment – 1648 Joannis Road – Hervé Dugas

a. Presentation

Nicolas Denis presents the Zoning By-Law amendment request by Hervé Dugas for 1648 Joannis Road.

b. Committee/Public Comments

Further to questions, Nicolas Denis explains that the Provincial Policy Statement requires that agricultural uses be protected by a rural or agricultural designation.

Further to questions, Nicolas Denis explains that the land may be attached to an adjacent agricultural property.

Félix Beauchamp, residing at 1576 Joannis, asks if this request could have an impact on the subdivision of his property. Nicolas Denis confirms that this amendment does not affect Mr. Beauchamp's property.

c. Recommendation

RECOMMENDATION AME2020-15

Moved by Michel Levert

Seconded By Guy Desjardins

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 45 (RU-45) Zone”, as recommended by the Infrastructure and Planning Department.

CARRIED

7.4 Zoning By-Law technical anomalies and housekeeping

a. Presentation

Marie-Eve Bélanger presents the technical anomalies and changes to the Zoning By-Law, as recommended by the Infrastructure and Planning Department.

b. Committee/Public Comments

Further to questions, Marie-Eve Bélanger confirms that she will verify to make sure that the parking of recreational vehicles will not be possible on the lawn.

Further to questions, Marie-Eve Bélanger explains that parking is authorized for storage only.

Further to questions, Marie-Eve Bélanger explains that the proposed changes for recreational vehicles resulted from discussions with the By-law department.

c. Recommendation

RECOMMENDATION AME2020-16

Moved by Sylvie Lalonde

Seconded By Carl Grimard

THAT the Planning Committee recommends that Council approves the proposed amendments to the Zoning By-law 2016-10 of the City of Clarence-Rockland, in order to resolve technical anomalies and make certain additions and major changes in the by-law and maps as detailed in Report No. AME-20-15-R, except for the

proposed changes to sections 15 and 16 of the proposed by-law,
with respect to parking for recreational vehicles.

CARRIED, as modified

8. Other Items

9. Adjournment

The meeting is adjourned at 8:47 p.m.

Mario Zanth, President

Maryse St-Pierre, Deputy Clerk