



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

March 8, 2017  
Council Chambers  
415 rue Lemay Street, Clarence Creek, Ont.

**PRESENT:** Mario Zanth, Chairperson  
Guy Desjardins, Mayor  
Michel Levert, Councillor Ward 7  
Isabelle Robillard, Member  
Elaine Simard, Member  
Helen Collier, Chief Administrative Officer  
Monique Ouellet, Clerk

**ABSENT:** Carl Grimard, Councillor Ward 3

**1. Opening of the meeting**

The Chair opens the meeting at 7:04 p.m.

**2. Adoption of the agenda**

**RESOLUTION AME2017-06**

**Moved by Michel Levert**

**Seconded By Isabelle Robillard**

THAT the agenda be adopted as presented.

**CARRIED**

**3. Declaration of pecuniary interests**

None

**4. Adoption of the minutes**

**4.1 Minutes of the Planning Committee of February 8, 2017**

**RESOLUTION** AME2017-07

**Moved by** Michel Levert

**Seconded By** Isabelle Robillard

**THAT** the minutes of the Planning Committee Meeting of February 8, 2017, be adopted.

**CARRIED**

**5. Planner's Statement**

The planner's statement is presented.

**6. Deferred Items**

**6.1 Draft Plan of Subdivision - Trillium**

Mrs. Marie-Ève Bélanger presents the draft plan of subdivision submitted by LRL Associates Ltd, agent for Spacebuilders Ltd, to create 94 lots designated for single detached dwellings, as well as a block for park or open space and 5 new streets. She explains that the property is legally described as being Part of Lot 21, Concession 2 (O.S.), and Part of Lot C, Concession 6, south of Clark Road and Club de Golf Outaouais and west of Landry Street.

Mrs. Bélanger explains that there are some concerns in regards to flooding within the proposed development area and therefore, recommends that a condition be added to ensure that a flooding study is completed.

Further to questions, it is confirmed that it is very unlikely that the construction stage would begin before spring of 2018.

Further to questions, Mrs. Bélanger confirms that the cemetery is located on the opposite side of the creek.

Further to questions, Mrs. Bélanger explains that it is sometimes difficult to protect the trees in new development because of drainage.

Mr. Keith Langedoch, 672 Landry Road, presents a satellite view of the development property and shows the location of the creek that will be impacted. He expresses his concerns about the 15-20 feet drop behind his property which could potentially cause a huge problem. He is concerned about potential flooding problems to his property with the development of

adjacent lands. Mr. Langedoch explains that he would like a condition to be added in order to ensure that his privacy maintained by protecting the trees which creates a buffer. He indicates that he would like to negotiate with the developer to purchase a portion of the land to ensure that he retains his privacy.

Councillor Zanth explains that no site plan is available yet and therefore many questions in regards to drainage issues cannot be answered.

Further to Mr. Langedoch's question, Mrs. Bélanger explains that Lot 52 was recommended by Community Services to be designated as a park because it is in a central location within the proposed development.

Further to questions, Mr. Dave Darch indicates that it is too early in the process to determine where the responsibility lies for the drainage issues.

Mrs. Lise Rochon, 600 Landry, explains that she is concerned about the issues that might be encountered with adding a large quantity of wells. Mrs. Bélanger explains that the South Nation Conservation is responsible for determining if the water is potable and sufficient to supply the new development.

**RESOLUTION AME2017-08**

**Moved by** Isabelle Robillard

**Seconded By** Michel Levert

THAT the Planning Committee recommends to the municipal Council the approval of the Draft Plan of Subdivision submitted by Mr. Michel Gagnon (LRL Associates Ltd.), for Spacebuilders Ottawa Ltd. (file number D-12-119), with the conditions of approval listed under Section 7 of report No. AMÉ-17-10-R with the addition of a required flood plain analysis.

**CARRIED**

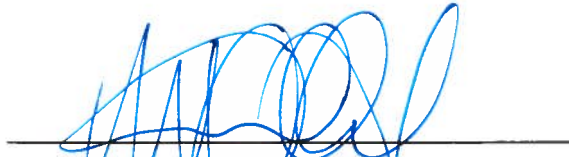
7. **Other Items -** None

8. **Adjournment**

The meeting is adjourned at 8:03 p.m.



Mario Zanth, President



Monique Ouellet, Clerk