



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

January 18, 2017  
Council Chambers  
415 Lemay Street, Clarence Creek, Ont.

**PRESENT:** Mario Zanth, Chairperson  
Guy Desjardins, Mayor  
Carl Grimard, Councillor Ward 3  
Michel Levert, Councillor Ward 7  
Monique Ouellet, Clerk  
Helen Collier, Chief Administrative Officer

**ABSENT:** Isabelle Robillard, Member  
Elaine Simard, Member

- 1. Opening of the meeting**  
The Chair opens the meeting at 7:02 p.m.
- 2. Adoption of the agenda**  
**RESOLUTION** AME2017-01  
**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 Planning Committee Meeting of December 7, 2016**

**RESOLUTION AME2017-02**

**Moved by** Carl Grimard

**Seconded By** Michel Levert

THAT the minutes of the Planning Committee Meeting of December 7, 2016, be adopted as presented.

**CARRIED**

**5. Planner's Statement**

The planner's statement is presented.

**6. Deferred Items - None**

**7. Presentations / Reports**

**7.1 Official Plan and Zoning By-law Amendment for 701, 705, 709, 713, 717, 721, 725, 729, and 733 Du Rivage Street**

**a. Presentation**

Mrs. Marie-Ève Bélanger presents the application submitted by Novatech Engineering for Riverlands of Rockland Inc., to amend the Official Plan of the Urban Area of the City of Clarence-Rockland and the Zoning By-law No. 2016-10.

Mrs. Bélanger explains that the purpose of this application is to build single detached dwellings instead of townhouse dwellings.

Mrs. Erin O'Connor, representing Regional Group presents the details of the proposed dwelling units.

**b. Committee / Public Comments - None**

**c. Recommendation**

**RESOLUTION AME2017-03**

**Moved by** Carl Grimard

**Seconded By** Michel Levert

THAT the Planning Committee supports the application to amend the *Official Plan of the Urban Area of the City of Clarence-Rockland*, in order to change the land use designation of the subject land, from "*Medium Density Residential*" to "*Low Density Residential*", and to support the application to amend Zoning By-Law No. 2016-10, in order to change the zoning category of the property, from "*Urban Residential Third Density – Exception 58 (R3-58) Zone*" to "*Urban Residential Second Density – Exception 28*"

(R2-28) Zone”, as recommended by the Infrastructure and Planning Department.

**CARRIED**

**7.2 Zoning By-law Amendment for 433 rue Laurier**

**a. Presentation**

Mrs. Marie-Ève Bélanger presents the application submitted by Pierre Fillion, agent for 1344527 Canada Inc, to change the zoning category for the property located at 433 Laurier Street from 'Highway Commercial (CH) zone' to 'Highway Commercial - exception 7 (CH-7) zone', in order to permit an accessory apartment above the ground floor of a commercial use.

**b. Committee / Public Comments - None**

**c. Recommendation**

**RESOLUTION AME2017-04**

**Moved by Carl Grimard**

**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 the property at 433 Laurier Street from “Commercial Highway (CH)” to “Commercial Highway – Exception 7 (CH-7)”, as recommended by the Infrastructure and Planning Department.

**CARRIED**

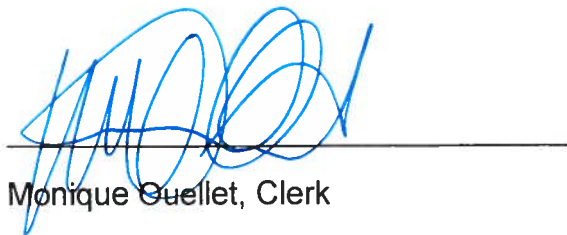
**8. Other Items - None**

**9. Adjournment**

The meeting is adjourned at 7:20 p.m.



Mario Zanth, President



Monique Guellet, Clerk