

# **Justification urbanistique**

**Amendement au Plan officiel local et  
Modification au Règlement de Zonage No. 2016-10**

**Lots 51, 52 et 53, Plan A. Bell, 1908  
1067, 1079 et 1087-1091, rue Laurier**

**2379898 Ontario Inc. &  
Geoffroy D'aigle Laflèche**

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## **Planning Rationale**

**Local Official Plan Amendment and  
Amendment to Zoning By-Law No. 2016-10**

**Lots 51, 52 and 53, Plan A. Bell, 1908  
1067, 1079-1087 and 1091 Laurier Street**

**2379898 Ontario Inc. &  
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<b>Justification urbanistique</b>	<b>Planning Rationale</b>
<p><b>Contexte</b></p> <p>La compagnie 2379898 Ontario Inc. et M. Geoffroy D'aigle Laflèche, propriétaires des trois immeubles situés au 1067, 1079, et 1087-1091 de la rue Laurier, soumettent une demande d'amendement au Plan officiel de l'Aire urbaine et de modification au Règlement de zonage No. 2016-10 afin de permettre la réalisation d'un projet résidentiel composé de quatre (4) de bâtiment d'habitation de type « immeuble à logement de faible hauteur » (total de 24 unités d'habitation).</p> <p>La demande d'amendement au Plan officiel de l'Aire urbaine vise à changer l'affectation du sol de « Résidentiel faible densité » à « Résidentiel de Haute Densité » tandis que la demande de modification au Règlement de zonage No. 2016-10 vise à changer les catégories de zonage des propriétés concernées de « Résidentielle urbaine de densité 1 – générale (R1) » et « Résidentielle urbaine de densité – générale 2 (R2) » à « Résidentielle urbaine de densité – 3 - Exception (R3-X) ».</p>	<p><b>Context</b></p> <p>The company 2379898 Ontario Inc. and Mr. Geoffroy D'aigle Laflèche, owners of the three properties bearing the civic numbers 1067, 1079, and 1087-1091 Laurier Street, are submitting an application to amend the Urban Area Official Plan and Zoning By-Law No. 2016-10 in order to allow a residential development composed of four (4) “low rise apartment dwelling” buildings (total of 24 dwelling units).</p> <p>The application to amend the Urban Area Official Plan aims at changing the land designation from “Low Density Residential” to “High Density Residential”, while the application to amend Zoning By-Law No. 2016-10 aims at changing the zoning categories of the concerned properties from “Urban Residential Density 1 – General (R1)” and “Urban Residential Density – General 2 (R2)” to “Urban Residential Density – 3 - Exception (R3-X)”.</p>
<p><b>Déclaration Provinciale sur la Planification</b></p> <p>La Déclaration Provinciale sur la Planification stipule ce qui suit :</p> <p><b>2.2 Logement</b></p> <p>1. <b>Les offices d'aménagement doivent fournir la diversité et l'éventail d'options de logement nécessaires pour répondre aux besoins prévus des résidents actuels et futurs de la zone de marché régionale en prenant les mesures suivantes :</b></p> <p><i>b. permettre et faciliter :</i></p> <p>2. <b>tous les types de densification résidentielle, y compris l'aménagement</b></p>	<p><b>Provincial Planning Statement</b></p> <p>The Provincial Planning Statement provides the following:</p> <p><b>2.2 Housing</b></p> <p>1. <b>Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:</b></p> <p><i>b. permitting and facilitating:</i></p> <p>2. <b>all types of residential intensification, including the development and</b></p>

<p>et le réaménagement de sites commerciaux et institutionnels sous-utilisés (p. ex. centres commerciaux et centres commerciaux linéaires) à des fins résidentielles, l'aménagement et l'introduction de nouvelles options de logement au sein de zones antérieurement aménagées, et le réaménagement qui entraîne une augmentation nette du nombre de logements conformément à la politique 2.3.1.3;</p> <p><b>c. encourager, pour les nouveaux logements, des densités qui utilisent efficacement les terres, les ressources, l'infrastructure et les installations de services publics, et qui appuient l'utilisation du transport actif;</b></p> <p><b>2.3 Zones de peuplement et expansion des limites d'une zone de peuplement</b></p> <p><b>2.3.1 Politiques générales relatives aux zones de peuplement</b></p> <p>1. La croissance et l'aménagement se concentrent dans les zones de peuplement. Dans les zones de peuplement, la croissance devrait être concentrée, le cas échéant, dans les zones de croissance stratégique, y compris les zones de grande station de transport en commun.</p> <p>2. Les formes d'utilisation du sol dans les zones de peuplement devraient être fondées sur des densités et une diversité d'utilisations du sol qui :</p> <p><b>a. utilisent de façon efficiente les terres et les ressources;</b></p> <p><b>b. optimisent l'infrastructure et les installations de services publics existantes et prévues;</b></p> <p>3. Les offices d'aménagement doivent soutenir la densification générale et le réaménagement pour favoriser la constitution des collectivités complètes, y compris en prévoyant un</p>	<p>redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;</p> <p><b>c. promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation;</b></p> <p><b>2.3 Settlement Areas and Settlement Area Boundary Expansions</b></p> <p><b>2.3.1 General Policies for Settlement Areas</b></p> <p>1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.</p> <p>2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:</p> <p><b>a) efficiently use land and resources;</b></p> <p><b>b) optimize existing and planned infrastructure and public service facilities;</b></p> <p>3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and</p>
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<p><i>éventail et une diversité d'options de logement et en accordant la priorité à l'aménagement et à l'investissement dans l'infrastructure et les installations de services publics nécessaires.</i></p> <p><b>Plan officiel des Comtés Unis de Prescott et Russell</b></p> <p>Le Plan officiel des Comtés Unis de Prescott et Russell renferme les politiques suivantes concernant le développement résidentiel et l'intensification:</p>	<p><i>mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.</i></p> <p><b>United Counties of Prescott and Russell Official Plan</b></p> <p>The United Counties of Prescott and Russell Official Plan contains the following policies pertaining to residential development and intensification:</p>
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**2.1.1.2 Housing Unit Forecast**

*The amount and type of housing needed in the Counties is strongly related to the population age structure; an older population forms more households than a younger population. The Counties labor force is also closely tied to the age structure as the primary determinant of the size and availability of labor is the size of the working age population between about 20 and 65 years of age. **Over the long-term, as the Counties continues to age and its settlement areas develop and mature, the Counties will need to ensure that a greater diversity of housing is available.** This could include more affordable row housing for family households, and a range of higher density apartment forms to cater to older adults wishing to downsize, single-person households of people working from home, and low-income groups.*

*The local municipal housing unit forecast reflects the anticipation that Ottawa commuter-based development pressure will continue in coming decades. The rate of housing growth in the Counties will outpace the rate of population growth over the next 25 years. **The current market preference for single detached homes will shift somewhat towards medium and higher density housing forms as the effect of market demand and Provincial Policy Statement Policies that encourage intensification, transit-supportive communities, and a more compact urban form takes hold.***

**2.3.3 Residential Policies**

- 1) Council's objectives respecting residential development in the Urban Policy Area are as follows:
  - a) To ensure the provision of an adequate supply of residential land;
  - b) **To provide for a range and mix of low, medium and high-density housing types to accommodate an appropriate affordable and market-based range and mix of residential types including single-detached dwellings, semi-detached dwelling units, row housing units, additional residential units, multi-unit housing, affordable housing and housing for older persons;**
- 5) For the purposes of this section, low-density development is defined as up to 35 units per net hectare. Medium density development on full municipal services should not exceed 55 units per net hectare for townhouses or row houses, and 75 units per net hectare for

apartments. A net hectare is defined as the net area of the site developed for residential purposes. This term excludes roads, roads right-of-way and areas that have been dedicated to the local municipality or another public agency.

### **7.6.1 Affordable Housing**

The term "affordable housing" is often used interchangeably with "social housing"; however, social housing is just one category of affordable housing and usually refers to rental housing subsidized by the government. Affordable housing is a much broader term and includes housing provided by the private, public, and not-for-profit sectors as well as all forms of housing tenure (i.e., rental, ownership and cooperative ownership). It also includes temporary as well as permanent housing. In other words, the term "affordable housing" can refer to any part of the housing continuum from temporary emergency shelters through transition housing, supportive housing, subsidized housing, market rental housing, or market homeownership.

2) Supports infill and housing intensification particularly in urban settlement areas. This may be achieved through the conversion of single detached dwellings to multiple units, through redevelopment at higher densities, through land severances on large underutilized lots which create opportunities for development on the severed lot (subject to the relevant policies elsewhere in this plan) and through infill on vacant lands. Part 7 will apply when considering housing intensification and infill.

## **Plan officiel de l'Aire urbaine de la Cité de Clarence-Rockland**

Le Plan officiel de l'Aire urbaine de la Cité de Clarence-Rockland renferme les politiques suivantes pertinentes :

**Note :** Au moment de rédiger ce document, seule la version anglaise du Plan officiel était disponible.

### **City of Clarence Rockland Urban Area Official Plan**

The City of Clarence-Rockland Urban Area Official Plan contains the following pertinent policies:

#### **2.6 Residential**

***Council shall accommodate residential growth through residential intensification and redevelopment including increased residential building heights and densities (see Increased Height and Density Provisions). Development standards will also assist in minimizing the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.***

***Rockland needs to recognize its niche in the marketplace and promote housing that is affordable as well as housing in unique locations, such as the waterfront. Future growth areas within the Urban Area need to be efficiently planned in a manner that will accommodate all forms of residential housing. Higher density residential development will be promoted and supported in and adjacent to the Commercial Core Area to support commercial development along Laurier Street, along Arterial Roads and Collector Roads.***

#### **4.10 Housing**

**Adequate and affordable housing for all residents is a fundamental component to ensuring a healthy community approach to growth and development.** Housing is also a key contributor to individual success at school, in the workplace, and in the community. Official Plan policies have been designed to improve the availability of housing for all current and future residents of the City.

Diversity in the housing supply is achieved by providing a range of housing types, maintaining a balanced mix of ownership and rental housing, and addressing housing requirements for low income groups and people with special needs. Policies in this Plan ensure that a variety of dwelling types are permitted subject to regulations contained in the Zoning By-law. These land uses are outlined in the Residential policies of this Plan.

**The ability to address housing in the Official Plan is generally limited to the land use policy and regulatory controls under the Planning Act.** Many factors that influence housing are beyond the City's control under the Planning Act. In recognition of this, the policies in this section serve to provide direction to Council as to how housing needs and issues can be addressed.

##### **4.10.1 Objectives**

The following are the housing objectives:

1. **Encourage diversity in the supply of housing and promoting a full range of housing types, including housing that is affordable and appropriate to low-income groups and people with special needs.**
2. Maintain a balanced mix of ownership and rental housing while supporting and promoting accessibility within the housing market.
3. **Allow increased residential intensification in the urban area.**
4. Promote housing as an important component of the economic development strategy.
5. **Support innovation in housing design and development.**

##### **4.10.2 Policies**

To encourage a greater mix of housing types and tenure, it is policy of this Plan to:

1. **Encourage a wide range of housing types and forms** suitable to meet the housing needs of all current and future residents.
2. Encourage production of smaller (one and two bedroom) units to accommodate the growing number of smaller households.
3. Promote a range of housing types suitable to the needs of senior citizens.

##### **4.10.3 Housing and Economic Development**

**Council shall encourage housing providers to pursue housing opportunities that support economic development initiatives;** it is policy of this Plan to:

2. **Support a range of housing types available to seniors, retirees, and younger cohorts by encouraging the development of alternative housing options.**

#### **4.10.5 Innovation in Housing Design and Development**

**The City supports innovation in housing design and development that minimizes costs in the production of affordable housing. In order to achieve this, it is policy of this Plan to:**

- 1. Permit alternative development standards where appropriate.**
- 2. Encourage innovative forms of multiple housing** and converted dwellings in order to achieve cost efficiencies in the provision of housing.
- 3. Encourage innovation in housing tenure and financing.**

#### **5.6.3 Medium Density Residential**

##### **5.6.3.1 Permitted Uses**

**Permitted uses include:**

1. *Semi-detached dwellings, duplex dwellings, linked dwellings, multiple unit residential uses such as townhouses, or back-to-back townhouses to a minimum density of 35 units per net hectare and a maximum of 55 units per net hectare and stacked dwellings and low-rise apartment buildings no more than five storeys in height to a maximum of 65 units per net hectare. [Amendment #07, December 4, 2017]*
2. *The non-residential uses of Section 5.6.2.1.2.*

##### **5.6.3.2 Policies**

1. *Certain developments for which the location has already been determined are indicated on Schedule 'A' in a precise location. These proposals must still receive all other necessary approvals, including a site plan agreement and zoning amendment.*
2. *Within the built-up area of the Medium Density Residential designation, Council may amend the zoning to permit high density residential, without amending this Plan, if the following criteria are met:*
  - a) *the building is no more than six storeys in height to a maximum of 75 units per net hectare; [Amendment #07, December 4, 2017]*
  - b) *the site has frontage or direct access on a "Collector" street and the proposal must conform to the normal requirements of the Zoning By-law without requiring an exception to reduce the zone provisions. An exception can, however, limit the number of units; or*
  - c) *if the site does not have frontage or direct access to a "Collector" street, the number of units shall not exceed, twelve for any or all the permitted uses as listed on Section 5.6.3.1.1, and the proposal must conform to the normal requirements of the Zoning By-law without requiring an exception to reduce the zone provisions. An exception can, however, limit the number of units.*
3. *When Council examines a proposal for medium density, it must consider the following factors among others: compatibility, parking, vehicular and pedestrian movement, availability of municipal services, safety, noise, and the results of public participation. In general, row housing and other ground-oriented housing is more acceptable on local streets than housing which is not ground oriented.*
4. *Medium Density Residential uses will be subject to Site Plan Control.*

## **5.6.4 High Density Residential**

### **5.6.4.1 Permitted Uses**

#### **Permitted uses include:**

1. *Multiple unit residential uses such as townhouses, back-to-back townhouses, stacked townhouses, low-rise and mid-rise apartment buildings no more than nine storeys in height between 65 and 125 units per net hectare.*
2. *the non-residential uses of Section 5.6.2.1.2.*

### **5.6.4.2 Policies**

1. *Certain developments for which the location has already been determined are indicated on Schedule 'A' in a precise location. These proposals must still receive all other necessary approvals, including a site plan agreement and zoning amendment.*
2. *When Council examines a proposal for high density residential uses, it must consider the following factors among others: compatibility, parking, vehicular and pedestrian movement, availability of municipal services, safety, noise, and the results of public participation. In general, row housing and other ground-oriented housing is more acceptable on local streets than housing that is not ground oriented.*

## **Règlement de zonage No. 2016-10**

Les propriétés sises aux 1067 et 1079, rue Laurier sont inscrites dans la zone « Résidentielle urbaine de densité 1 – générale (R1) » tandis que la propriété sise au 1087-1091 est inscrite dans la zone « Résidentielle urbaine de densité – générale 2 (R2) » au plan Annexe « A » du Règlement de zonage No. 2016-10.

Le Chapitre 3 du Règlement de zonage No. 2016-10, intitulé « Définitions », renferme ce qui suit :

*« Immeuble à logement de faible hauteur : désigne un bâtiment à utilisation résidentielle, initialement construit pour comporter un maximum quatre étages et comprendre au moins quatre logements principaux, autres que des habitations en rangée ou des habitations superposées. »*

L'article 5.2.1 intitulé « Nombre minimum de places de stationnement » prescrit ce qui suit pour les bâtiments de type immeuble à logement de faible hauteur :

## **Zoning By-Law No. 2016-10**

The properties bearing the civic numbers 1067 and 1079 Laurier Street are located within the "Urban Residential Density 1 – General (R1)" zone while the property bearing the civic number 1087-1091 is located within the "Urban Residential Density – General 2 (R2)" zone on Schedule "A" of Zoning By-Law No. 2016-10.

Chapter 3 of Zoning By-Law No. 2016-10, entitled "Definitions", provides the following:

*"Dwelling Apartment - low rise: means a residential use building originally constructed to be four or fewer storeys in height and to contain four or more principal dwelling units, other than a townhouse dwelling or stacked dwelling."*

Subsection 5.2.1 entitled "Minimum Number of Parking Spaces" prescribes the following for low rise dwelling apartment buildings:



<p>a) 1,25 par logement lorsque la surface de plancher hors-oeuvre nette de l'unité fait moins de 75 m<sup>2</sup>(1);</p> <p>b) 1,5 par logement pour toutes les autres unités (1)</p> <p><i>Obligations complémentaires aux ratios de stationnement minimum du tableau 5.2.1</i></p> <p>1) <i>Sur le nombre total de places de stationnement requis, 0,25 des places de stationnement requis par logement doivent être désignées comme des places de stationnement pour visiteurs.</i></p> <p>En vertu de ces exigences, un total de neuf (9) places de stationnement serait requis pour chaque bâtiment et deux (2) de ces places seraient réservés pour les visiteurs.</p> <p>L'article 6.4.2 de la zone « Résidentielle Urbaine de Densité 3 (R3) » prescrit les normes suivantes pour les bâtiments d'habitation de type immeuble à appartement de faible hauteur :</p> <table border="0"> <tr> <td><i>Superficie minimum du lot :</i></td> <td><i>140 m<sup>2</sup>/uh</i></td> </tr> <tr> <td><i>Façade minimum du lot :</i></td> <td><i>20 m</i></td> </tr> <tr> <td><i>Cour avant minimum :</i></td> <td><i>4.5 m</i></td> </tr> <tr> <td><i>Cour latérale extérieure minimum :</i></td> <td><i>3 m</i></td> </tr> <tr> <td><i>Cour latérale intérieure minimum :</i></td> <td><i>4.5 m</i></td> </tr> <tr> <td><i>Distance de séparation minimum entre les bâtiments résidentiels</i></td> <td><i>2.4 m</i></td> </tr> <tr> <td><i>Cour arrière minimum :</i></td> <td><i>6 m</i></td> </tr> <tr> <td><i>Nombre maximum d'étages</i></td> <td><i>4</i></td> </tr> <tr> <td><i>Hauteur maximum des bâtiments :</i></td> <td><i>15 m</i></td> </tr> <tr> <td><i>Surface de recouvrement paysager minimum</i></td> <td><i>30%</i></td> </tr> </table> <p><b>Caractéristiques des propriétés</b></p> <p>Les propriétés concernées sont situées du côté sud de la rue Laurier, entre les rues Notre-Dame et Simoneau.</p> <p>Elles sont décrites comme étant les Lots 51, 52 et 53, Plan A. Bell, 1908, sujet à une servitude décrite comme étant les Parties 4, 5</p>	<i>Superficie minimum du lot :</i>	<i>140 m<sup>2</sup>/uh</i>	<i>Façade minimum du lot :</i>	<i>20 m</i>	<i>Cour avant minimum :</i>	<i>4.5 m</i>	<i>Cour latérale extérieure minimum :</i>	<i>3 m</i>	<i>Cour latérale intérieure minimum :</i>	<i>4.5 m</i>	<i>Distance de séparation minimum entre les bâtiments résidentiels</i>	<i>2.4 m</i>	<i>Cour arrière minimum :</i>	<i>6 m</i>	<i>Nombre maximum d'étages</i>	<i>4</i>	<i>Hauteur maximum des bâtiments :</i>	<i>15 m</i>	<i>Surface de recouvrement paysager minimum</i>	<i>30%</i>	<p>a. per dwelling where the unit has less than 75.0 m<sup>2</sup>net floor area (1);</p> <p>b. 1.5 per dwelling for all other units (1)</p> <p><i>Additional Regulations for Minimum Parking Ratios Table 5.2.1</i></p> <p>1) <i>Of the total number of parking spaces required, 0.25 of the parking spaces required per dwelling shall be designated as visitor's parking spaces.</i></p> <p>According to these provisions, a total of nine (9) parking spaces would be require for each building and two (2) of those parking spaces would need to be reserved for visitors.</p> <p>Subsection 6.4.2 of the "Urban Residential Density 3 (R3)" zone provides the following provisions for a low rise apartment dwelling type building:</p> <table border="0"> <tr> <td><i>Minimum Lot Area:</i></td> <td><i>140 m<sup>2</sup>/DU</i></td> </tr> <tr> <td><i>Minimum Lot Frontage:</i></td> <td><i>20 m</i></td> </tr> <tr> <td><i>Minimum Front Yard:</i></td> <td><i>4.5 m</i></td> </tr> <tr> <td><i>Minimum Exterior Side Yard:</i></td> <td><i>3 m</i></td> </tr> <tr> <td><i>Minimum Interior Side Yard:</i></td> <td><i>4.5 m</i></td> </tr> <tr> <td><i>Minimum separation distance between residential buildings</i></td> <td><i>2.4 m</i></td> </tr> <tr> <td><i>Minimum Rear Yard:</i></td> <td><i>6 m</i></td> </tr> <tr> <td><i>Maximum Number of Storeys</i></td> <td><i>4</i></td> </tr> <tr> <td><i>Maximum Building Height:</i></td> <td><i>15 m</i></td> </tr> <tr> <td><i>Minimum Landscaping Coverage</i></td> <td><i>30%</i></td> </tr> </table> <p><b>Characteristics of the Properties</b></p> <p>The concerned properties are located on the south side of Laurier Street between Notre-Dame and Simoneau streets.</p> <p>They are described as being Lots 51, 52 and 53, Plan A. Bell, 1908, subject to an easement described as being Parts 4, 5 and 6, Plan 50R-</p>	<i>Minimum Lot Area:</i>	<i>140 m<sup>2</sup>/DU</i>	<i>Minimum Lot Frontage:</i>	<i>20 m</i>	<i>Minimum Front Yard:</i>	<i>4.5 m</i>	<i>Minimum Exterior Side Yard:</i>	<i>3 m</i>	<i>Minimum Interior Side Yard:</i>	<i>4.5 m</i>	<i>Minimum separation distance between residential buildings</i>	<i>2.4 m</i>	<i>Minimum Rear Yard:</i>	<i>6 m</i>	<i>Maximum Number of Storeys</i>	<i>4</i>	<i>Maximum Building Height:</i>	<i>15 m</i>	<i>Minimum Landscaping Coverage</i>	<i>30%</i>
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<p>et 6, Plan 50R-5713, en faveur de la municipalité pour un égout pluvial.</p> <p>Les propriétés sont de forme régulière (parallélogramme).</p> <p>La propriété sise au 1067, rue Laurier présente les dimensions suivantes : une façade de 19.6 mètres (64.3 pieds), une profondeur de 57.2 mètres (187.5 pieds) et une superficie de 1,141 mètres carrés (12,281.6 pieds carrés ou 0.28 acre).</p> <p>La propriété est occupée par un bâtiment d'habitation de type unifamilial d'un étage et demi comportant une unité d'habitation.</p> <p>La propriété sise au 1079, rue Laurier présente les dimensions suivantes : une façade de 18.1 mètres (59.3 pieds), une profondeur de 56.9 mètres (187 pieds) et une superficie de 1,011 mètres carrés (10,882 pieds carrés ou 0.25 acre).</p> <p>La propriété est occupée par un bâtiment d'habitation de type unifamilial d'un étage et demi comportant une unité de logement principal et une unité additionnelle de logement (un total de 2 unités d'habitation).</p> <p>La propriété sise au 1087-1091, rue Laurier présente les dimensions suivantes : une façade de 17.8 mètres (58.5 pieds), une profondeur de 56.9 mètres (187 pieds) et une superficie de 938 mètres carrés (10,095 pieds carrés ou 0.23 acre).</p> <p>La propriété est occupée par un bâtiment d'habitation de type duplex de deux étages comportant deux unités de logement.</p> <p>Au total, les trois terrains présentent une façade combinée de 55.5 mètres (182 pieds), une profondeur moyenne de 56.9 mètres (187 pieds) et couvrent une superficie de 3,090 mètres carrés (33,260 pieds carrés ou 0.76 acre).</p>	<p>5713, in favor of the municipality for a storm-sewer.</p> <p>The properties are regular in shape (parallelogram).</p> <p>The property located at 1067 Laurier shows the following dimensions: a frontage of 19.6 meters (64.3 feet), a depth of 57.2 meters (187.5 feet) and an area of 1,141 square meters (12,281.6 square feet or 0.28 acre).</p> <p>The property is occupied by a one and a half storey high single detached dwelling house containing one dwelling unit.</p> <p>The property located at 1079 Laurier Street shows the following dimensions: a frontage of 18.1 meters (59.3 feet), a depth of 56.9 meters (187 feet) and an area of 1,011 square meters (10,882 square feet or 0.25 acre).</p> <p>The property is occupied by a one and a half storey high single detached dwelling house containing one main dwelling unit and one additional dwelling unit (total of two dwelling units).</p> <p>The property located at 1087-1091 Laurier Street shows the following dimensions: a frontage of 17.8 meters (58.5 feet), a depth of 56.9 meters (187 feet) and an area of 938 square meters (10,095 square feet or 0.23 acre).</p> <p>The property is occupied by a two-storey high duplex dwelling house containing two dwelling units.</p> <p>In total the three parcel of land have a combined frontage of 55.5 meters (182 feet), an average depth of 56.9 meters (187 feet) and cover an area of 3,090 square meters (33,260 square feet or 0.76 acres).</p>
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<p><b>Voisinage</b></p> <p>Le voisinage immédiat se décrit comme suit :</p> <p>Au nord : le cimetière Ste-Trinité, à l'est : des propriétés commerciales (clinique de physiothérapie, GAB's Sports Bar), au sud : des bâtiments résidentiels d'un et deux étages et à l'ouest : des bâtiments résidentiels d'un et deux étages.</p> <p><b>Projet de développement</b></p> <p>Tel qu'indiqué précédemment, la compagnie 2379898 Ontario Inc., M. Geoffroy D'aigle Laflèche et leurs partenaires d'affaires se proposent de remplacer les trois bâtiments d'habitation existants par quatre bâtiments de type « immeuble à logement de faible hauteur » pour un total de vingt-quatre (24) unités d'habitation.</p> <p>Les places de stationnement pour chaque deux bâtiments seraient localisées dans la cour arrière et chaque deux bâtiments partageraient une voie d'accès (entrée-sortie) commune aménagée entre chaque deux bâtiments.</p> <p>Les trois entrées privées actuellement existantes seraient remplacées par deux entrées communes et les places de stationnement ne seraient pas aménagées dans la cour avant comme c'est le cas pour plusieurs projets résidentiels traditionnels.</p> <p>Le projet de développement représente une densité de l'ordre de 77.7 unités à l'hectare net, soit l'équivalent d'une unité pour chaque 128.75 mètres carrés de superficie de terrain.</p> <p>Il est à noter que le projet de développement sera réalisé sur des terrains qui bordent la rue Laurier. Cette voie publique est identifiée comme étant une route collectrice majeure au Plan officiel de l'Aire urbaine de la Cité de Clarence-Rockland.</p>	<p><b>Neighborhood</b></p> <p>The immediate neighborhood is described as follows:</p> <p>To the north: the Holy Trinity Cemetery, to the east: commercial properties (Physiotherapy Clinic and GAB's Sports Bar), to the south: one and two storeys residential properties, and to the west: one and two storeys residential properties.</p> <p><b>Development Proposal</b></p> <p>As indicated previously, the company 2379898 Ontario Inc., Mr. Geoffroy D'aigle Laflèche and their business partners are proposing to replace the existing three dwelling houses by four pairs of "low rise apartment dwelling" buildings for a total of twenty-four (24) dwelling units.</p> <p>The parking spaces for each two building would be located in the rear yard and each two building would share a common access lane (ingress-egress) located between both two building.</p> <p>The existing three private entrances would be replaced by two common access and the parking spaces would not be located in the front yard as it is the case for many traditional residential developments.</p> <p>The development proposal represents a density of 77.7 units per net hectare, the equivalent of one unit for each 128.75 square meters of lot area.</p> <p>It should be noted that the development proposal would take place on properties fronting Laurier Street. This public highway is identified as being a major collector road in the City of Clarence-Rockland Urban Area Official Plan.</p>
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<p>La demande de modification au Règlement de zonage vise à créer une zone d'exception spécifique au projet de développement.</p>	<p>The application to amend Zoning By-Law aims at creating an exception zone which will be specific to the development proposal.</p>																																								
<p>La zone d'exception comprendrait les dispositions suivantes :</p>	<p>The exception zone would include the following provisions:</p>																																								
<p><b>Utilisation permise :</b>  <b>Résidentielle :</b> Immeuble à appartement de faible hauteur</p>	<p><b>Permitted Use:</b>  <b>Residential:</b> Low Rise Apartment Dwelling</p>																																								
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<p>Les propriétés sont traversées diagonalement, d'ouest en est, par une servitude d'une largeur de 4.65 mètres (15 pieds) enregistrée en faveur de la municipalité pour une conduite d'égout pluvial.</p>	<p>The properties are crossed diagonally, from west to east, by a 4.65 meter (15 feet) wide easement for a storm sewer pipe registered in favor of the municipality.</p>																																								
<p>La servitude est située dans la cour arrière des propriétés à une distance qui varie entre 13.32 et 6.58 mètres (43 et 22 pieds) de la ligne arrière des terrains.</p>	<p>The easement is located in the rear yard of the properties at a distance varying between 13.32 and 6.58 meters (43 and 22 feet) from the rear lot line of the properties.</p>																																								
<p>Tel qu'indiqué précédemment, la servitude est décrite comme étant les Parties 4, 5 et 6, Plan 50R-5713.</p>	<p>As indicated previously, the easement is described as being Parts 4, 5 and 6, Plan 50R-5713.</p>																																								
<p>L'abstrait des titres des trois propriétés concernées indique que la servitude a été enregistrée au cours des mois de mai, juin et juillet 1988. La conduite d'égout pluvial en question a été installée il y a approximativement 36 ans.</p>	<p>The title abstracts of the three concerned properties indicate that the easement was registered during the months of May, June and July of 1988. The stormwater pipe in question was installed approximately 36 years ago.</p>																																								

<p>Nous ignorons l'état de la conduite d'égout pluvial mais le développement proposé pour ces propriétés présente une opportunité pour la municipalité d'améliorer une partie de cette infrastructure et/ou, idéalement, de relocaliser la servitude le long de la ligne arrière des terrains de manière à réduire les coûts de réhabilitation des propriétés lorsque les travaux de remplacement seront requis pour cette infrastructure (voir croquis).</p> <p>L'arpentage de la nouvelle servitude pourrait être effectuée en même temps que la création des nouveaux lots et des droits-de-passage.</p> <p>L'établissement de cette servitude ne requière pas de soumission d'une demande d'autorisation ni l'approbation de la part de l'Autorité approbatrice des Comtés Unis de Prescott et Russell puisque la municipalité bénéficie de cette servitude.</p> <p><b>Conclusion</b></p> <p>Le projet de développement s'avère conforme aux principes énoncés dans la Déclaration Provinciale sur la Planification et adhère aux politiques et aux objectifs énoncés au Plan officiel des Comtés Unis de Prescott et Russell et au Plan officiel de l'Aire urbaine de la Cité de Clarence-Rockland.</p> <p>Le projet permettra d'accroître le nombre d'unités d'habitation de type locatif et abordable sur le territoire municipal sur une propriété qui borde une voie collectrice majeure conformément aux politiques 4.10.1, 4.10.2, 4.10.3 et 4.10.5 du Plan officiel.</p> <p>Le projet offre l'avantage d'aménager les aires de stationnement dans la cour arrière au lieu des cours avant et de réduire le nombre d'accès privés en bordure de la rue Laurier de trois (3) à deux (2).</p>	<p>We are unaware of the condition of the storm sewer line but the proposed development for these properties presents an opportunity for the municipality to upgrade a portion of this infrastructure and/or, ideally, relocate the easement along the rear lot line in order to reduce the costs for rehabilitating the properties when replacement works are required for this infrastructure (see sketch).</p> <p>The survey of the new easement could be carried out at the same time as the creation of the new lots and rights-of-ways.</p> <p>The establishment of this easement does not require an application for consent or the approval from the Approval Authority at the United Counties of Prescott and Russell since the municipality will be benefiting from this easement.</p> <p><b>Conclusion</b></p> <p>The development proposal is consistent with the principles set out in the Provincial Planning Statement and complies with the policies and objectives set out in the Official Plan of the United Counties of Prescott and Russell and the Official Plan of the Urban Area of the City of Clarence-Rockland.</p> <p>The project will allow for an increase in the number of affordable rental housing units within the municipality on a property bordering a major collector road in accordance with policies 4.10.1, 4.10.2, 4.10.3 and 4.10.5 of the Official Plan.</p> <p>The project offers the advantages of locating the parking areas in the backyard instead of the front yard and of reducing the number of private driveways along Laurier Street from three (3) to two (2).</p>
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