



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

December 6, 2017, 7:00 pm

Council Chambers

415 rue Lemay Street, Clarence Creek, Ont.

Pages

1.	Opening of the meeting	
2.	Adoption of the agenda	
3.	Declaration of pecuniary interests	
4.	Adoption of the minutes	
4.1	Planning Committee meeting of November 1st, 2017	1
5.	Planner's Statement	11
6.	Deferred Items	
7.	Presentations / Reports	
7.1	Zoning by-law Amendment – Part of Lot 13, Concession 1 O.S, Part 3 on Plan 50R-3108	17
	a. Presentation	
	b. Committee/Public comments	
	c. Recommendation	
7.2	Zoning by-law amendment – Saumure, Drouin & Drouin, 3584 Drouin Road	21
	a. Presentation	
	b. Committee/Public comments	
	c. Recommendation	

7.3 Official Plan Amendment and Zoning By-law Amendment - Brigil Subdivision

31

- a. Presentation**
- b. Committee/Public comments**
- c. Recommendation**

8. Other Items

9. Adjournment



**CORPORATION DE LA CITÉ DE
CLARENCE-ROCKLAND**

COMITÉ DE L'AMÉNAGEMENT

le 6 décembre 2017, 19h00

Salle du Conseil

415 rue Lemay Street, Clarence Creek, Ont.

Pages

1.	Ouverture de la réunion	
2.	Adoption de l'ordre du jour	
3.	Déclaration d'intérêts pécuniaires	
4.	Adoption des procès-verbaux	
4.1	Réunion du comité d'aménagement du 1er novembre 2017	1
5.	Énoncé de l'urbaniste	11
6.	Items différés	
7.	Présentations / Rapports	
7.1	Amendement au zonage – Partie du Lot 13, Concession 1 O.S, Partie 3 au Plan 50R-3108	17
a.	Présentation	
b.	Commentaires du comité et du public	
c.	Recommandation	
7.2	Modification au Règlement de zonage – Saumure, Drouin & Drouin, 3584 chemin Drouin	21
a.	Présentation	
b.	Commentaires du comité et du public	
c.	Recommandation	

**7.3 Amendement au plan officiel et amendement au règlement de zonage -
Subdivision Brigil**

31

- a. Présentation**
- b. Commentaires du comité et du public**
- c. Recommandation**

8. Autres items

9. Ajournement



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

November 1, 2017
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT: Mario Zanth, President
 Guy Desjardins, Mayor
 Carl Grimard, Councillor Ward 3
 Michel Levert, Councillor Ward 7
 Isabelle Robillard, Member
 Elaine Simard, Member
 Maryse St-Pierre, Deputy Clerk

1. Opening of the meeting

The Chair opens the meeting at 7:00 p.m.

2. Adoption of the agenda

RESOLUTION AME2017-28

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 Planning Committee meeting of September 7, 2017

RESOLUTION AME2017-29

Moved by Michel Levert

Seconded By Elaine Simard

THAT the minutes of the Planning Committee meeting of September 7, 2017, be adopted as presented.

CARRIED

5. Planner's Statement

The planner's statement is presented.

6. Deferred Items

None

7. Presentations / Reports

7.1 Zoning By-law Amendment – J.L. Richards for Yves Potvin – 1587 Laurier Street

a. Presentation

Mrs. Claire Lemay presents the application made by J.L. Richards for Yves Potvin, regarding the construction of a 16-unit apartment building located in 1587 Laurier St. She explains that the location of this building will be in front of the City Hall of Rockland.

b. Committee / Public Comments

Mayor Desjardins asks if the 3.7 metres dimension was requested in the past. Marie-Eve Bélanger replies that she needs verify the zoning by-law but that the dimension for the parking is appropriate.

The President Zanth explains that Laurier Street has a beautification plan. He asks Mrs. Bélanger if the parking location goes against that plan. Mr. Yves Potvin explains that because of the space and investment, the parking could not be located in the back.

Councillor Carl Grimard asks for clarifications with regard to the location of specific elements of the plan. Mr. Rivet explains that the site plan will be dealt with later in the process.

Mr. Paul Tassie, representative of Extravadanse, explains that his business is evaluating the possibility to expand and wants to make sure this building won't go against his projects.

Mr. Donald Veilleux asks if there will be a visitor's parking. Mr. Rivet replies that there will be four.

c. Recommendation

RESOLUTION AME2017-30

Moved by Isabelle Robillard

Seconded By Michel Levert

THAT the Planning Committee recommends to Council the application to amend Zoning By-Law No. 2016-10, in order to change the zoning category of the property known as 1587 Laurier Street, from “Urban Core area (CA) Zone” to “Urban Core Area – Exception 6 (CA-6) Zone”, as recommended by the Infrastructure and Planning Department.

CARRIED

7.2 Official Plan Amendment No. 7 – Housekeeping amendment

a. Presentation

Mrs. Claire Lemay presents an overview of the Official Plan Amendment no.7. She explains that the goal is to include the same wording as the zoning by-law.

b. Committee / Public Comments

None

c. Recommendation

RESOLUTION AME2017-31

Moved by Carl Grimard

Seconded By Isabelle Robillard

THAT the Planning Committee recommends to Committee of the Whole the Official Plan Amendment #7 to the Official Plan of the Urban Area of the City of Clarence-Rockland in order to make certain technical revisions as well as to increase residential densities all in conformity with the recently approved Official Plan Amendment No. 31 to the Official Plan of the United Counties of Prescott and Russell, as recommended by the Infrastructure and Planning Department.

CARRIED

7.3 Amendment to Zoning By-law — Roger Villeneuve — 1255 Joannis Road

a. Presentation

Mr. Malcom Duncan presents the application for which the purpose is to allow the use of a motor vehicle storage compound and commercial self-storage.

b. Committee / Public Comments

Councillor Carl Grimard asks how the land will be used. Mr. Roger Villeneuve explains that this is for his personal use.

Mr. Donald Veilleux asks for clarifications in regard to the storage configuration. Mr. Villeneuve explains the configuration of his project.

c. Recommendation

None

RESOLUTION AME2017-32

Moved by Guy Desjardins

Seconded By Isabelle Robillard

THAT the Planning Committee recommends to Council to amend Zoning By-law no. 2016-10 in order to modify the zoning category for the property described as being 1255 Joannis Road, to add motor vehicle storage compound and commercial self-storage uses to the list of permitted uses in the “Rural – Exception 38 (RU-38) Zone”, as recommended by the Infrastructure and Planning Department.

CARRIED

9. Adjournment

The meeting is adjourned at 7:39 pm.

Mario Zanth, President

Maryse St-Pierre, Deputy Clerk



**CORPORATION DE LA
CITÉ DE CLARENCE-ROCKLAND
PROCÈS-VERBAL DU COMITÉ D'AMÉNAGEMENT**

le 1 novembre 2017
Salle du Conseil
415 rue Lemay Street, Clarence Creek, Ont.

PRÉSENT: Mario Zanth, Président
Guy Desjardins, Maire
Carl Grimard, Conseiller Quartier 3
Michel Levert, Conseiller Quartier 7
Isabelle Robillard, membre
Elaine Simard, membre
Maryse St-Pierre, Greffière adjointe

1. Ouverture de la réunion

Le président ouvre la réunion à 19h.

2. Adoption de l'ordre du jour

RÉSOLUTION AME2017-28

Proposée par Carl Grimard

Appuyée par Guy Desjardins

QUE l'ordre du jour soit adopté tel que présenté.

ADOPTÉE

3. Déclaration d'intérêts pécuniaires

Aucune

4. Adoption des procès-verbaux

4.1 Réunion du Comité d'aménagement du 7 septembre, 2017

RÉSOLUTION AME2017-29

Proposée par Michel Levert

Appuyée par Elaine Simard

QUE le procès-verbal de la réunion du comité d'aménagement du 7 septembre 2017 soit adopté tel que présenté.

ADOPTÉE

5. Énoncé de l'urbaniste

L'énoncé de l'urbaniste est présenté.

6. Items différés

Aucun

7. Présentations / Rapports

7.1 Amendement au règlement de zonage – J.L. Richards pour Yves Potvin – 1587 rue Laurier

a. Présentation

Mme Claire Lemay fait la présentation d'une demande faite par J.L. Richards pour Yves Potvin, relativement à un bâtiment de 16 unités à être construit au 1587 Laurier. Elle explique que l'emplacement de ce bâtiment sera en face de l'hôtel de ville de Rockland.

b. Commentaires du Comité / Public

Le Maire Desjardins demande si la norme de 3,7 mètres a déjà été demandée dans le passé. Marie-Eve Bélanger répond qu'elle doit vérifier le règlement de zonage, mais que cette norme pour le stationnement est acceptable.

Le Président Zanth explique que nous avons un plan d'embellissement de la rue Laurier. Il demande à Mme Bélanger si l'emplacement du stationnement ne va pas à l'encontre de ce plan. M. Yves Potvin répond qu'en raison de l'espace et de l'investissement, le stationnement ne pouvait pas se trouver à l'arrière.

Le conseiller Carl Grimard demande des précisions concernant l'emplacement de certains éléments du plan. M. Rivet explique que le plan du site sera considéré plus tard dans le processus.

M. Paul Tassie, représentant d'Extravadanse, explique que son entreprise est en train d'évaluer la possibilité d'une expansion et veut s'assurer que ce bâtiment n'aura pas d'impact sur ses projets.

M. Donald Veilleux demande s'il y aura des stationnements pour les visiteurs. M. Rivet répond qu'il y en aura quatre.

c. Recommandation

RÉSOLUTION AME2017-30

Proposée par Isabelle Robillard

Appuyée par Michel Levert

QUE le comité d'aménagement recommande au conseil de supporter l'amendement au Règlement de zonage 2016-10, dans le but de modifier la catégorie de zonage de la propriété située au 1587 rue Laurier, de « Zone du noyau urbain (CA) » à « Zone du noyau urbain – Exception 6 (CA-6) », tel que recommandé par le Département d'infrastructure et aménagement du territoire.

ADOPTÉE

7.2 Amendement No. 7 au plan officiel – Modifications administratives

a. Présentation

Mme Claire Lemay présente les grandes lignes de l'amendement no.7 au plan officiel. Elle explique que cet amendement a pour but d'inclure le même langage que dans le règlement de zonage.

b. Commentaires du Comité / Public

Aucun

c. Recommandation

RÉSOLUTION AME2017-31

Proposée par Carl Grimard

Appuyée par Isabelle Robillard

QUE le comité d'aménagement du territoire recommande au comité plénier l'amendement no. 7 au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland initié par la Cité dans le but d'y apporter quelques changements techniques ainsi que de modifier les densités résidentielles en conformité avec l'Amendement No. 31 au Plan officiel des Comtés Unis de Prescott et Russell récemment approuvés, tel que recommandé par le Département d'infrastructure et aménagement.

ADOPTÉE

7.3 Amendement au Règlement de Zonage – Roger Villeneuve – 1255 chemin Joanisse

a. Présentation

M. Malcom Duncan présente la demande qui a pour but de permettre les usages d'entreposage de véhicules motorisés et d'entreposage commercial en libre-service.

b. Commentaires du Comité / Public

Le conseiller Carl Grimard demande à quel titre ce terrain sera utilisé. M. Roger Villeneuve explique que c'est pour des utilisations personnelles.

M. Donald Veilleux demande des précisions quant à la configuration de l'entreposage. M. Villeneuve explique la configuration de son projet.

c. Recommandation

Aucun

RÉSOLUTION AME2017-32

Proposée par Guy Desjardins

Appuyée par Isabelle Robillard

QUE le comité d'aménagement recommande au conseil municipal d'approuver le règlement modifiant le Règlement de zonage n° 2016-10, à l'effet de modifier la catégorie de zonage pour le terrain décrit comme étant le 1255 chemin Joanisse, en ajoutant les usages d'installation d'entreposage de véhicules motorisés et l'entreposage commercial en libre-service à la liste d'usages permis dans la « Zone rurale – Exception 38 (RU-38) », tel que recommandé par le Département d'infrastructure et aménagement du territoire.

ADOPTÉE

9. Ajournement

La réunion est ajournée à 19h39.

Mario Zanth, Président

Maryse St-Pierre, Greffière adjointe



Énoncé de l'urbaniste / Planner's Statement





Énoncé de l'urbaniste / Planner's Statement

- Toute personne présente peut soumettre ses observations et ses commentaires sur les présentes propositions d'ébauche de plan de lotissement ou de la modification au plan officiel ou de la modification au règlement de zonage.
- Toute personne peut obtenir des renseignements sur la ou les présentes demandes en s'adressant au Service de l'aménagement du territoire de la Cité de Clarence-Rockland, au 1560 rue Laurier à Rockland (édifice de l'Hôtel de ville) aux heures habituelles de bureau, soit de 8h30 à 16h30 du lundi au vendredi;
- Anyone present at the meeting may submit their concerns or comments in respect to the proposed draft plan of subdivision or to the Official Plan amendment or to the Zoning By-Law amendment.
- Anyone may obtain additional information relating to the present requests by contacting the Planning Department at the City Hall, located at 1560 Laurier Street in Rockland, between 8:30 A.M. and 4:30 P.M., from Monday to Friday.



Énoncé de l'urbaniste / Planner's Statement

- Si une personne ou un organisme public ne présente pas d'observations orales lors d'une réunion publique ou ne présente pas d'observations écrites à la Corporation de la Cité de Clarence-Rockland à l'égard du plan de lotissement proposé avant que l'autorité approbatrice n'approuve ou ne refuse d'approuver l'ébauche du plan de lotissement ou avant l'adoption des règlements municipaux, la personne ou l'organisme public n'a pas le droit d'interjeter appel de la décision du Conseil devant la Commission des affaires municipales de l'Ontario.
- If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Clarence-Rockland in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision or before the by-laws are passed, the person or public body is not entitled to appeal the decision of the Council to the Ontario Municipal Board.



Énoncé de l'urbaniste / Planner's Statement

- Si une personne ou un organisme public ne présente pas d'observations orales lors d'une réunion publique ou ne présente pas d'observations écrites à la Corporation de la Cité de Clarence-Rockland à l'égard du plan de lotissement proposé avant que l'autorité approbatrice n'approuve ou ne refuse d'approuver l'ébauche du plan de lotissement ou avant l'adoption des règlements municipaux, la personne ou l'organisme public ne peut pas être joint en tant que partie à l'audition d'un appel dont est saisie la Commission des affaires municipales de l'Ontario à moins qu'il n'existe, de l'avis de cette dernière, des motifs raisonnables de le faire.
- If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Clarence-Rockland in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision or before the by-laws are passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.



Énoncé de l'urbaniste / Planner's Statement

- SI VOUS DÉSIREZ être avisé(e) de la décision de la Corporation de la Cité de Clarence-Rockland relativement au présent plan de lotissement proposé ou de la décision relativement à l'amendement au plan officiel ou au règlement de zonage proposé, vous devez présenter une demande écrite à la: Greffière, Cité de Clarence-Rockland, 1560 rue Laurier, Rockland (Ontario) K4K 1P7.
- IF YOU WISH to be notified of the decision of the Corporation of the City of Clarence-Rockland in respect of the proposed plan of subdivision or of the decision in respect of the proposed Official Plan or Zoning Amendment, you must make a written request addressed to the Clerk, City of Clarence-Rockland, 1560 Laurier Street, Rockland, Ontario K4K 1P7.



Énoncé de l'urbaniste / Planner's Statement

- Une personne ou un organisme public dispose d'un délai de 20 jours pour interjeter appel devant la Commission des affaires municipales de l'Ontario (CAMO) suite à l'envoi de l'avis d'adoption. Pour ce faire, la personne ou l'organisme public doit déposer à la Cité un avis d'appel qui explique son opposition au règlement municipal, les motifs à l'appui de son appel, en plus de payer les droits prescrits au terme de la Loi sur la Commission des affaires municipales de l'Ontario.
- A person or public body may submit an appeal within 20 days of the receipt of the notice of adoption before the Ontario Municipal Board (OMB). However, the person or public body has to file an appeal with the City explaining the reasons supporting the objection to the by-law in addition to paying the required fees set out by the Ontario Municipal Board Act.



REPORT N° AMÉ-17-119-R

Date	27/11/2017
Submitted by	Malcolm Duncan
Subject	Zoning by-law Amendment – Part of Lot 13, Concession 1 O.S, Part 3 on Plan 50R-3108
File N°	D-14-498

1) **NATURE/GOAL :**

The goal of this report is to present a Zoning by-law Amendment, in order to permit a motor vehicle dealership, a motor vehicle washing facility and some motor vehicle parking spaces.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

THAT the Planning Committee recommends to Council the application to amend Zoning By-Law No. 2016-10, in order to change the zoning category of the property known as part of lot 13, concession 1 O.S, Part 3 on Plan 50R-3108, from "Rural Residential (RR) Zone" to "Rural – Exception 40 (RU-40)", as recommended by the Infrastructure and Planning Department.

QUE le comité d'aménagement recommande au conseil de supporter l'amendement au Règlement de zonage 2016-10, dans le but de modifier la catégorie de zonage de la propriété décrit comme étant un partie du lot 13, concession 1 O.S, partie 3 sur le plan 50R-3108, de « Zone Résidentielle Rurale (RR) » à « Zone Rurale – Exception 40 (RU-40) », tel que recommandé par le Département d'infrastructure et aménagement du territoire.

4) **BACKGROUND :**

The Zoning By-law Amendment application is for the property located at the North-East corner of County Road 17 and Ramage Road. The owner wishes to expand the motor vehicle dealership across the street at 322 Ramage Road onto the property.

The current lot at 322 Ramage Road is too small to accommodate the amount of vehicles that the business has for sale. The lot on the north-east corner will primarily be used to park additional vehicles in the short term, while the dealership may be relocated with a motor vehicle washing facility on the property.

The proposed expansion will require a site plan agreement to ensure that the commercial use can be adequately serviced and that the landscape buffers between adjacent residential properties are respected.

The application was deemed complete on October 27th, 2017. On November 8th, 2017, a notice of public meeting was sent to different agencies and to the adjacent property owners within 120 meters of the subject property and a sign was posted on the property.

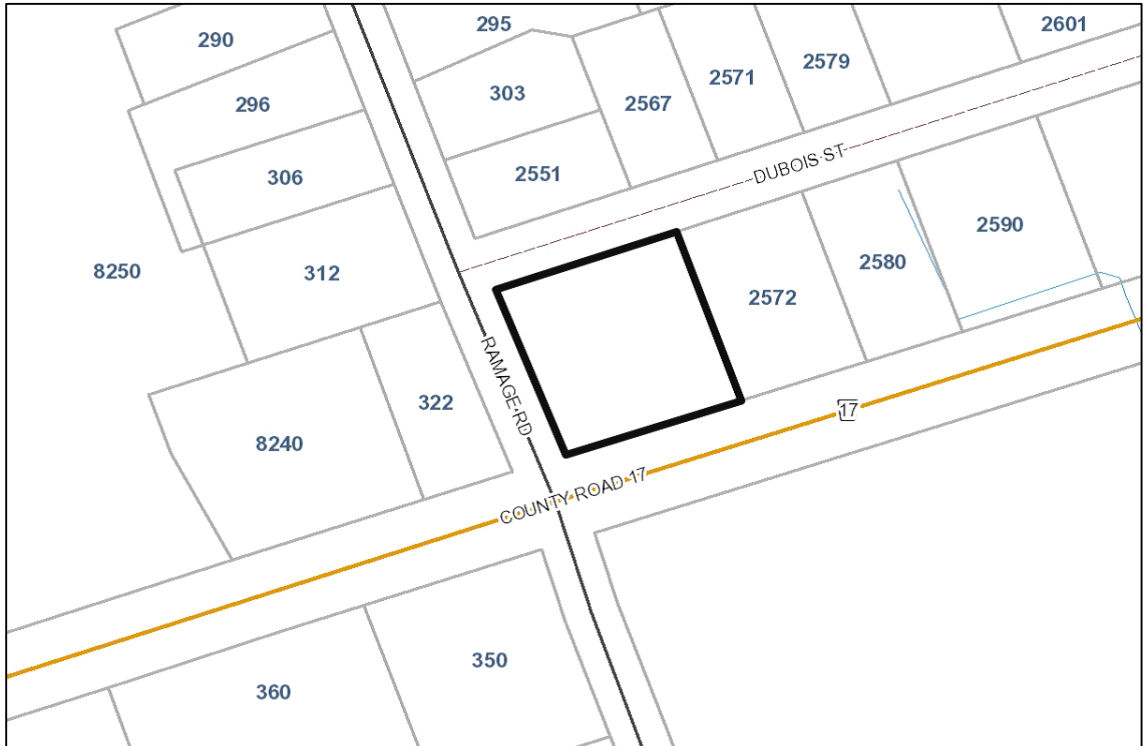


Figure 1: Location of the subject property

5) **DISCUSSION :**

The proposed Zoning By-law Amendment would change the zoning category from Rural Residential (RR) Zone to Rural – Exception 40 (RU-40) Zone with the following provisions:

(i) Permitted uses:

- Motor vehicle dealership
- Motor vehicle washing facility
- Motor vehicle parking spaces

PROVINCIAL POLICY STATEMENT (2014)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Policy 1.2.6.1 states that: *"Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities."* The appropriate mitigation measures to mitigate negative impacts on the adjacent residential neighbourhood will be identified once a site plan is submitted by the

owners.

OFFICIAL PLAN OF THE UNITED COUNTIES OF PRESCOTT AND RUSSELL

The property is located within the "Rural Policy Area" designation on Schedule "A" of the Official Plan of the United Counties of Prescott and Russell. Section 2.5.2 of the Official Plan states that: *it is important to minimize incompatibility between land uses and minimize environmental impacts.* The Official Plan also identifies "motor vehicle sales and service establishments" as permitted commercial and industrial uses in the Rural Policy Area, and also notes that they are subject to Site Plan Control.

ZONING BY-LAW 2016-10

The subject property is located in the Rural Residential (RR) Zone in the City of Clarence-Rockland's Zoning By-law 2016-10. The proposed motor vehicle dealership, motor vehicle washing facility and motor vehicle parking area are not permitted under the current zoning. The Zoning By-law amendment will change the zoning from "Rural Residential (RR) Zone" to "Rural – Exception 40 (RU-40) Zone" in order to permit the above mentioned uses.

COMMENTS

The Infrastructure and Planning Department supports the Zoning By-law Amendment, as it meets the objectives of the Provincial Policy Statement, and the Official Plan of the United Counties of Prescott Russell. We are of the opinion that the negative impacts regarding the incompatible uses can be mitigated at the site plan stage by requiring appropriate buffers, screening and waste removal.

6) **CONSULTATION:**

A public meeting will be held on December 6th, 2017. This meeting will be used to receive comments from the public.

7) **RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :**

The Infrastructure and Planning Department provided the following comments:

- The entrance for the commercial use should be located along either County Road 17 or Ramage Road. If it is to be located on Ramage it must respect the minimum setback distance from County Road 17 and Dubois Street.
- Site plan control is required.
- A noise study will be required at the site plan stage.
- The site does not have municipal services; there are concerns that the car wash would draw too much water impacting neighbouring wells.

- Ensure that the lot can provide a septic system large enough to accommodate a car wash.

No comments or concerns were received from the Protective Services Department, Construction Department, Finance Department, Community Services or Enbridge.

8) **FINANCIAL IMPACT (expenses/material/etc.):**

N/A

9) **LEGAL IMPLICATIONS :**

N/A

10) **RISK MANAGEMENT :**

N/A

11) **STRATEGIC IMPLICATIONS :**

N/A

12) **SUPPORTING DOCUMENTS:**

N/A



RAPPORT N° AMÉ-17-117-R

Date	20/11/2017
Soumis par	Claire Lemay
Objet	Modification au Règlement de zonage – Saumure, Drouin & Drouin, 3584 chemin Drouin
# du dossier	D-14-497

1) **NATURE / OBJECTIF :**

La nature de ce rapport est de présenter une demande de modification au règlement de zonage n° 2016-10, afin de rendre conforme un terrain de camping existant sur une partie de la propriété au 3584 chemin Drouin à Cheney. Cette demande est concourante avec la demande de plan d'implantation n° D-11-291.

2) **DIRECTIVE/POLITIQUE ANTÉCÉDENTE :** S/O

3) **RECOMMANDATION DU SERVICE:**

QUE le Comité d'aménagement recommande au Conseil municipal le règlement modifiant le Règlement de zonage n° 2016-10, à l'effet de changer la catégorie de zonage pour le terrain décrit comme étant une partie du lot 19, concession 10, 3584 chemin Drouin, de « Zone de granulats minéraux – puits d'extraction (MAP) » à « Zone commerciale touristique (CT) », tel que recommandé par le Département d'infrastructure et aménagement du territoire.

THAT the Planning Committee recommends to Municipal Council the amendment to Zoning by-law no. 2016-10 in order to change the zoning category for the property described as being part of lot 19, concession 10, 3584 Drouin Road, from "Mineral Aggregate – Pit (MAP) Zone" to "Tourist Commercial (CT) Zone", as recommended by the Infrastructure and Planning Department.

4) **HISTORIQUE :**

Il fut découvert par la municipalité et par la Conservation de la Nation Sud en 1995 qu'il y avait un terrain de camping illégal sur une partie de la sablière situé au 3584 chemin Drouin. Ce terrain de camping fut en existence depuis 1972. Des démarches ont été commencées pour rendre le terrain de camping en conformité avec les règlements de la CNS. L'urbaniste de la municipalité a constaté en 1995 que le terrain de camping bénéficiait d'un statut légal non conforme, mais que le camping devait être réservé exclusivement pour les membres de la famille des propriétaires et ne pouvait pas devenir un terrain de

secteur de sablière et carrière suivent les limites de la licence issue par le Ministère des Ressources naturelles et des forêts; aucune modification au Plan officiel n'a été nécessaire pour faire ce changement lorsque la licence fut modifiée au mois de mai, 2017. La partie de la propriété où se situe le terrain de camping fut donc désignée dans un secteur des politiques rurales. Un terrain de camping est permis dans ce secteur.

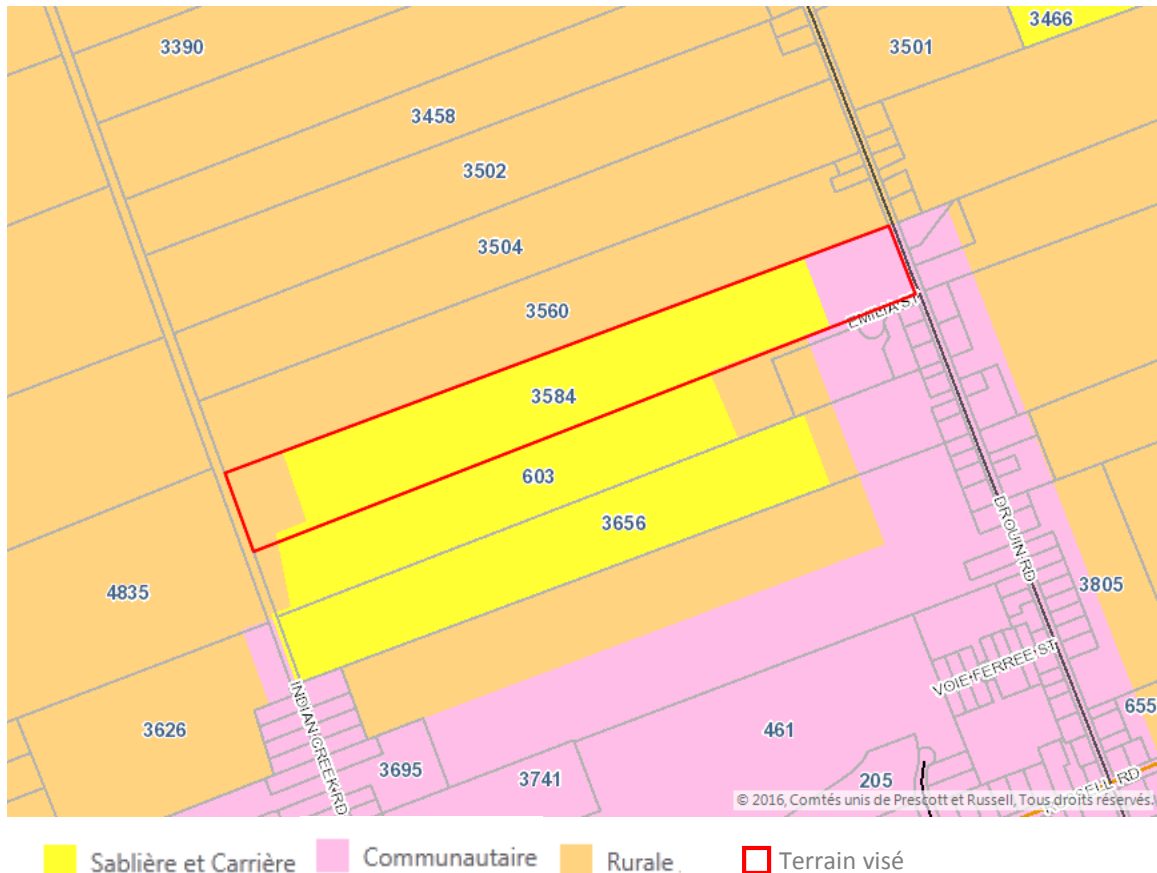


Figure 2 : Extrait de la Cédule A du Plan officiel

Règlement de Zonage de la Cité de Clarence-Rockland

La catégorie de zonage « Zone de granulat minéral – puits d'extraction (MAP) » est réservée pour des terrains avec une licence du Ministère des Richesses naturelles et des forêts pour l'extraction de granulat minéral. La licence de la sablière située au 3584 chemin Drouin a été modifiée pour enlever une zone considérée comme ayant été réhabilitée. La catégorie de zonage de cette zone réhabilitée doit maintenant être changée. L'usage actuel sur cette partie de la propriété est un terrain de camping. Le terrain de camping fait partie du plan de réhabilitation approuvé par le Ministère des Richesses naturelles et des forêts. La catégorie de zonage qui permet un terrain de camping est la « Zone commerciale touristique (CT) ».

Commentaires :

Le terrain de camping existe sur ce terrain depuis longtemps. Des démarches ont été faites pour le rendre en conformité avec les lois pour le système septique. La modification au Règlement de zonage proposée le rendrait en conformité avec le règlement de zonage. Avec cette désignation, les propriétaires pourront continuer à améliorer et à agrandir le terrain de camping. Les propriétaires ont fait une demande pour une entente de plan d'implantation; le Département d'infrastructures et aménagement du territoire révisé la demande et préparera une entente avec les propriétaires si la modification du zonage est approuvée. Le terrain de camping n'a pas d'eau potable disponible aux utilisateurs. À la date de l'écriture de ce rapport, les commentaires de la Conservation de la Nature Sud n'étaient pas encore reçus. Une vérification du système d'égouts sanitaires sera nécessaire avant la signature d'une entente de plan d'implantation pour le terrain de camping.

6) **CONSULTATION :**

Une réunion publique du Comité d'aménagement aura lieu le 6 décembre 2017; cette réunion servira à recueillir les commentaires de la population.

7) **RECOMMANDATION OU COMMENTAIRES DU COMITÉ :**

S/O

8) **IMPACT FINANCIER (monétaire/matériaux/etc.):**

S/O

9) **IMPLICATIONS LÉGALES :**

S/O

10) **GESTION DU RISQUE (RISK MANAGEMENT) :**

S/O

11) **IMPLICATIONS STRATÉGIQUES :**

S/O

12) **DOCUMENTS D'APPUI:**

Règlement

RÈGLEMENT DE ZONAGE N° 2017-XXX

Amendant le Règlement de zonage n° 2016-10

Corporation de la Cité de Clarence-Rockland

3584 chemin Drouin
rédigé par

Cité de Clarence-Rockland
1560, rue Laurier
Rockland (Ontario)
K4K 1P7
(613) 446-6022

ZONING BY-LAW NO. 2017-XXX

Amending Zoning By-Law No. 2016-10

The Corporation of the City of Clarence-Rockland

3584 Drouin Road

prepared by

City of Clarence-Rockland
1560 Laurier Street
Rockland, Ontario
K4K 1P7
(613) 446-6022

LA CORPORATION DE LA CITÉ DE CLARENCE-ROCKLAND

RÈGLEMENT N° 2017-XXX

RÈGLEMENT AMENDANT LE RÈGLEMENT DE ZONAGE N° 2016-10;

ATTENDU QUE le Règlement de zonage n° 2016-10 régit l'utilisation des terrains, la construction et l'utilisation des bâtiments et structures sur le territoire de la Cité de Clarence-Rockland; et

ATTENDU QUE le Conseil de la Corporation de la Cité de Clarence-Rockland considère qu'il est opportun d'amender le Règlement de zonage n° 2016-10, tel qu'il suit;

PAR LA PRÉSENTE, le Conseil de la Corporation de la Cité de Clarence-Rockland donne force de loi à ce qui suit:

Article 1: La propriété décrite comme étant une partie du 3584 chemin Drouin, à Cheney, identifiée à la cédule «A» ci-jointe, et faisant partie du présent règlement, est le terrain concerné par ce règlement.

Article 2: La cédule « A » du Règlement de zonage n° 2016-10, est par la présente amendée en modifiant de « *Zone de granulat minéral – puits d'extraction (MAP)* » à « *Zone commerciale touristique (CT)* », tel qu'identifiée à la cédule « A » ci-jointe, et faisant partie intégrante du présent règlement.

Article 3: Le présent règlement entrera en vigueur à la date de son adoption par le Conseil sous réserve de l'approbation de la Commission des Affaires municipales de l'Ontario ou suite à la date limite pour le dépôt des avis d'opposition, selon le cas.

FAIT ET ADOPTÉ EN RÉUNION PUBLIQUE, CE XX^{IÈME} JOUR DE DÉCEMBRE 2017.

Guy Desjardins, maire

Monique Ouellet, greffière

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND

BY-LAW NO. 2017-XXX

BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2016-10;

WHEREAS Zoning By-Law no. 2016-10 regulates the use of land, and the use and erection of buildings and structures in the City of Clarence-Rockland; and

WHEREAS the Council of the Corporation of the City of Clarence-Rockland considers appropriate to amend Zoning By-Law No. 2016-10, as described;

NOW THEREFORE, the Council of the Corporation of the City of Clarence-Rockland enacts as follows:

Section 1: The property described as 3584 Drouin Road in Cheney, identified on Schedule "A" attached to and forming part of this by-law shall be the lot affected by this by-law.

Section 2: Schedule "A" of Zoning By-Law No. 2016-10 is hereby amended by changing the "*Mineral Aggregate – Pit (MAP) Zone*" to "*Tourist Commercial (CT) Zone*" on Schedule "A" of the map attached hereto and fully integrated as part of this by-law.

Section 3: This by-law shall become effective on the date of passing hereof, subject to the approval of the Ontario Municipal Board or following the last date for filing objections as the case may be.

DATED AND PASSED IN OPEN COUNCIL, THIS XXth DAY OF DECEMBER, 2017.

Guy Desjardins, Mayor

Monique Ouellet, Clerk

NOTE EXPLICATIVE

But et effet du Règlement

Le but du présent règlement consiste à modifier le Règlement de zonage n° 2016-10, afin de changer la catégorie de zonage pour le terrain décrit comme étant une partie du lot 19, concession 10, 3584 chemin Drouin, de « Zone de granulat minéral – puits d’extraction (MAP) » à « Zone commerciale touristique (CT) ». L’effet de ce règlement est de permettre un terrain de camping sur le terrain.

Pour tous renseignements supplémentaires relativement à cette modification au Règlement de zonage n° 2016-10, veuillez communiquer avec le Service d’infrastructure et aménagement du territoire à l’Hôtel de ville situé au 1560, rue Laurier ou par téléphone au numéro (613) 446-6022.

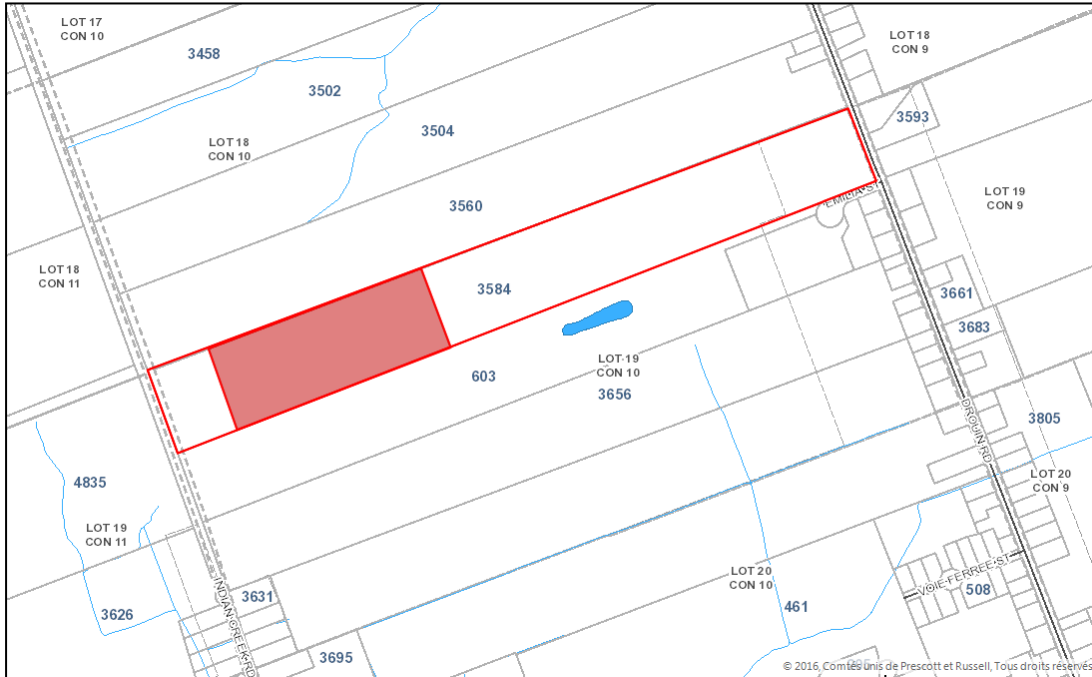
EXPLANATORY NOTE

Purpose and Effects of this By-Law

The purpose of the by-law is to amend Zoning By-Law No. 2016-10 by changing the zoning designation for the property described as being part of lot 19, concession 10, 3584 Drouin Road, from “Mineral Aggregate – Pit (MAP) Zone” to “Tourist Commercial (CT) Zone”. The effect of this By-law is to permit a campground on the property.

For further information concerning the amendment to Zoning By-Law No. 2016-10, you may contact the Infrastructure and Planning Department, at the Town Hall, 1560 Laurier Street or by telephone at (613) 446-6022.

CÉDULE « A » / SCHEDULE "A"



De / From (MAP) à / to (CT)

<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; background-color: red; border: 1px solid black; margin-right: 5px;"></div> <div> <p>Terrains(s) touché(s) par ce règlement</p> <p>Area(s) affected by this by-law</p> </div> </div> <p>Changement de zonage /Zone change de/from MAP à/to CT</p> <p>Certification d'authenticité Certificate of Authentication</p> <p>Ceci constitue le plan Cédule «A» du Règlement de zonage n° 2017-XXX, adopté le XX décembre 2017.</p> <p>This is plan Schedule "A" to Zoning By-Law No. 2017-XXX, passed the XXth day of December, 2017.</p>	<p>Plan Cédule «A» du règlement n° 2017-XXX</p> <p>Schedule "A" to By-Law No. 2017-XXX</p> <p>3584 chemin Drouin</p> <p>3584 Drouin Road</p> <p>Cité de Clarence-Rockland City</p> <p>Préparé par/prepared by Cité de Clarence-Rockland City 1560, rue Laurier Street Rockland, Ontario K4K 1P7</p> <p>Pas à l'échelle/Not to scale</p>
<hr/> <p>Guy Desjardins, Maire / Mayor</p>	<hr/> <p>Monique Ouellet, Greffière / Clerk</p>



REPORT N° AMÉ-17-1-R

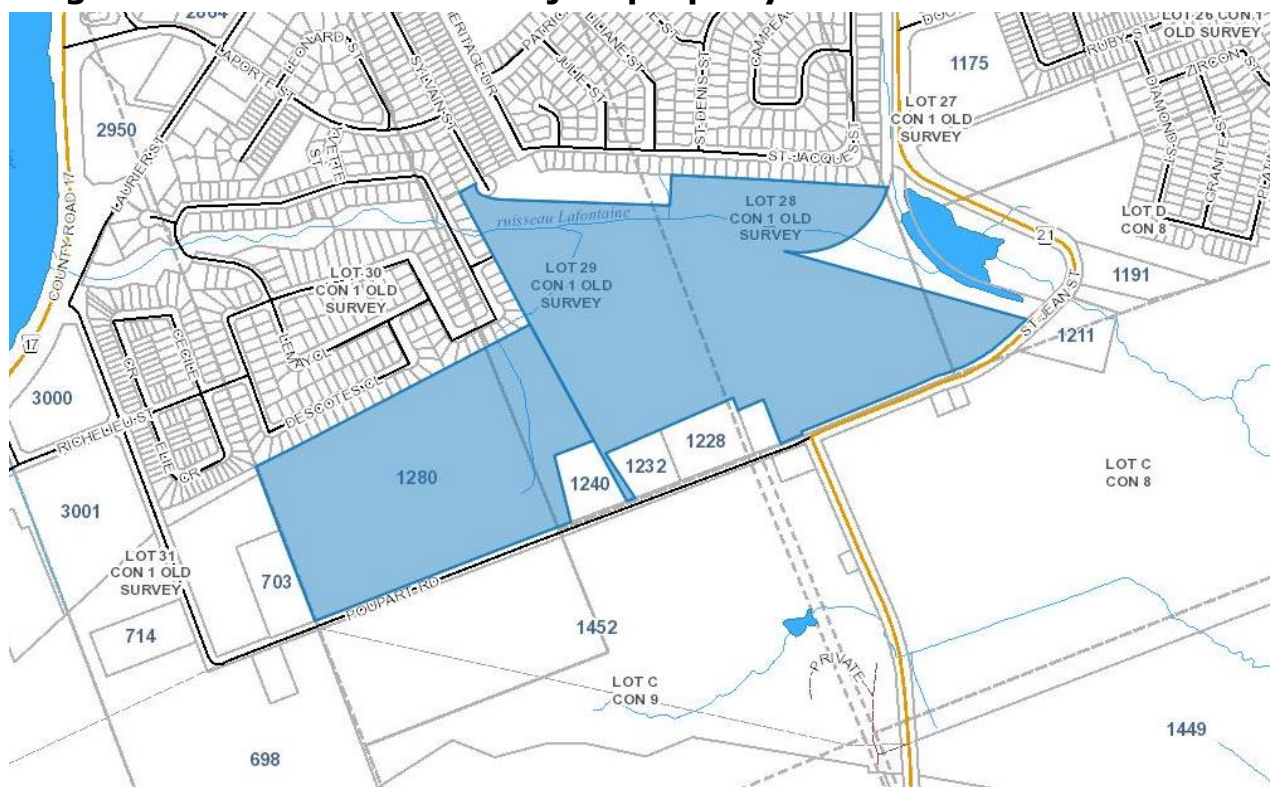
Date	06/12/2017
Submitted by	Marie-Eve Bélanger
Subject	Official Plan Amendment, Zoning By-law Amendment, Subdivision - Brigil
File N°	D-12-121, D-09-82, D-14-493

1) **NATURE/GOAL :**

Mr. Jean Décoeur (Atrél Engineering Ltd.), agent for 3223701 Canada Inc. (Brigil), has submitted an application for the approval of a Draft Plan of Subdivision in order to create 239 lots designated for single detached dwellings, three (3) blocks for semi-detached dwellings (12 units), ten (10) blocks for street row houses (165 units), two (2) blocks for apartment blocks (255 units) as well as a block for a park, a block for a pathway, a block for a Stormwater management pond and 5 new streets.

The lots will be serviced by municipal water and sewer. The property is legally described as being Part of Lots 27, 28, 29 and 30, Concession 1 (O.S.), and Part of Lot D, Concession 8, north of Poupart Side Road (Figure 1). A notice of acknowledgement of a completed application and a notice of a public meeting was sent to the different agencies as well as to the nearby properties, within a 120 metres radius, on October 6th, 2017. A notice was also posted on the property on October 6th, 2017.

Figure 1: Location of the subject property



The total area of the said property is approximately 40,19 hectares. The property affected by the Draft Plan of Subdivision is of irregular shape. The parcel has frontage on Poupart Side Road as well as St-Jean Street. The current zoning of the property is "Urban Residential First Density – General – holding (R1-h) Zone". There are four (4) existing residential properties along Poupart Side Road.

The Official Plan Amendment would change the Official Plan designation from low density residential to medium density residential and high density residential.

The Zoning by-law Amendment would change the Zoning from "Urban Residential First Density – General – Holding (R1-h) Zone" to "Urban Residential First Density – Special – holding (R1S-h) Zone", "Urban Residential Second Density - holding (R2-h) Zone", "Urban Residential Third Density – holding (R3-h) Zone" and "Parks and Open Space (OS) Zone".

The Draft Plan of Subdivision can be found on Schedule A. The Official Plan and Zoning by-law Amendment map can be found on Schedule I.

2) **DIRECTIVE/PREVIOUS POLICY :**
N/A

3) **DEPARTMENT'S RECOMMENDATION :**
THAT the Planning Committee recommends to the municipal Council the approval of the Draft Plan of Subdivision submitted by Atrel Engineering for 3223701 Canada Inc. (Brigil) (file number D-12-121), with the conditions of approval listed under Section 7 of report No. AMÉ-17-131-R, and

THAT Planning Committee recommends to the municipal Council the approval of the Official Plan Amendment and the Zoning by-law Amendment.

QUE le comité d'aménagement recommande au conseil municipal l'approbation de l'ébauche de plan de lotissement soumis par Atrel Engineering pour 3223701 Canada Inc. (Brigil) (filière n°. D-12-121), avec les conditions d'approbation listé à la Section 7 du rapport n°. AMÉ-17-131-R, et

QUE le comité d'aménagement recommande au conseil municipal l'approbation de l'amendement au Plan Officiel et au règlement de zonage.

4) **BACKGROUND :**
N/A

5) **DISCUSSION :**

Provincial Policy Statement

The sections of the Provincial Policy Statement (PPS) that applies to this application are the following:

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The vision for Ontario's land use planning system as mentioned in Part IV of the PPS indicates that the wise management of development may involve directing, promoting or sustaining growth, and as such, long-term gains should take precedence over short-term gains.

Firstly, Section 1.1.1 entitled *Managing and directing land use to achieve efficient development and land use patterns* provides a framework to sustain "Healthy, liveable and safe communities ... by:

a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

b) accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs;

c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

...

e) promoting cost-effective development standards to minimize land consumption and servicing costs;

f) improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society; and

g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs."

Section 1.1.3.1 states that settlement areas are to be the focus of growth and development. The subject properties are within the settlement areas in which the development should be promoted.

Section 1.1.3.2 states that land use patterns in settlement areas shall be based on densities and a mix of land uses that efficiently use land and resources, are appropriate for, and efficiently use the infrastructure and public service facilities which are planned or available.

Section 1.5.1 states that healthy communities shall be promoted by planning

and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages.

Section 2.0 of the PPS calls for the protection of the natural heritage. A Study was undertaken and is currently being reviewed.

The proposed Subdivision is within the Urban Policy Area of Rockland, which is considered a settlement area as per the PPS. The goal of this policy, to focus the growth in a settlement area, is therefore respected. The Subdivision will have access to the municipal water and sanitary system, thus maximizing the use of the City's systems.

United Counties of Prescott and Russell Official Plan

The property is identified under the *Urban Policy Area* designation on Schedule "A" of the Official Plan of the United Counties of Prescott and Russell. This designation supports diversified mixed communities offering a range of housing types.

3.3.5 Minor Collector Policies

3.3.5.1 Residential subdivisions on minor collectors may be permitted provided that access to the minor collector is provided through a local municipal road maintained year round.

7.7.2 Archeological Assessments

The site is located on elevated topography. As such the Official Plan indicates that an Archeological Assessment be completed if one of many archeological potential is encountered. As such, the department recommends that an Assessment be completed.

Urban Area of the City of Clarence-Rockland's Official Plan

The concerned property is located within the "*Low Density Residential*" designation on Schedule "A" of the Official Plan of the Urban Area of the City of Clarence-Rockland.

The Official Plan encourages mixed development, offering a choice in the type of residential accommodation and the construction of all forms of tenure, such as single ownership, cooperatives, condominiums and rental. All major subdivisions shall include Medium Density Residential (at least 10% of the units).

Section 5.6.2.2.3 stipulates that developers must provide some variety in lot sizes.

The unit distribution and density of the proposed subdivision is slightly higher than those listed in the Official Plan of the Urban Area but respect the densities indicated under the Official Plan of the Counties. The City is currently undertaking a revision of the densities and the proposed subdivision will respect them, as such the request to change the densities through the OP Amendment will not be necessary.

Section 7.2.2 Arterial Roads in regards to the East-West By-Pass, establishes a right-of-way of 30 metres. The Official Plan also states that the East-West By-Pass on Schedule B is for information purposes only. It indicates that a Class EA will be required to define its ultimate alignment.

Multiple discussions were had with the developers in regards to the future location of the East-West Road. It was discussed in a few meetings that this road would continue onto Poupart Road and St-Jean Road to meet at a roundabout at the bottom of St-Jean and continue east.

As such, a right-of-way of 30 metres will be required for Poupart Road and St-Jean Street.

Policy 7.13 Multi Use Pathways states that all development applications shall be reviewed to ensure that they include consideration for recreational and bicycle pathway facilities. Schedule B of the OP illustrates a pathways along the edge of the the north side of the project. The Draft Plan also illustrates this.

Fish Habitat

The property contains a portion of the Lafontaine Creek in which a proposed pond is planned. A Fish habit Assessment was submitted with the application and approved by SNC. However, it is stated that a review from the Department of Fisheries and Oceans might be required.

Tree Conservation

A Tree Conservation and Planting Plan as well as a Species at Risk Assessment was submitted with the application. Butternuts were found on the site. They are considered as being a Species at Risk. Mitigation and avoidance measures are required for this tree species.

City of Clarence-Rockland Comprehensive Zoning by-law No. 2016-10

The property is located within the "Residential First Density – holding (R1-h) Zone. Single detached dwellings are permitted under this zone. The rezoning would allow the following uses:

- R1S (Urban Residential First Density – Special Zone) for the detached dwellings

- R2 (Urban Residential Second Density Zone) for the semi-detached dwelling blocks
- R3 (Urban Residential Third Density Zone) for the townhouses and condominium blocks, and
- OS (Parks and Open Space Zone) for the park and multi-use pathway blocks.

No special exceptions are requested at this time.

Planning Analysis

According to the *Planning Act*, Section 51, paragraph 24 stipulates that "*in considering a Draft Plan of Subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality.*" Also, it shall have regards to the following 12 criterias:

a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2.

The subject site is not in a prime agricultural area, cultural heritage or archaeological resources. However, since the property is located on top of a hill, an archeological assessment will be required. It is located within the settlement area and make efficient use of the existing and planned infrastructure. The site does contain the Lafontaine Creek in which a Stormwater management pond will be built. An Environmental Impact Study was submitted with the application and was reviewed by South Nation Conservation. As such, SNC accepts the findings of the study. Also, butternut trees, being a species at risk was found on the property.

b) whether the proposed subdivision is premature or in the public interest.

The proposed development is not premature. It is located on land within the settlement area of Rockland and will provide a mix of residential units and densities to meet the demand of a growing population. The required infrastructure to service the land is being planned with other development in mind. The property is surrounded by residential subdivisions to the north and will see subdivisions to the south at some point in time.

c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any.

The proposed project does not conform to the Official plan since it is currently under the Low Density Residential. An Official Plan Amendment was submitted at the same time as the Draft Plan Of Subdivision which will permit a mix of unit types and densities. The requested policies is in line

with the Official Plan of the United Counties of Prescott and Russell. The proposed plan of subdivision will connect to Poupart Road and St-Jean Street but will not connect to the project to the south because of the grading.

d) the suitability of the land for the purposes for which it is to be subdivided.

The site is suitable for an urban residential development since it is located within the Urban Area of Rockland. A serviceability Study for the Stormwater Management, Storm Sewer, Sanitary Sewer and Watermain was prepared and submitted to the City and is currently being reviewed.

e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highway linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them.

The project consists of 5 new streets in which only 2 will connect to Poupart/St-Jean Street. The internal streets will have 18 metre right-of-ways widening to 24 metres near Poupart/St-Jean Street. Poupart Road will need to be upgraded to a municipal road with an urban cross-section. A recreational pathway is also included that will connect to St-Jean Street.

f) the dimensions and shapes of the proposed lots.

The dimensions and shapes of the proposed lots respect the Zoning By-law for each zone, once the Amendment will be approved.

g) the restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected and the restrictions, if any, on adjoining land.

There are no known restrictions.

h) conservation of natural resources and flood control.

There is a fish habitat on the property. An Environmental Impact Statement by Bowfin Environmental Consulting describes the measures taken to ensure no negative impacts.

i) the adequacy of utilities and municipal services.

The subject development will be serviced by municipal systems. Public utilities didn't raise any concerns.

j) the adequacy of school sites.

The proposed Subdivision is located within 5 km from French and English schools in Rockland.

k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.

The approval authority may impose as a condition to the approval of a plan of subdivision that land in an amount not exceeding, in the case of a subdivision proposed for residential purposes, 5 per cent of the land included in the plan shall be conveyed to the local municipality for park or other public recreational purposes. The developer has proposed that a park of close to 2 hectares be established in the middle of the subdivision. Also, the developer is including a pathway that will follow the middle of the ridge to the north of the property and will start on St-Jean Street and end to the west of the property.

l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy.

The homes to be built on the Subdivision will respect the Ontario Building Codes which includes requirements for energy conservation.

6) CONSULTATION:

A public meeting is scheduled for December 6th, 2017 at which time comments from the public will be obtained.

7) RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :

COMMENTS FROM AGENCIES AND INTERNAL DEPARTMENTS:

Community Services has requested that a parking area be built within the proposed park and that accesses to the pathway be given throughout the project.

The Construction Department have no objections or comments.

The comments from the United Counties of Prescott and Russell are included under Schedule B.

The comments from Enbridge are included under Schedule C.

The comments from Canada Post are included under Schedule D.

The comments from Hydro One are included under Schedule E.

The comments from the South Nation Conservation are included under Schedule F.

COMMENTS FROM THE INFRASTRUCTURE AND PLANNING DEPARTMENT

Parkland and Pathways

The park is located in a central location and will be surrounded by single family dwellings. It will have access to 2 streets. A black chain-link fence of 6 feet high will be required on private property around the park as well as boulders at the entrance of the park. A paved parking area of 10 cars should be built on the park block with an entrance off of Street No. 3. The pathway that is planned as part of Block 14 should be asphalted and should have 2 accessed off of Street No. 1 with a proper slope. If required, switchbacks should be designed to access the pathway because of the steepness of the slope. Also, it is important to note that the pathway will end on St-Jean Street near the top of the hill. In order to make the pathway more accessible for the residents, the pathway should connect to St-Jean Street at the bottom of the hill. Some switchbacks would also be required on Block 15 along St-Jean Street. Having the pathway connect to the bottom of the hill will be beneficial for the residents that live on Poupart Side Road and also the residents that wishes to go up the hill by using a pathway with an acceptable slope angle. Also, that same pathway ends to the west of the property and the City will be required to build the pathway to connect to Poupart at some point.

Poupart Side Road and St-Jean Street

Poupart Side Road and St-Jean Street are considered collector roads under the City OP and County OP which requires a 26 metre right-way. However, it was indicated that Poupart Road and St-Jean Street could become the east-west road that would link County Road 17 to Caron Street, and that a right-of-way of 30 metres would be required. The Master Transportation Plan of 2005, the DC Study and the OP of the City speaks to the fact that an east-west road is required in the south end of the City. We now have County Road 17 and Laurier Street that acts as east-west collectors and the next one would be Poupart. We have also received the proposal for the Draft Plan of Stage 5 Morris Village which has a 26 metre collector that will connect to St-Jean Street at a roundabout at the bottom of the St-Jean hill. The current residents of Morris Village already uses Poupart Road to by-pass Rockland. We believe that the future residents of Stage 5 Morris will also be using this road.

As such, we recommend that Poupart Side Road and St-Jean Street be widened to 30 metres. Therefore, 15 metres from the centreline of the road will need to be transferred to the City for Poupart Road and to the Counties for St-Jean Street. The developer is also responsible to build Poupart Side

Road with a 2 lane road to urban standards, by using an urban cross-section.

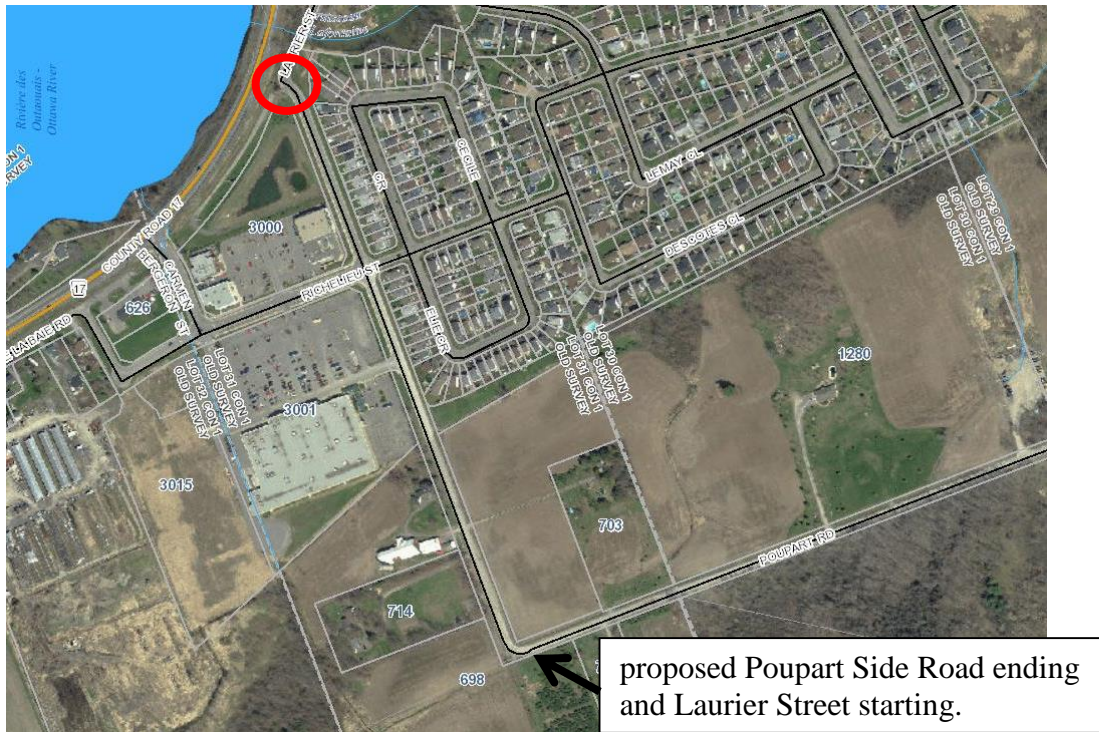
The City will be completing a design for Poupart Side Road in 2018. As such, the developer will be responsible to complete a Transportation Impact Study for the two (2) proposed intersection (Street No.1 and No. 2) onto Poupart Side Road. The study will take into consideration the design that will be completed for Poupart Road and will include recommendations in regards to the intersection improvements, traffic impacts, transit impacts and how the proposed street will connect to Poupart. Also the Transportation Study must determine traffic calming measures within the Subdivision, more precisely for Street No. 1 that is very long and straight. Any recommendations in the report must be carried out by the Owner at their cost to the satisfaction of the City.

The design that the City will be undertaking will include sidewalks, bike lanes and/or multi-use pathway along Poupart/St-Jean Street. The Owner will be responsible to built the first 2 lanes of the road and the recommended sidewalks and or bike lanes/pathway.

Street lights will also need to be installed on Poupart Side Road as well as underground Hydro lines and curbs. No open ditches will be permitted on Poupart Side Road.

Road name

The Department recommends that a few street names be modified following the construction of Stage 5 Morris Village. We recommend that St-Jean Street start at Laurier Street and end at the roundabout at the bottom of the St-Jean hill. This means that a new name will need to be given to St-Jean Street from the roundabout to Baseline Road. A total of around 10 residences will need an address change for St-Jean Street. We also recommend that Poupart Side Road continue into Morris Village Stage 5. A change in the road suffix could be undertaken. Poupart Side Road could be changed to Poupart Avenue or Poupart Boulevard. Another change that could be completed is to extend Laurier Street to meet Poupart Road at the corner of Poupart and Poupart up the hill. At this time, Poupart ends at Laurier Street near County Road 17.



Connectivity

The Department recommends that a future road connection be made to the west of the project, being beside Lot 1. This will ensure connectivity between properties.

1. This approval applies to the Draft Plan certified by E.H. Herweyer, OLS, dated November 17th, 2017, to show the following 239 lots for detached dwellings, 3 blocks for semi-detached dwellings (12 units), 10 blocks for townhouses (165 units), 2 blocks for low-rise apartment dwellings (255 units), 3 blocks for parks/servicing/stormwater management, and 4 streets.
2. The Owner agrees, by entering into a Subdivision agreement, to satisfy all requirements, financial and otherwise, of the City of Clarence Rockland, including but not limited to, the phasing of the plan for registration, the provision of roads, the installation of services, utilities and drainage.
3. That the Subdivision agreement between the Owner and the City of Clarence Rockland be registered against the land to which it applies once the Plan of Subdivision is registered.

4. Prior to any further division of Lots or Blocks, the City of Clarence Rockland may require an additional agreement to address any new or amended conditions.
5. The Owner agrees to convey, at no cost to the City of Clarence Rockland, all easements and reserves that are required at the discretion and to the satisfaction of the City of Clarence Rockland.
6. The Owner shall obtain such permits as may be required from Municipal or Provincial authorities and shall file copies thereof with the Director of Infrastructure and Planning.
7. The Owner shall employ Professional Engineers to the satisfaction of the City, to design and supervise the construction of the Subdivision Works in accordance with the City's Specifications. No deviation from the City Specifications is permitted without the written consent of the City. « As Built » drawings of the development works shall be provided to the City's satisfaction, once construction is completed.
8. The Owner agrees to co-ordinate the staging of the Subdivision to the satisfaction of the City in consideration of the construction of the Works with the development of other lands in the area, or provision of underground services within the Subdivision.
9. The Owner agrees to implement the recommendations of all applicable reports. The Owner acknowledges and agrees that all reports and/or studies required as a result of the approval of the Plan of Subdivision shall be implemented to the satisfaction of the City at the sole expense of the Owner. Furthermore, the City may require certification by the Owner's Professional consultants that the works have been designed and constructed in accordance with the approved reports, studies, standards specifications and plans to the satisfaction of the City.

Zoning

10. Prior to registration of the Plan of Subdivision, the City of Clarence Rockland shall be satisfied that the proposed Plan of Subdivision conforms with a zoning by law approved under the requirements of the Planning Act, with all possibility of appeal to the Ontario Municipal Board exhausted. An application to remove the "H-holding" provisions shall be filed with the City of Clarence-Rockland for approval.
11. For each registration, the Owner shall provide a surveyor's certificate from an Ontario Land Surveyor identifying the frontage and area of all lots/blocks on the final plan.

Highways/Roads/Walkway

12. The Owner shall dedicate, by by-law, all proposed streets included in this Draft Plan, shown as Public Highway to the City.
13. That the Ontario Land Surveyor retained by the applicants determine the width of the road right-of-way presently in place along Poupart Side Road and where such right-of-way is less than 30 meters that a parcel of land representing the mission portion required to achieve a width of 15 meters (measured from the centre line of the road right-of-way) along the frontage of the lots be transferred to the City of Clarence-Rockland free of encumbrances.
14. That Poupart Side Road and St-Jean Street be built to municipal standards and County standards with an urban cross-section approved by the City and the County and in agreement with the design that was completed for Poupart Side Road. The Owner shall also show sidewalks and or bike lane/multi-use pathway in the cross-section, as well as street lights and curbs. The Owner is responsible to built Poupart and St-Jean with a 2 lane road, street lights, curbs, sidewalks or bike lane/multi-use pathway, etc. to the satisfaction of the City and the County.
15. The Owner shall demonstrate in the cross-section for Poupart Road that no open ditches will be built.
16. That the Owner submit a Transportation Impact Study certified by a qualified Professional Engineer with expertise in undertaking such studies which measures and analyzes traffic impacts, transit impacts and implications for traffic at the existing and proposed intersections on Poupart Side Road (Street No. 1 and No.2). The Study shall look at the design of Poupart Side Road and make recommendations for the intersections to Poupart Side Road. The Study shall also make recommendations in regards to traffic calming inside of the project (example: Street No. 1). The recommendations are to the approved by the Director of Infrastructure and Planning.
17. That the Owner shall submit a Transportation Impact Study certified by a qualified Professional Engineer with expertise in undertaking such studies which measures and analyzes traffic impacts, transit impacts and implications for traffic at the existing and proposed intersections between County Road 21 (St-Jean Street), Poupart Road and Street No.2, for review and approval by the Director of the Public Works Department of the United Counties of Prescott and Russell.

18. That the Owner shall agree in the Subdivision Agreement to carry out the recommendations contained in the approved Transportation Impact Study. Where applicable, such improvements shall be constructed at the Owner's expense and to the satisfaction of the City and the County.
19. That the Owner shall submit to the United Counties of Prescott and Russell off-site works engineering design drawings and cost estimate as may be required from the approved Transportation Impact Study, for review and approval by the Director of the Public Works Department, to the satisfaction of the County.
20. That the Owner shall agree in the Subdivision Agreement to construct any improvements as may be required from the approved Transportation Impact Study in accordance with the County's latest development standards and specifications, and provide an amount in guarantee representing the whole of the approved cost estimate for off-site works, to the satisfaction of the County.
21. That the Owner shall agree in the Subdivision Agreement that County Road 21 shall be reinstated to the satisfaction of the United Counties of Prescott and Russell if damage occurs from construction traffic, as deemed necessary by the County.
22. That the Owner shall agree in the Subdivision Agreement, in wording satisfactory to the County that the Owner and/or its agents, shall obtain a Road Cut Permit from the United Counties of Prescott and Russell prior to the commencement of any works within any County Road right-of-way, in association with this development.
23. That the Owner shall agree in the Subdivision Agreement that all County road widening required as per the submitted Transportation Impact Study shall be dedicated as public highways for final approval and shall be deeded to the United Counties of Prescott and Russell, to the satisfaction of the County.
24. That the Owner shall agree in the Subdivision Agreement that all roads allowances, daylight triangles and road widening required and included within this Plan of Subdivision shall be dedicated as public highways for final approval and shall be deeded to the United Counties of Prescott and Russell, to the satisfaction of the County.
25. That the right-of-way for County Road 21 (St-Jean Street) along the parcel subject to the application be widened as required to 15 metres from the centerline of the street, and that the Transfer/Deed of land conveying the said land to the to the United Counties of Prescott and Russell must be prepared and executed at no cost or encumbrance in consideration of the payment of \$1.00.

26. That a foot reserve along County Road 21 (St-Jean Street) shall be dedicated to the United Counties of Prescott and Russell, on the proposed Lots 80, 81, 82 and on the proposed Blocks 10 and 15.
27. That the infrastructure plans show that the open sides of the road allowance, at the end of each phase, will be terminated in temporary turning circles with 0.3 meter reserves to be conveyed to, and held in trust, by the City of Clarence- Rockland.
28. That a foot reserve along Poupart Side Road shall be dedicated to the City of Clarence-Rockand, on the proposed Block 1, 3, 6 and 8 and on the proposed Lot 186.
29. That the Owner agrees to prepare and submit a plan and profile of the proposed streets prepared by a Professional Engineer in accordance with municipal standards to the satisfaction of the City of Clarence-Rockland.
30. That the infrastructure plans demonstrate all streets to be built to municipal standards.
31. That the street names need to be at least 80% in French to the satisfaction of the City of Clarence-Rockland.
32. That a block be reserved to the north side of Block 1 for a future road right-of-way.

Park and Open Space

33. That the Owner transfer to the City of Clarence-Rockland Block 7 as shown on the draft plan of subdivision as well as Block 14.
34. That the Owner provide a grading plan and landscape plan for the parkland to the satisfaction of the Director of Community Services.
35. That the landscaping plan shows a black chain-link fence of 6 feet high to be installed around the park on private properties. The fence is to be installed by the Owner.
36. That the landscaping plan shows an asphalted parking lot of 10 spaces to be built by the Owner on the park with access to Street No.3.
37. That the Owner supply 4 inches of compacted topsoil and hydro-seed the total area of Block 7.
38. That an electricity service and water service be brought to the lot line of the park.

39. That the Owner agrees to install large natural stone boulders at the entrance of the park to prevent car access.
40. That the landscaping plan shows the pathway (Block 14) to be built with a width of 2.5 metres of asphalt at no cost to the City. That a fence or guard-rail be installed if the slope near the pathway is too dangerous.
41. That two pathway connections be made to the main pathway on Block 14. That the connections have a proper slope to access the main pathway and that it be built with a 2.5 metre asphalt width.
42. That the main pathway ending on St-Jean Street be constructed to end at the bottom of the slope. The landscaping plan must show how this can be undertaken. The pathway will likely need a few switchbacks onto Block 15.

Environmental

43. The Owner shall submit an Environmental Impact Statement for the significant woodland and prepare a "Tree conservation planting plan". The cost of the study as well as the costs of implementation and revision will be assumed by the owner.
44. The Owner shall submit an Environmental Impact Statement for the Fish habitat and the wetland. The cost of the study as well as the costs of implementation and revision will be assumed by the owner.

Stormwater Management Plan, Sediment and Erosion Control Plan

45. The Owner agrees to prepare a Serviceability Study and describe how it is to be implemented in accordance with current Stormwater Management Best Practices to the satisfaction of the City of Clarence Rockland. The final version of the report will ensure that the entire stormwater management plan is designed according to, and is consistent with the most recent version of MOE Stormwater Management and Design Manual. Quantity treatment should have pre and post development values equalled; and quality treatment should reach a minimum of 80% Total Suspended Solids removal.
46. The Owner agrees to prepare a Sediment and Erosion Control Plan appropriate to site conditions prior to undertaking any site alterations (filling, grading, removal of vegetation, etc.) and how it is to be implemented during all the phases of the site preparation and construction in accordance with the current Best Management Practices for Erosion and Sediment Control to the satisfaction of the City of Clarence Rockland.

47. The Owner agrees to prepare and submit a Lot Grading and Drainage Plan and indicate how it is to be implemented to the satisfaction of the City of Clarence Rockland.
48. The Owner agrees to implement the Mitigation Measures and Avoidance Measures outlined in the Tree Conservation and Planting Plan and Species at Risk Assessment prepared by Bowfin Environmental Consulting Inc. (September 2017).
49. The Owner agrees to obtain appropriate approvals from the Ministry of Natural Resources and Forestry prior to any work being done within 50 metres of identified butternuts.
50. The Owner agrees to implement the mitigation measures outlined in the Fish Habitat and Community Assessment for the Rockland Subdivision prepared by Bowfin Environmental Consulting Inc. (September 2017).
51. The Owner acknowledges that the subdivision agreement shall contain wording acceptable to South Nation Conservation and the City of Clarence Rockland and that the above-noted conditions will be implemented.
52. Prior to registration, or prior to an application for an Environmental Compliance Approval from the Ministry of Environment and Climate Change for any stormwater works, whichever comes first, the Owner shall prepare a "Stormwater Site Management Plan" in accordance with a Conceptual Stormwater Site Management Plan. The Stormwater Site Management Plan shall identify the sequence of its implementation in relation to the construction of the subdivision and be in accordance with the Stormwater Best Management Practices, and shall be to the satisfaction of the City of Clarence-Rockland and the Conservation Authority.
53. In completion of all Storm Water works, the Owner shall provide certification to the City of Clarence-Rockland, through a Professional Engineer, that all measures have been implemented in conformity with the Stormwater Management Plan.
54. Prior to final approval, the Owner shall submit to the United Counties of Prescott and Russell of the Stormwater Management Plan, the detailed Storm Water Management Report, the Erosion and Sediment Control Plan and the detailed Grading Plan for review and approval.

Grading

55. The Owner agrees to prepare and submit a Lot Grading and Drainage Plan, prepared by a Civil Engineer licensed in the Province of Ontario and indicate how it is to be implemented to the satisfaction of the City of Clarence-Rockland and South Nation Conservation.

Construction

56. The Owner shall grade, landscape and install erosion control measures on any portion of the proposed lots or adjacent lands in the possession of the Owner which have been filled or where the natural vegetation has been disturbed which, in the opinion of the Director of Infrastructure and Planning, is creating a nuisance, hazard and/or eyesore.

Utilities

57. Such easements and maintenance agreements which may be required for electrical, gas, telephone and cablevision facilities, shall be provided and agreed to by the Owner, to the satisfaction of the appropriate authority, and that the Owner shall ensure that these easement documents are registered on title immediately following registration of the final plan, and the affected agencies are duly notified.
58. Where the relocation or removal of any existing on-site/adjacent utility facility, including electrical, gas, telephone and cablevision, is required as a direct result of the development, the Owner shall pay the actual cost associated therewith to the satisfaction of the appropriate utility authority.
59. The Owner shall coordinate the preparation of an overall "utility distribution plan" showing the location (shared or otherwise) and installation, timing and phasing of all required utilities (on-grade, below-grade or above-grade), including on-site drainage facilities and streetscaping. Such location plan shall be to the satisfaction of all affected authorities and shall consider their respective standards and specification manuals, where applicable.
60. The Owner shall meet the requirements of Canada Post Corporation for postal delivery facilities, to the satisfaction of the City of Clarence Rockland.
61. The Owner shall meet the requirements of Enbridge Gas Distribution Inc., to the satisfaction of the City of Clarence Rockland.

62. All the public utilities (including electricity, cable, gas and telephone) shall be underground.

Streets and Street lights

63. The street lights shall meet the standards of the City of Clarence-Rockland. Please note that the City is moving towards LED lights. Please contact the Infrastructure and Engineering Department to discuss.
64. The Owner agrees to prepare a "Street Light Plan" for all the Subdivision to the satisfaction of the City of Clarence-Rockland.
65. The Owner agrees to prepare a "Sign Plan", "Traffic Calming Plan" and a "Line painting plan" in order to indicate the location of each street sign (Stop signs, street names) and traffic calming measures.

Purchase and Sale's Agreements and Covenants on Title

66. Any person who, prior to draft approval, entered into a Purchase and Sale's Agreement with respect to lots or blocks created by this Subdivision, shall be permitted to withdraw from such agreement without penalty and with full refund of any deposit paid, up until the acknowledgement noted below. The Owner shall provide the City of Clarence Rockland an acknowledgement from those purchasers who signed before the plan was draft approved, that the plan had not received draft approval by the City of Clarence Rockland. The Owner agrees that the Purchase and Sale's Agreements signed prior to draft approval shall be amended to contain a clause to notify purchasers of this fact.

Financial Requirements

67. Upon Draft Plan approval, City services and infrastructures within the Plan of Subdivision may be installed provided appropriate financial security, insurance, and a letter of indemnity are posted to the satisfaction of the City of Clarence Rockland.
68. Prior to registration of the Plan of Subdivision, the City of Clarence Rockland shall be satisfied that the processing fee, if any required, has been paid in full.

Survey Requirements and GIS

69. The owner/developer shall provide, to the satisfaction of the United Counties of Prescott and Russell, a georeferenced dwg file

showing only the new and existing parcel limits together with the related lots and blocks numbers from the final plan intended for registration. The file projection must be in UTM NAD 83 Zone 18N.

70. That the street names and civic address numbering shall be submitted for review and approval to the United Counties of Prescott and Russell to ensure compliance with the 911 database system.
71. Either on the final M-Plan or on a reference plan that is prepared based on the final M-Plan, the Owner shall identify temporary turning circles or hammer-head turnarounds at all dead-ends and cul-de-sacs on municipal roads to facilitate the safe turnaround of the County emergency services vehicles. A copy of the proposed final M-plan or reference plan showing the temporary turning circles or hammer-head turnarounds shall be provided to the United Counties of Prescott and Russell for review and approval.

Other Conditions

72. That the Owner provides a Geotechnical Report and Slope Stability Assessment to the satisfaction of the City of Clarence-Rockland.
73. That the Owner provides an Archeological Assessment carried out by a consultant archeologists licensed under the *Ontario Heritage Act*.
74. That the Owner submits an Assessment for the potential of Karst hazard.
75. Prior to final approval, the Owner shall submit to the United Counties of Prescott and Russell external servicing plans for all works within any County Road right-of-way for review and approval, to the satisfaction of the County.
76. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the United Counties of Prescott and Russell, that prior to approval of any site plan agreement for blocks adjacent to a County Road, copies of the site plan drawings shall be provided to the United Counties of Prescott and Russell for review and approval.
77. That the Owner acknowledges that the Subdivision Agreement shall contain wording acceptable to the United Counties of Prescott and Russell in order to implement the above noted conditions.
78. The owner/developer shall provide a copy in PDF format of the final plan intended for registration.
79. A copy of the executed Subdivision Agreement shall be provided to the United Counties of Prescott and Russell.

80. Prior to final approval, the Approval Authority shall be advised in writing by the United Counties of Prescott and Russell how all of their conditions have been satisfied.

Closing Conditions

81. The Owner shall inform the purchaser after registration of each lot or block of the development charges that have been paid or which are still applicable to the lot or block. The applicable development charges shall be as stated as of the time of the conveyance of the relevant lot or block and the statement shall be provided at the time of the conveyance. The statement of the owner of the applicable development charges shall also contain the statement that the development charges are subject to changes in accordance with the Development Charges Act, 1997 and the Education Development Charges Act.
82. At any time prior to final approval of this plan for registration, the City of Clarence Rockland may, in accordance with Section 51 (44) of the Planning Act, R.S.O. 1990, amend, delete or add conditions and this may include the need for amended or new studies.
83. The Subdivision Agreement shall state that the conditions run with the land and are binding on the Owner's heirs, successors and assigns.
84. Prior to registration of the Plan of Subdivision, the City of Clarence Rockland is to be satisfied that Conditions 1 to 83 has been fulfilled.
85. If the Plan of Subdivision has not been registered by January 15th, 2021, the draft approval shall lapse pursuant to Section 51 (32) of the Planning Act, 1990. Extensions may only be granted under the provisions of Section 51 (33) of the said Planning Act prior to the lapsing date.

8) **FINANCIAL IMPACT (expenses/material/etc.):**
N/A

9) **LEGAL IMPLICATIONS :**
N/A

10) **RISK MANAGEMENT :**
N/A

11) **STRATEGIC IMPLICATIONS :**
N/A

12) **SUPPORTING DOCUMENTS:**

Schedule A - Draft Plan of Subdivision

Schedule B - Comments from the United Counties of Prescott and Russell

Schedule C - Comments from Enbridge

Schedule D - Comments from Canada Post

Schedule E - Comments from Hydro One

Schedule F - Comments from the South Nation Conservation

Schedule G - Letter from resident

Schedule H - Letter from resident

Schedule I - Official Plan and Zoning by-law Amendment map

November 21, 2017

City of Clarence-Rockland
Marie-Eve Bélanger
Planning Department
1560, Laurier Street
Rockland, ON, K4K 1P7

**Subject: Proposed Draft Plan of Subdivision
Part of Lot 27-30, Concession 1 (O.S.), Part of Lot D, Concession 8
Atrél Engineering Ltd. Agent for Brigil (3223701 Canada Inc.)
Your File No.: D-12-121**

Mrs Bélanger:

The Planning and Forestry Department in consultation with the Emergency Services Department and the Public Works Department of the United Counties of Prescott and Russell (UCPR) have completed its review of the above-noted Draft Plan of Subdivision application. The following outlines our comments, requirements and conditions of approval.

We understand that the subdivision proposal consists of 236 lots for detached dwellings, 3 blocks for semi-detached dwellings (12 units), 10 blocks for townhouses (201 units), 2 blocks for low-rise apartment dwellings (294 units) and 3 blocks for parks, infrastructure and stormwater management, and 4 streets of which, Street No. 2 will connect to County Road No. 21 (St-Jean Street).

Moreover, the proponent seeks approval of a local Official Plan Amendment to change the land use designation of some of the subject lands from Low Density Residential to Medium Density Residential and from Low Density Residential to High Density Residential in order to permit a mix of dwelling types and densities. A Zoning Amendment application was also submitted in relation to the Official Plan application.

We note, from the Schedules of the UCPR Official Plan, the presence of fish Habitats and of an Intake Protection Zone on the subject lands. In addition, we are of the opinion that an archaeological assessment as per Section 7.7.2.1 of the UCPR Official Plan shall be required since the lands in question contains conditions of archaeological potential listed in Section 7.7.2.

The Golder Associates' Geotechnical and Slope Stability Assessment report submitted with the application evaluates slope stability. However, the City should consider the assessment of the potential for the presence of karst hazard even if the UCPR Official Plan Schedules do not identify this potential hazard.

We require an explanation from the J.L. Richards' Planning Rationale. Section 3.2(e) states that "The abutting minor collectors will need to be upgraded to an urban cross section." please provide clarification on how this upgrade will occur and who will be responsible for it.

When drafting the preliminary approval conditions, we kindly ask you to respect the provisions of Section 7.4.1 'Plans of Subdivision' of the UCPR Official Plan and to include the following conditions:

1. That the Owner shall submit a Transportation Impact Study certified by a qualified Professional Engineer with expertise in undertaking such studies which measures and analyzes traffic impacts, transit impacts and implications for traffic at the existing and proposed intersections between County Road 21 (St-Jean Street), Poupart Road and Street No.2, for review and approval by the Director of the Public Works Department of the United Counties of Prescott and Russell.
2. That the Owner shall agree in the Subdivision Agreement to carry out the recommendations contained in the approved Transportation Impact Study. Where applicable, such improvements shall be constructed at the Owner's expense and to the satisfaction of the County.
3. That the Owner shall submit to the United Counties of Prescott and Russell off-site works engineering design drawings and cost estimate as may be required from the approved Transportation Impact Study, for review and approval by the Director of the Public Works Department, to the satisfaction of the County.
4. That the Owner shall agree in the Subdivision Agreement to construct any improvements as may be required from the approved Transportation Impact Study in accordance with the County's latest development standards and specifications, and provide an amount in guarantee representing the whole of the approved cost estimate for off-site works, to the satisfaction of the County.

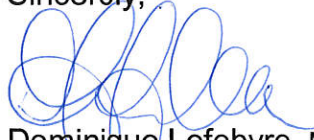
5. That the Owner shall agree in the Subdivision Agreement that County Road 21 shall be reinstated to the satisfaction of the United Counties of Prescott and Russell if damage occurs from construction traffic, as deemed necessary by the County.
6. That the Owner shall agree in the Subdivision Agreement, in wording satisfactory to the County that the Owner and/or its agents, shall obtain a Road Cut Permit from the United Counties of Prescott and Russell prior to the commencement of any works within any County Road right-of-way, in association with this development.
7. That the Owner shall agree in the Subdivision Agreement that all County road widening required as per the submitted Transportation Impact Study shall be dedicated as public highways for final approval and shall be deeded to the United Counties of Prescott and Russell, to the satisfaction of the County.
8. That the Owner shall agree in the Subdivision Agreement that all roads allowances, daylight triangles and road widening required and included within this Plan of Subdivision shall be dedicated as public highways for final approval and shall be deeded to the United Counties of Prescott and Russell, to the satisfaction of the County.
9. That the right-of-way for County Road 21 (St-Jean Street) along the parcel subject to the application be widened as required to 15 metres from the centerline of the street, and that the Transfer/Deed of land conveying the said land to the to the United Counties of Prescott and Russell must be prepared and executed at no cost or encumbrance in consideration of the payment of \$1.00.
10. That a foot reserve along County Road 21 (St-Jean Street) shall be dedicated to the United Counties of Prescott and Russell, on the proposed Lots 80, 81, 82 and on the proposed Blocks 10 and 15.
11. The owner/developer shall provide, to the satisfaction of the United Counties of Prescott and Russell, a georeferenced dwg file showing only the new and existing parcel limits together with the related lots and blocks numbers from the final plan intended for registration. The file projection must be in UTM NAD 83 Zone 18N.
12. That the street names and civic address numbering shall be submitted for review and approval to the United Counties of Prescott and Russell to ensure compliance with the 911 database system.
13. Prior to final approval, the Owner shall submit to the United Counties of Prescott and Russell of the Stormwater Management Plan, the detailed

Storm Water Management Report, the Erosion and Sediment Control Plan and the detailed Grading Plan for review and approval.

14. Prior to final approval, the Owner shall submit to the United Counties of Prescott and Russell external servicing plans for all works within any County Road right-of-way for review and approval, to the satisfaction of the County.
15. Either on the final M-Plan or on a reference plan that is prepared based on the final M-Plan, the Owner shall identify temporary turning circles or hammer-head turnarounds at all dead-ends and cui-de-sacs on municipal roads to facilitate the safe turnaround of the County emergency services vehicles. A copy of the proposed final M-plan or reference plan showing the temporary turning circles or hammer-head turnarounds shall be provided to the United Counties of Prescott and Russell for review and approval.
16. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the United Counties of Prescott and Russell, that prior to approval of any site plan agreement for blocks adjacent to a County Road, copies of the site plan drawings shall be provided to the United Counties of Prescott and Russell for review and approval.
17. That the Owner acknowledges that the Subdivision Agreement shall contain wording acceptable to the United Counties of Prescott and Russell in order to implement the above noted conditions.
18. The owner/developer shall provide a copy in PDF format of the final plan intended for registration.
19. A copy of the executed Subdivision Agreement shall be provided to the United Counties of Prescott and Russell.
20. Prior to final approval, the Approval Authority shall be advised in writing by the United Counties of Prescott and Russell how conditions 1 through 19 have been satisfied.

We would appreciate receiving a copy of your Council's decision on this application for our records. We trust this information is to your satisfaction. Should you require further explanation please contact the undersigned.

Sincerely,



Dominique Lefebvre, MCIP, RPP
Senior Planner

October 13, 2017

Marie-Eve Belanger, MCIP, RPP
Manager of Development, Planning Department
City of Clarence - Rockland
1560 Laurier Street
Rockland, ON K4K 1P7

Dear Marie-Eve Belaner,

Re: Draft Plan of Subdivision
Brigil
Part of Lots 27-30, Concession 1 (O.S.), Part of Lot D, Concession 8
City of Clarence - Rockland
File No.: D-12-121

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea60@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost.

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact SalesArea60@enbridge.com.

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The script is cursive and fluid.

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

AC/jh

October 30, 2017

Reference: **Part of lots 27-30, Concession 1**
Part of lots D, Concession 8

Marie-Eve Belanger
Clarence-Rockland
1560 Rue Laurier
Rockland, Ontario
K4K 1P7

Thank you for contacting Canada Post regarding plans for Proposal Draft Plan of Subdivision from **Brigil C/O Atrel Engineering**

Please see Canada Post's feedback regarding the proposal, below.

Service type and location

1. Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).
2. Given the number and the layout of the lots in the subdivision, we have not determined the amounts of site(s). **The CMB's location will be determined at the time of the preliminary CUP Plan.**
3. **If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment with parcels compartments within these buildings to Canada Post's specifications.**

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.
1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s),

Please see Appendix A for any additional requirements for this developer.

Regards,



Daniel Bedard
PO Box 8037, Ottawa T
Ottawa, Ontario
K1G 3H6
Cell: 613-899-2566

Appendix A

Additional Developer Requirements:

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two meters (consult Canada Post for detailed specifications)
 - In rural area, install culverts ready for the installations where needed. (consult Canada Post for detailed specifications)

Marie-Eve Belanger

From: Carole Giroux
Sent: Monday, October 23, 2017 8:35 AM
To: Marie-Eve Belanger
Subject: FW: Clarence-Rockland - Pt Lots 27-30, Con 1, Pt Lot D, Con 8 - D12-121

Carole Giroux

**Infrastructure & Planning Department /
Infrastructures et aménagement du territoire
1560 rue Laurier Street
Rockland, ON K4K 1P7
Tel: 613-446-6022 ext 2285
Fax: 613-446-1497**

From: Michelle.Tien@HydroOne.com [<mailto:Michelle.Tien@HydroOne.com>]
Sent: October-19-17 2:44 PM
To: Carole Giroux
Subject: Clarence-Rockland - Pt Lots 27-30, Con 1, Pt Lot D, Con 8 - D12-121

Hello,

We are in receipt of your Plan of Subdivision application, D12-121 dated Oct 6, 2017. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
<http://www.hydroone.com/StormCenter3/>

Please select "Service Territory Overlay" and locate address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre.

Please let me know if you have any questions or concerns.

Thank you,

Michelle Tien

Real Estate Co-op, Real Estate Department

Hydro One Networks Inc.

Tel: (905) 946-6238

Email: Michelle.Tien@HydroOne.com

Sent on behalf of

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Via email: mbelanger@clarence-rockland.com

November 22, 2017

City of Clarence-Rockland
1560 Laurier Street
Rockland, ON K4P 1P7

Attention: Marie-Eve Bélanger, Manager of Development

**Re: Application for a Plan of Subdivision, Official Plan & Zoning By-Law
Amendment.
Poupart Road, Rockland
Part of Lots 27-30, Concession 1 (O.S) (Clarence)
Roll No. 031602100100200, 031602100101350, 031602100100210
Files No. D-12-121, D-09-89 & D-14-493**

South Nation Conservation (SNC) received the following documents for the proposed development:

- i. Application for Approval of a Plan of Subdivision. Prepared by Atriel Engineering Ltd. Signed and dated July 14, 2017.
- ii. Fish Habitat and Community Assessment for the Rockland Subdivision. Prepared by Bowfin Environmental Consulting. Dated September 7, 2017.
- iii. Draft Plan of Subdivision. Prepared by Atriel Engineering Ltd. Dwg # 150403-DP1. Dated June 12, 2017.
- iv. Tree Conservation and Planting Plan and Species at Risk Assessment. Prepared by Bowfin Environmental Consulting Inc. Dated September 2017.

It is understood from the submitted documents the applicant is proposing to develop 42.3 hectares as a residential subdivision with municipal services. The plan shows a total of 236 blocks for single detached dwellings, 3 blocks for semi-detached, 10 blocks for row-houses, 2 blocks for park or open space, and one block for the stormwater pond and environmental protection. The subdivision will be serviced by five (4) new streets. The site is presently zoned urban residential first density.

The proposed official plan amendment would change the designation of the subject land from "Low Density Residential" to "Medium Density Residential" and from "Low Density Residential" to "High Density Residential"

The proposed zoning by-law amendment would change the zoning category of the property from "Urban Residential First Density – holding (R1-h) Zone" to "Urban Residential First Density - Special – holding (R1S-h) Zone", "Urban Residential Second Density - holding (R2-h) Zone", "Urban Residential Third Density – holding (R3-h) Zone", and "Open Space (OS) Zone".

This review considered the environmental impacts of the proposed development on the



local environment, as outlined under Sections 2.1 (Natural Heritage), 2.2 (Water) and 3.1 (Natural Hazards) of the Provincial Policy Statement (2014) issued under Section 3 of the *Planning Act* and implemented through the Official Plan of the Urban Area of the City of Clarence-Rockland. Our review also considered the Source Water Protection Agreement between the City of Clarence Rockland and SNC.

Based on a desktop review, SNC offers the following comments:

Review and Comments

Natural Heritage Features

Watercourses

The proposed development contains a portion of the Lafontaine Creek and unnamed watercourses. While only Lafontaine Creek has been identified as fish habitat in Schedule A of the Official Plan of the Urban Area of the City of Clarence-Rockland, the unnamed watercourses have the potential to be fish habitat.

For any new development or site alteration proposed within 30 metres of the top of bank of the watercourses (including on adjacent properties), an Environmental Impact Study should be prepared by a qualified professional demonstrating that there will be no negative impacts on the natural features or on the ecological functions of the habitat. This is consistent with the Official Plan Fish Habitat policies, Section 4.13.5.

It is our understanding that Block 14 will be designated as Open Space and will contain a walking trail, and that Block 15, which contains Lafontaine Creek, will be designated for environmental protection and will contain the stormwater pond.

A Fish Habitat and Community Summary (ii) was prepared and after review, SNC accepts the findings of report which states that only Lafontaine Creek should be considered Fish Habitat and that no impacts are expected to the creek provided that all mitigations measures highlighted in the report are implemented.

Please note, any alterations to Lafontaine Creek may require a review from the Department of Fisheries and Oceans.

Species at Risk (SAR)

A Tree Conservation and Planting Plan and Species at Risk Assessment (iv) was submitted as part of the package. After review, SNC accepts the findings of the report that the only SAR present are butternuts. American Eel and Barn Swallow were not documented but both have the potential to be found on site. Mitigation and avoidance measures were provided in the report and should be implemented.



Water

Stormwater

SNC did not review the serviceability study; however, with the proposed proximity of the pond to Lafontaine Creek and based on the recent flood events in Rockland, an assessment on the functionality and operation of the pond is recommended and should include impacts from the Ottawa River and contributing runoff from the Lafontaine Creek catchment area.

Clean Water Act, 2006

Under the *Clean Water Act*, 2006, the Ministry of the Environment and Climate Change (MOECC) directed local authorities to identify Vulnerable Areas around Municipal drinking water sources, and to prepare plans that address threats to these areas. The mapping of Vulnerable Areas has been completed, and the Raisin-South Nation Source Protection Plan has been approved by the MOECC. The policies took effect April 1st, 2015.

This property is located within a Municipal drinking water Intake Protection Zone (IPZ), specifically the Rockland IPZ-2 with a vulnerability score of .7.2. Policies in the Raisin-South Nation Source Protection Plan do not apply in this zone. However, all property owners within Vulnerable Areas are encouraged to use best management practices to protect sources of Municipal drinking water.

Natural Hazards

SNC has not identified any natural hazards constraints, as outlined above, associated with the proposed development. Note that a floodplain study has not currently been completed for this part of the watershed (Lafontaine Creek). Therefore, the building potential of the site is unknown.

Official Plan Amendment

SNC has no objections with the proposed official plan amendment.

Zoning By-law Amendment

SNC has no objections with the proposed zoning by-law amendment.

Proposed Draft Conditions

SNC's preliminary review of the submitted documents indicates the file may proceed towards draft approval. SNC recommends the following statements be included as conditions of subdivision draft approval:



1. The Owner agrees to prepare a Serviceability Study and describe how it is to be implemented in accordance with current Stormwater Management Best Practices to the satisfaction of the City of Clarence Rockland. The final version of the report will ensure that the entire stormwater management plan is designed according to, and is consistent with the most recent version of MOE Stormwater Management and Design Manual. Quantity treatment should have pre and post development values equalled; and quality treatment should reach a minimum of 80% Total Suspended Solids removal.
2. The Owner agrees to prepare a Sediment and Erosion Control Plan appropriate to site conditions prior to undertaking any site alterations (filling, grading, removal of vegetation, etc.) and how it is to be implemented during all the phases of the site preparation and construction in accordance with the current Best Management Practices for Erosion and Sediment Control to the satisfaction of the City of Clarence Rockland.
3. The Owner agrees to prepare and submit a Lot Grading and Drainage Plan and indicate how it is to be implemented to the satisfaction of the City of Clarence Rockland.
4. The Owner agrees to implement the Mitigation Measures and Avoidance Measures outlined in the Tree Conservation and Planting Plan and Species at Risk Assessment prepared by Bowfin Environmental Consulting Inc. (September 2017).
5. The Owner agrees to obtain appropriate approvals from the Ministry of Natural Resources and Forestry prior to any work being done within 50 metres of identified butternuts.
6. The Owner agrees to implement the mitigation measures outlined in the Fish Habitat and Community Assessment for the Rockland Subdivision prepared by Bowfin Environmental Consulting Inc. (September 2017).
7. The Owner acknowledges that the subdivision agreement shall contain wording acceptable to South Nation Conservation and the City of Clarence Rockland and that the above-noted conditions (#'s 1-6) will be implemented.



SOUTH NATION
CONSERVATION
DE LA NATION SUD

Final Remarks

SNC has no objection with the file moving towards draft approval; however, the above comments regarding stormwater management should be considered.

Please advise the applicant that SNC is available to discuss any aspect of the development at any time. If you have any questions, please do not hesitate to contact the undersigned.

Best regards,

Mathieu Leblanc
Team Lead, Planning

REÇU

26 OCT. 2017

CITÉ CLARENCE-ROCKLAND

Gerald + Donna Poupart
770 Poupart Road
Rockland, ON
K4K 1K9
(613) 446-5295

October 26, 2017

Corporation of the City of Clarence-Rockland
1560 Laurier Street
Rockland, ON
K4P 1P7

Dear Sir/Madam,

This will serve as our written notice of opposition to the proposed Plan of Subdivision on Part of Lots 27-30, Concession 1 (O.S.), and Part of Lot D, Concession 8, City of Clarence-Rockland.

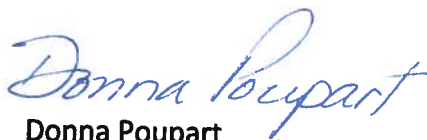
We are specifically opposed to the high density residential buildings, and particularly the one proposed adjacent to 1224 Poupart Road. Our son recently purchased this house which is already on a small lot. A high density building could be as high as 5 storeys as we understand which would not only be invasive, but would devalue his property considerably.

The proposed plan includes in our opinion an excessive amount of R3 high density designation. This will become a very important issue for future infrastructure.

We look forward to meeting you on December 6, 2017 to discuss further. Thank you for your attention.



Gerald Poupart



Donna Poupart

27 October 2017

To : Marique Duellot, Clerk
City of Clarence Rockland

REÇU

27 OCT. 2017

CITÉ CLARENCE-ROCKLAND

From : Gilles Lavoie
1228 Chemin Poyart
Rockland, Or
K4K 1K9

I would like to put an objection to the proposed official plan amendment and the future zoning of part of lots 27-30, Concession 1 (O.S.) and part of lot D, Concession 8, City of Clarence-Rockland

1 - The high density residential proposed next to ~~our~~ our property and Mr. Poyart's property is unacceptable.

We have been raised in a ~~non~~ rural setting and to minimize the impact on us and the impact on the value of our property there should only be low density residences next to us.

2 - The medium density Residential east of our properties should also be low density residential to minimize the effects on my cousins and the value of their properties

3- Also to minimize the amount of traffic going north on St Jean Street.

There is a large very steep hill and ~~there~~ a trucking business operates in the middle of that hill.

The more traffic the more chances of someone being seriously hurt in an accident.

4- I object to all the changes to the official Plan and future zoning on the Bayport section of the plan but only because the roads need to be addressed before any of this can go ahead.

Since the municipal council gave permission last year for 4 six phases to be built right next to the existing sidewalk on Caron Street; this means ~~now~~ that Caron Street will not be made into a 4 lane road and therefore the amount of people in the future living at the south end of Caron Street near Baseline road will need another east, west multi lane road to get them to Wal-Mart and to Old Highway 17.

Baseline ~~is~~ road cannot be that road because of the dangerous hill between St Jean and Caron streets.

The new road should be about half way between the electrical plant next to Poupart road and St-Jean and the second hill. If this is done then there will be no large hills on this future road but a reasonable incline.

Now, Poupart road going west starting at the east part of the proposed High Density residential should become a 4 lane road. A storm sewer needs to be installed to replace the deep ditches and the dangerous 90° curve needs to be addressed and also the ~~width~~ width of the road needs to be addressed.

Now - Poupart road going east starting ~~east~~ at the east part of the proposed High Density residential should become a regular short street by itself.

All this before any building permits be given on the Poupart's part of this proposal

I remain
 Sincerely,
 Gilles Lavigne
 cell: 613-327-5533

