



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

January 17, 2018, 7:00 pm

Council Chambers

415 rue Lemay Street, Clarence Creek, Ont.

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

COMITÉ DE L'AMÉNAGEMENT

le 17 janvier 2018, 19 h 00

Salle du Conseil

415 rue Lemay Street, Clarence Creek, Ont.

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

December 6, 2017
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT: Mario Zanth, President
Guy Desjardins, Mayor
Michel Levert, Councillor Ward 7
Elaine Simard, Member
Helen Collier, Chief Administrative Officer
Julian Lenhart, Director of Infrastructure and Planning
Marie-Ève Bélanger, Manager, Development
Maryse St-Pierre, Deputy Clerk

ABSENT: Carl Grimard, Councillor Ward 3
Denis Simard, Member

1. Opening of the meeting

The Chair opens the meeting at 7:03 p.m.

2. Adoption of the agenda

RESOLUTION AME2017-33

Moved by Guy Desjardins

Seconded By Elaine Simard

THAT the agenda be adopted as presented.

CARRIED

4. Adoption of the minutes

4.1 Planning Committee meeting of November 1st, 2017

RESOLUTION AME2017-34

Moved by Elaine Simard

Seconded By Guy Desjardins

THAT the minutes of the Planning Committee meeting of November 1st, 2017, be adopted as presented.

3. Declaration of pecuniary interests (None)

5. Planner's Statement

The planner's statement is presented.

6. Deferred Items (None)

7. Presentations / Reports

7.1 Zoning by-law Amendment – Part of Lot 13, Concession 1 O.S, Part 3 on Plan 50R-3108

a. Presentation

Mr. Malcolm Duncan presents the zoning amendment application submitted by Shawn Cyr, regarding a motor vehicle dealership, a motor vehicle washing facility and some motor vehicle parking spaces.

b. Committee/Public comments

Mr. Gordon Graham of 2551 Dubois Street, explains that he had a discussion with Marie-Ève Bélanger on this matter and that the owner has not prepared any site plan, so he doesn't know what will be built. Mr. Graham adds that these additions will increase the noise which is already loud. He also asks if the quality of water will be an issue with this and asks that the City guarantees this issue. Mayor Desjardins replies that normally there is a device installed to block used water.

Mrs. Marie-Ève Bélanger explains that the committee has the right to ask for the site plan. She adds that she saw a draft version of the site plan which is not public. Mrs. Bélanger explains that for the quality of water, she will probably ask for a hydrogeology study.

Councillor Michel Levert explains that the committee should not go further without a site plan.

The President asks if it is a common practice in this kind of situation to ask for the site plan. He explains that he is not completely comfortable to leave this project without a site plan.

Mr. Roger Cross of 2567 Dubois Street, explains that there was no explanation regarding the septic tank during the

presentation. Mayor Desjardins replies that all the information pertaining to that matter is available at the South Nation Conservation.

Mr. Roger Labrèche of 312 Ramage, explains that a car wash was built earlier and asks why there is a need for a second one. Mayor Desjardins asks for clarifications on the location of the car wash.

Mr. Shawn Cyr of 2619 Dubois Street, explains that he acquired this business two years ago with the intention to expand. He adds that the reason of his application is further to pressure and complaints. Mr. Cyr explains that he lives in that area and he doesn't want it to be ugly. Because he doesn't know exactly what he wants to build at the moment, Mr. Cyr explains that he wants a zoning amendment in order to park the vehicles.

Councillor Michel Levert asks if we had a temporary zoning for parking in the past. Marie-Ève Bélanger replies that normally a temporary period is three years.

The President explains that we could put aside the project of construction and give a temporary zoning to authorize parking.

c. Recommendation

Break from 7:45 p.m. to 7:52 p.m.

RESOLUTION AME2017-35

Moved by Guy Desjardins

Seconded By Michel Levert

THAT the Planning Committee recommends that Council approve 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 Residential – Temporary 1 (RR-T1) Zone", as recommended by the Infrastructure and Planning Department.

CARRIED, as modified

7.2 Zoning by-law amendment – Saumure, Drouin & Drouin, 3584 Drouin Road

a. Presentation

Mrs. Claire Lemay presents the application submitted by Lise Saumure, Nathalie Drouin and Sylvain Drouin for an existing campground on a part of the property located at 3584 Drouin Road in Cheney. She explains that this application also contains a request of the layout plan n° D-11-291.

b. Committee/Public comments (None)

c. Recommendation

RESOLUTION AME2017-36

Moved by Guy Desjardins

Seconded By Michel Levert

THAT the Planning Committee recommends that Council approve 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.

CARRIED

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

a. Presentation

Mrs. Marie-Ève Bélanger presents the application submitted by Brigil to amend the zoning by-law and the official plan for two properties located along Poupart Road. She explains the subdivision plan, densities and affected location. Mrs. Bélanger explains that a traffic study will be required for this type of project.

b. Committee/Public comments

Mayor Desjardins asks if the pathway will be accessible for all the properties in this project. Marie-Ève Bélanger confirms and gives additional details regarding the access to the pathway.

The President asks for clarification regarding density. Mrs. Bélanger explains that we have a proportion of density to respect. She adds that the high density proportion exceed what is required. The President asks if sidewalks will be included in this development and adds that it was a problem in Morris Village. Mrs. Bélanger

replies that there will be no sidewalks, but adds that there may be sidewalks planned for Poupart Road.

Gerald Poupart of 770 Poupart Road, explains that he has concerns with high density, especially with the five-storey building next to a single family home. He explains that the roads are really narrow and that there is currently high traffic. He adds that with the addition of 2000 individuals in this area, we should address the traffic issues will have to be addressed to avoid problems. The Mayor reiterates what Mrs. Bélanger explained about the traffic study.

Gilles Bergeron of 3385 Descotes Circle, explains that the map on the notice was unreadable and adds that notices should be clear. He explains that the project involves a level of traffic that the current infrastructure could not handle. Mr. Bergeron adds that he agrees a development with R1 only. Mr. Julian Lenhart confirms that a second notice has been sent with the appropriate map to the concerned people.

Mrs. Chantal Frégeau of 3370 Descotes Circle, explains that she is not for or against the project but asks for clarifications on the location of buildings. Mrs. Bélanger explains the location of buildings.

Following questions, Mrs. Bélanger clarifies what type of information is made available with a traffic study,

Stéphane St-Denis of 3378 Descotes Circle, explains that he has a pool in his backyard and wants a fence to avoid access to it or even look at it.

Mrs. Diane Letourneau of 3112 Lemay Circle, explains that she is concerned with the location of the pathway because of the traffic that could result. She adds that the trees in this area are protected and that we can't build on it within 50 metres of their location. Mrs. Bélanger confirms that to remove these trees, a request should be sent to the Ministry.

Mr. Fabien Parent of 3400 Descotes Circle, asks if there is a way to protect privacy with fences next to the pathway. Mrs. Bélanger explains that she needs to have a look at the by-law regarding this matter. Mr. Parent adds that the drainage should be considered because the water could flow downwards.

Mr. Jean-Guy Brunet of 3380 Descotes Circle, asks for clarifications regarding the beginning of works. The President explains that it depends on approval, Council and studies. Mrs. Bélanger adds that they will begin in approximately two years. Mr. Brunet adds that what has been learned from the Morris Village experience should be applied to this development. He reiterates few comments already given.

Mr. Charles Tittley of 3112 Lemay Circle, explains that the project includes different ground levels and explains that possible landslides should be taken into consideration in the studies.

Mr. Nicholas Poupart of 1224 Poupart Road, explains that this project is next to his house and that he will lose all his privacy. He thinks this is a huge project.

Mr. Jean Décoeur, agent for Brigil, clarifies few details outlined by members of the committee and public. Mr. Marc Rivet, planner for GL Richards, gives additional details regarding density and types of buildings.

The President asks to add the discussed details in the report.

c. Recommendation

RESOLUTION AME2017-37

Moved by Elaine Simard

Seconded By Michel Levert

THAT the Planning Committee recommends that Council approve the Draft Plan of Subdivision submitted by Atrél 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 that Council approve the Official Plan Amendment and the Zoning by-law Amendment.

DEFERRED

9. Adjournment

The meeting is adjourned at 9:58.

Mario Zanth, President

Maryse St-Pierre, Deputy Clerk



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

le 6 décembre 2017
Salle du Conseil
415 rue Lemay Street, Clarence Creek, Ont.

PRÉSENT: Mario Zanth, Président
Guy Desjardins, Maire
Michel Levert, Conseiller Quartier 7
Elaine Simard, membre
Helen Collier, Directrice générale
Julian Lenhart, directeur Infrastructure et aménagement
Marie-Ève Bélanger, gestionnaire du développement
Maryse St-Pierre, greffière adjointe

ABSENT: Carl Grimard, Conseiller quartier 3

1. Ouverture de la réunion

Le président ouvre la réunion à 19h03.

2. Adoption de l'ordre du jour

RÉSOLUTION AME2017-33

Proposée par Guy Desjardins

Appuyée par Elaine Simard

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

ADOPTÉE

4. Adoption des procès-verbaux

4.1 Réunion du comité d'aménagement du 1er novembre 2017

RÉSOLUTION AME2017-34

Proposée par Elaine Simard

Appuyée par Guy Desjardins

QUE le procès-verbal de la réunion du comité d'aménagement du 1er novembre 2017 soit adopté tel que présenté.

ADOPTÉE

3. Déclaration d'intérêts pécuniaires (Aucune)

5. Énoncé de l'urbaniste

L'énoncé de l'urbaniste est présenté.

6. Items différés (Aucun)

7. Présentations / Rapports

7.1 Amendement au zonage – Partie du Lot 13, Concession 1 O.S, Partie 3 au Plan 50R-3108

a. Présentation

M. Malcolm Duncan présente la demande soumise par Shawn Cyr concernant l'installation d'un commerce de véhicules automobiles, un lave-auto et de stationnements.

b. Commentaires du comité et du public

M. Gordon Graham, du 2551 rue Dubois, explique qu'il a discuté avec Marie-Ève Bélanger de ce sujet et que le propriétaire n'a préparé aucun plan d'aménagement, donc ne sait pas ce qui sera construit. M. Graham ajoute que ces ajouts vont augmenter le bruit alors qu'il y en a déjà beaucoup. Il demande également si la qualité de l'eau sera compromise et demande une garantie de la Cité à cet effet. Le maire lui répond que normalement il y a un dispositif est installé dans le but de bloquer les eaux usées.

Mme Marie-Ève Bélanger explique que le comité a le droit de faire la demande du plan de site. Elle ajoute qu'elle a vu une version préliminaire de ce plan, mais qu'il n'est pas public. Mme Bélanger explique que pour la qualité de l'eau, elle va probablement demander une étude hydrogéologique.

Le conseiller Michel Levert explique que le comité ne devrait pas aller plus loin sans obtenir le plan de site.

Le président demande si c'est une pratique courante dans ce type de situation de demander le plan de site. Il explique qu'il n'est pas entièrement à l'aise de laisser passer le projet sans un plan de site.

M. Roger Cross, du 2567 rue Dubois, explique qu'aucune information du niveau de la fosse septique n'a été présenté. Le

maire explique que toutes les informations à ce sujet sont disponibles avec la Conservation de la Nation Sud.

M. Roger Labrèche, du 312 Ramage, explique qu'un lave-auto a déjà été construit à cet endroit et demande la raison pour laquelle il en faut un deuxième. Le maire demande des précisions sur l'emplacement de ce lave-auto.

M. Shawn Cyr, du 2619 rue Dubois, explique qu'il a acquis cette entreprise il y a deux ans et qu'ils ont l'intention d'agrandir. Il ajoute que la raison de sa demande est qu'il a beaucoup de pression et de plaintes. M. Cyr explique qu'il est lui-même résident de ce secteur et ne veut pas que ce soit laid. Puisqu'il ne sait pas exactement ce qu'ils veulent construire pour le moment, M. Cyr explique qu'il veut faire un changement de zonage dans le but de stationner les voitures.

Le conseiller Michel Levert demande si nous avons déjà eu un zonage temporaire dans le but d'obtenir du stationnement. Marie-Ève Bélanger répond que normalement une période temporaire est pour trois ans.

Le président explique que nous pourrions mettre de côté le projet de construction et donner un zonage temporaire pour autoriser le stationnement.

c. Recommandation

Pause de 19h45 à 19h52

RÉSOLUTION AME2017-35

Proposée par Guy Desjardins

Appuyée par Michel Levert

QUE le comité d'aménagement recommande au conseil d'adopter 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 Résidentiel Rurale – Temporaire 1 (RR-T1) », tel que recommandé par le Département d'infrastructure et aménagement du territoire.

ADOPTÉE, telle que modifiée

7.2 Modification au Règlement de zonage – Saumure, Drouin & Drouin, 3584 chemin Drouin

a. Présentation

Mme Claire Lemay présente la demande soumise par Lise Saumure, Nathalie Drouin et Sylvain Drouin pour un terrain de camping existant sur une partie de la propriété au 3584 chemin Drouin à Cheney. Elle explique que cette demande contient également la demande du plan d'implantation n° D-11-291.

b. Commentaires du comité et du public (Aucun)

c. Recommandation

RÉSOLUTION AME2017-36

Proposée par Guy Desjardins

Appuyée par Michel Levert

QUE le Comité d'aménagement recommande au conseil d'adopter 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.

ADOPTÉE

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

a. Présentation

Mme Marie-Ève Bélanger présente la demande soumise par Brigil pour un amendement au règlement de zonage et au plan officiel pour deux propriétés situées le long du chemin Poupart. Elle explique l'ébauche du plan de subdivision, les densités et les zones affectées. Mme Bélanger explique qu'une étude de circulation est nécessaire pour un projet de cette ampleur.

b. Commentaires du comité et du public

Le maire demande si le sentier va être accessible pour toutes les propriétés du projet. Marie-Ève Bélanger confirme et donne des détails supplémentaires sur l'accès au sentier.

Le président demande des précisions relativement aux densités. Mme Bélanger explique que nous avons des proportions de différentes densités à respecter. Elle ajoute que la portion de densité élevée est au-delà de ce qui est requis. Le président demande s'il y aura des trottoirs dans ce développement et ajoute que c'est un des problèmes du développement du village Morris. Mme Bélanger répond qu'il n'y en aura pas, mais qu'il y en aura probablement sur le chemin Poupart.

Gerald Poupart, du 770 chemin Poupart, explique qu'il est inquiet en rapport avec les hautes densités, notamment avec le bâtiment de cinq étages se situant à côté d'une maison unifamiliale. Il explique que les rues sont vraiment étroites et que la circulation est déjà très dense. Il ajoute qu'avec les 2000 personnes ajoutées dans ce secteur, il faudra régler les enjeux de la circulation sinon il y aura des problèmes. Le maire réitère les propos de Mme Bélanger sur l'étude de circulation.

Gilles Bergeron, du 3385 Cercle Descotes, explique que la carte contenue dans l'avis envoyé n'était pas lisible et ajoute que les avis devraient être clairs. Il explique que le projet implique un niveau de circulation que l'infrastructure en place ne peut pas prendre. M. Bergeron ajoute qu'il n'a rien contre un développement contenant que du R1. M. Julian Lenhart confirme qu'un deuxième avis a été envoyé aux personnes concernées avec une carte appropriée.

Mme Chantal Frégeau, du 3370 Cercle Descotes, explique qu'elle n'est ni pour ni contre le projet, mais demande plutôt des précisions sur l'emplacement des bâtiments. Mme Bélanger explique l'emplacement des bâtiments.

Suite aux questions, Mme Bélanger donne des précisions sur les informations obtenues dans une étude de circulation.

Stéphane St-Denis, du 3378 cercle Descotes, explique qu'il a une piscine à l'extérieur et aimerait avoir une clôture pour protéger n'importe qui d'y accéder ou de regarder.

Mme Diane Letourneau, du 3112 Cercle Lemay, explique que l'emplacement du sentier l'inquiète à cause de la circulation qu'il peut y avoir. Elle ajoute que les arbres de ce secteur sont protégés et qu'on ne doit pas construire à l'intérieur de 50 mètres de leur

emplacement. Mme Bélanger confirme que pour retirer ces arbres une demande doit être faite au ministère.

M. Fabien Parent, du 3400 Cercle Descotes demande s'il y a moyen de protéger la vie privée des gens avec des clôtures près du sentier. Mme Bélanger explique qu'elle doit vérifier la réglementation à cet effet. M. Parent ajoute que la question du drainage devra être considérée, car sinon l'eau coulera vers le bas.

M. Jean-Guy Brunet, du 3380 Cercle Descotes, demande des précisions sur le début des travaux. Le président explique que cela dépend des approbations, du conseil et des études. Mme Bélanger ajoute qu'ils commenceront environ dans deux ans. M. Brunet ajoute que ce qui a été appris par expérience avec le développement du village Morris devrait être appliqué à ce développement. Il réitère quelques commentaires déjà soulevés.

M. Charles Tittley, du 3112 Cercle Lemay, explique que ce projet contient de grosses dénivellations et explique que l'on doit considérer les glissements de terrain dans nos évaluations.

M. Nicholas Poupart, du 1224 chemin Poupart explique que ce projet se trouve directement à côté de chez lui et qu'il perdra complètement sa vie privée. Il trouve que c'est un projet d'envergure.

M. Jean Décoeur, agent pour Brigil, donne des précisions sur certains détails soulevés par les membres du public et du comité. M. Marc Rivet, urbaniste pour GL Richards, donne des détails additionnels sur les densités et les types de bâtiments.

Le président demande que l'on ajoute les détails discutés dans le rapport.

c. Recommandation

RÉSOLUTION AME2017-37

Proposée par Elaine Simard

Appuyée par Michel Levert

QUE le comité d'aménagement recommande au conseil d'approuver l'ébauche de plan de lotissement soumis par Atriel 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 d'adopter l'amendement au Plan Officiel et au règlement de zonage.

DIFFÉRÉE

9. Ajournement

La réunion est ajournée à 21h58.

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-17-131-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

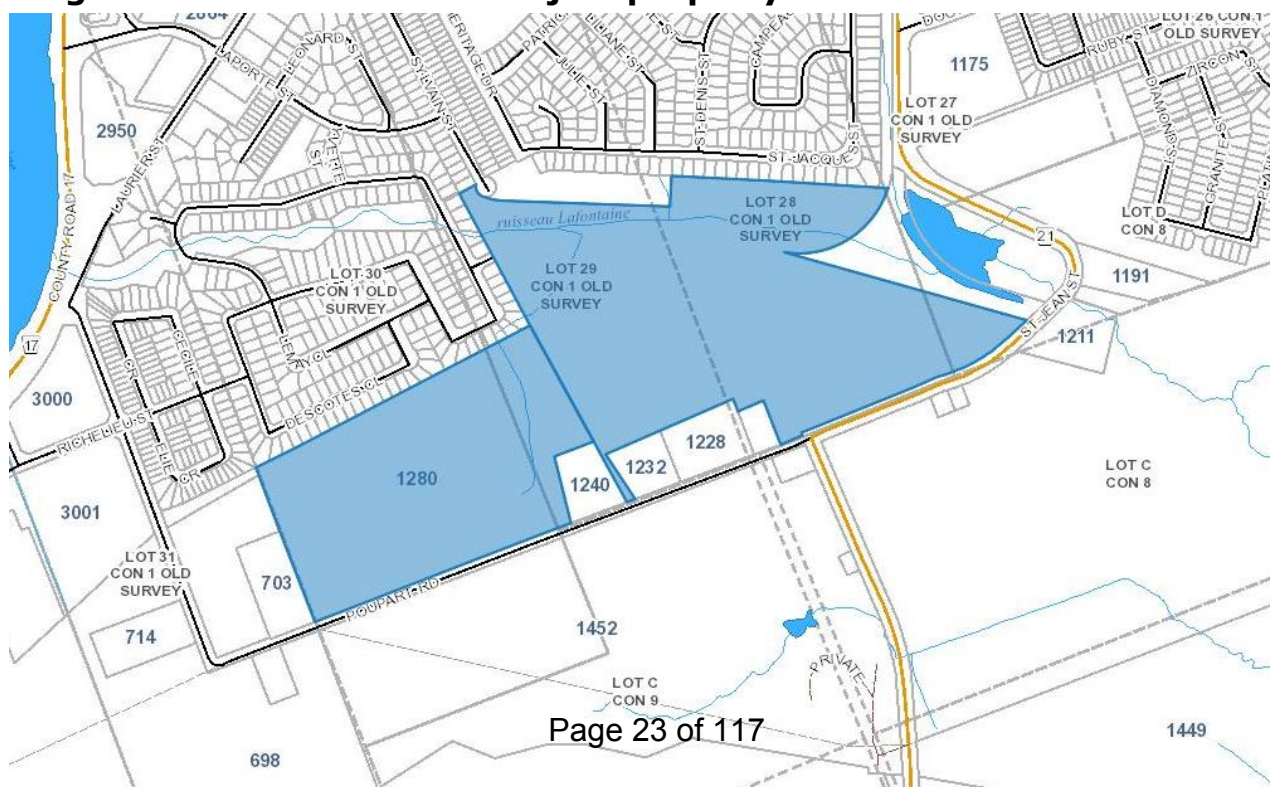
1) **NATURE/GOAL :**

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 245 lots designated for single detached dwellings, six (6) lots for semi-detached dwellings, seven (7) blocks for street row houses (184 units), two (2) blocks for low-rise apartment blocks (281 units) as well as a block for a park, a block for a pathway, a block for a Stormwater management pond and 4 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.

A new notice was sent out December 20th, 2017 to advise of the new meeting that will be held January 17th, 2018.

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.

5.6.4 High Density Residential

5.6.4.2 Policies

2. When Council examines a proposal for high density residential uses, it must consider the following factors among others: compatibility, parking, vehicular and pedestrian movement, availability of municipal services, safety, noise and the result of public participation. In general, row housing and other ground oriented housing is more acceptable on local streets than housing that is not ground oriented.

In this case, the proposed uses are located on a collector road which is more appropriate than on a local street.

- a- Compatibility: The Higher density block along Poupart Road located at the far west is not adjacent to any existing house and thus does not have any compatibility issues. The high density block proposed at the corner of St-Jean Street and Poupart Road is adjacent to an existing house and opposite the hydro station.
- b- Parking: Both blocks will provide on-site parking.
- c- Vehicular and pedestrian movement: Poupart will have a sidewalk on the final design and thus will provide a good pedestrian movement for the residents living in those blocks.
- d- Municipal services: both municipal services will be available for the blocks.
- e- Safety: being located on a collector road gives more visibility to the blocks in regards to vandalism and safety.

Row houses are part of the medium density land use designation. Section 5.6.3.2 indicates that row housing and other ground oriented housing is more acceptable on local streets than housing which is not ground oriented.

As such, the row housing are planned on local streets with some having the collector as their rear yards.

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.

I) 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 would be responsible to design and build Poupart Side Road and St-Jean Street fronting their properties. The developer would be reimbursed using the Development Charge money reserved for that project.

The City will be completing a preliminary design for Poupart Side Road in 2018. 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 streets will connect to Poupart.

The design that the City will be undertaking will include sidewalks, bike lanes and/or multi-use pathway along Poupart/St-Jean Street..

Street lights will also need to be installed on Poupart Side Road as well as

Draft Plan Conditions

1. This approval applies to the Draft Plan certified by E.H. Herweyer, OLS, dated November 17th, 2017, to show the following 245 lots for detached dwellings, 3 blocks for semi-detached dwellings (6 units), 10 blocks for townhouses (184 units), 2 blocks for low-rise apartment dwellings (281 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 the Owner prepares a detailed traffic study for Poupart Road from County Road 17 to Caron (collector into Morris Stage 5) and for St-Jean Street from Docteur-Corbeil to Poupart Road. The study will look at turning lanes (length of taper lanes, storage lanes, etc.), the number of lanes, the roundabout (if needed), sidewalk location, the timeframe for building and/or upgrading the road, the proposed speed, etc. The study will be paid as part of the Development Charges. The estimated cost of the study as well as the scope of work must be approved before undertaking the study.

15. That Poupart Side Road and St-Jean Street (fronting the project) be designed and built to municipal standards and County standards with an urban cross-section approved by the City and the County. The designed to follow the recommendation of the detailed traffic study. The Works and studies are to be paid by the Development Charges. The estimated cost of the design and works must be approved before any undertaking.
16. The Owner shall demonstrate in the cross-section for Poupart Road that no open ditches will be built.
17. That the Owner submits a traffic assessment in regards to traffic calming inside of the project (example: Street No. 1). The recommendations and works are to the approved by the Director of Infrastructure and Planning.
18. 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 17 and Carmen Bergeron Street, between County Road 21 (St-Jean Street), Poupart Road and Street No. 2, and also between County Road 21 (St-Jean Street) and Street No. 1 of the proposed Morris Village Stage 5 subdivision, for review and approval by the Director of the Public Works Department of the United Counties of Prescott and Russell. The traffic study shall consider the proposed Morris Village Stage 5 (City file No.: D-12-122) subdivision traffic. The two developers should consider producing a jointly single traffic study and/or to enter into a cost-sharing agreement on any required public works improvements.
19. 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.
20. 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.
21. 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

guarantees to represent the whole of the approved cost estimate for off-site works, to the satisfaction of the County.

22. 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.
23. 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.
24. 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.
25. 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.
26. 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 centreline of the street, and that the Transfer/Deed of land conveying the said land 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.
27. 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.
28. 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.
29. 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.
30. 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.

31. That the infrastructure plans demonstrate all streets to be built to municipal standards.
32. That the street names need to be at least 75% in French to the satisfaction of the City of Clarence-Rockland.
33. That a block be reserved to the north side of Block 1 for a future road right-of-way.
34. That a noise study be undertaken to ensure that no noise impact the future residents adjacent to the collector road. That the recommendations of the study be demonstrated on the engineering plans.

Park and Open Space

35. 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 and 15.
36. That Block 7 and Block 14 be considered as parkland and that the amount of land given that exceeds 5% be transferred to the next phase.
37. That the Owner provide a grading plan and landscape plan for the parkland to the satisfaction of the Director of Community Services.
38. That the landscaping plan shows a black chain-link fence of 5 feet high to be installed around the park on private properties. The fence is to be installed by the Owner.
39. That the Owner supply 4 inches of compacted topsoil and hydro-seed the total area of Block 7.
40. That an electricity service and water service be brought to the lot line of the park.
41. That the Owner agrees to install large natural stone boulders at the entrance of the park to prevent car access.
42. 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.
43. That Block 13 serve as a pathway connection to the main pathway on Block 14. That the connection have a proper slope to access the main pathway and that it be built with a 2.5 metre asphalt width. A fence on both sides must be demonstrated.

44. That the landscaping plan shows Blocks 11 and 12 with a pathway if possible and fences on both sides. The plan to be approved by the City.
45. 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

46. 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.
47. 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

48. 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.
49. 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.
50. 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.
51. The Owner agrees to implement the Mitigation Measures and Avoidance Measures outlined in the Tree Conservation and Planting

52. 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.
53. 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).
54. 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.
55. 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.
56. 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.
57. 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.
58. 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.

Grading

59. 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

60. 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

61. 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.
62. 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.
63. 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.
64. The Owner shall meet the requirements of Canada Post Corporation for postal delivery facilities, to the satisfaction of the City of Clarence Rockland.
65. The Owner shall meet the requirements of Enbridge Gas Distribution Inc., to the satisfaction of the City of Clarence Rockland.
66. All the public utilities (including electricity, cable, gas and telephone) shall be underground.

Streets and Street lights

67. 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.
68. The Owner agrees to prepare a "Street Light Plan" for all the Subdivision to the satisfaction of the City of Clarence-Rockland.
69. 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

70. 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

71. 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.
72. 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

73. 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.

74. 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.
75. 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 hammerhead 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 hammerhead turnarounds shall be provided to the United Counties of Prescott and Russell for review and approval.

Other Conditions

76. That the Owner provides a Geotechnical Report and Slope Stability Assessment to the satisfaction of the City of Clarence-Rockland.
77. That the Owner provides an Archeological Assessment carried out by a consultant archeologists licensed under the *Ontario Heritage Act*.
78. That the Owner submits an Assessment for the potential of Karst hazard.
79. 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.
80. 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.
81. 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.
82. The owner/developer shall provide a copy in PDF format of the final plan intended for registration.
83. A copy of the executed Subdivision Agreement shall be provided to the United Counties of Prescott and Russell.

84. 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.
85. The owner must enter into a cost sharing agreement with Spacebuilders Ottawa Ltd. for the sanitary trunk sewer, the Pumping Station No.9 and its forcemain to Caron Street and the high pressure watermain from Caron.

Closing Conditions

86. 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.
87. 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.
88. The Subdivision Agreement shall state that the conditions run with the land and are binding on the Owner's heirs, successors and assigns.
89. Prior to registration of the Plan of Subdivision, the City of Clarence Rockland is to be satisfied that Conditions 1 to 88 has been fulfilled.
90. If the Plan of Subdivision has not been registered by January 15th, 2025, 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

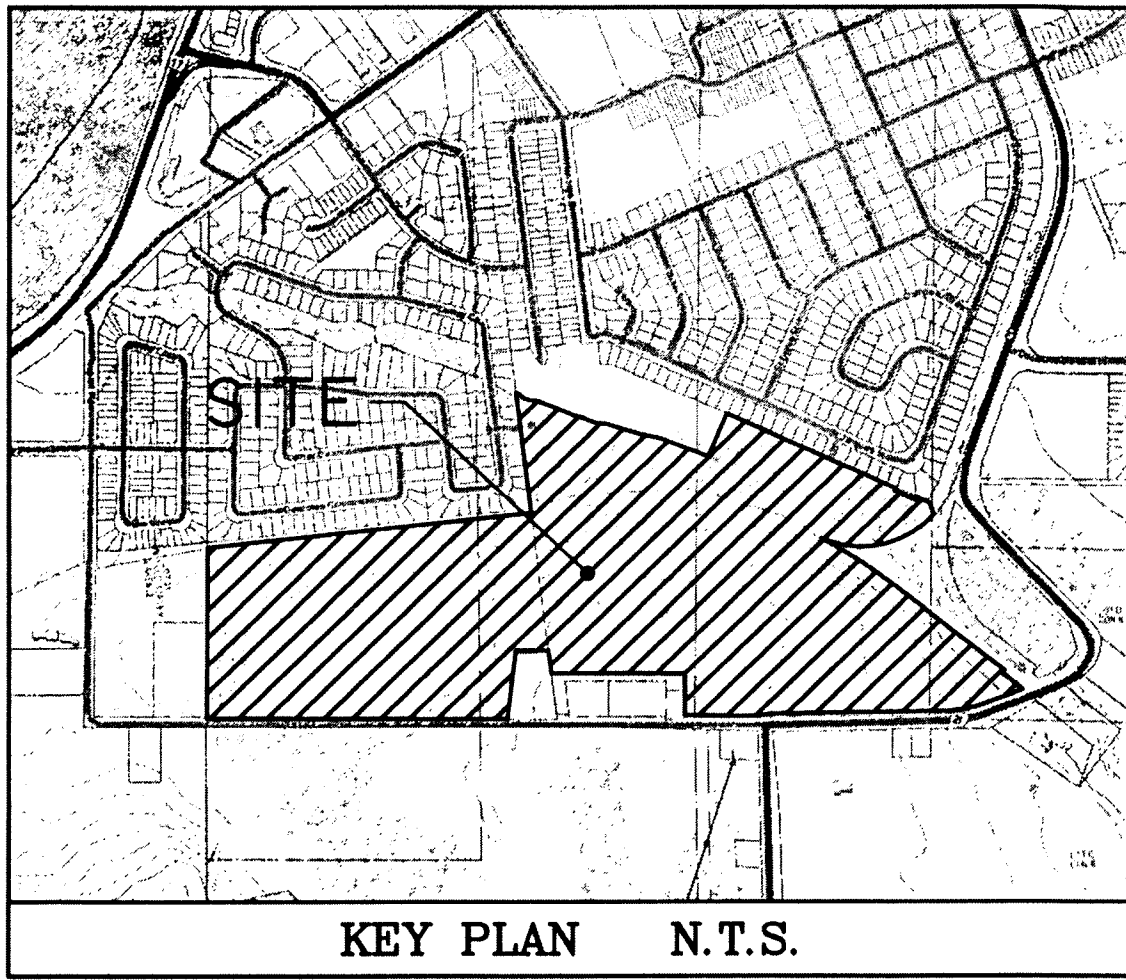
Schedule E - Comments from Hydro One

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







DRAFT PLAN OF SUBDIVISION OF
PART OF LOTS 27, 28, 29 AND 30
CONCESSION 1 (OLD SURVEY)
PART OF LOT D
CONCESSION 8
CITY OF CLARENCE-ROCKLAND
COUNTY OF RUSSELL
2017

Surveyor's Certificate
I hereby certify that lands to be subdivided and their relationship to the adjacent lands are correctly shown, as determined per existing reference plans.
Nov. 17, 2017
E. H. HERMEYER
ONTARIO LAND SURVEYOR

Owner's Certificate
This is to certify that I am the owner of the lands to be subdivided and this plan was prepared in accordance with my instructions.
Nov 20th, 2017
FREDERIC LEWIS, P.Eng.
GENERAL MANAGER

Additional Information required under Section 51 (17), of the Planning Act.
A. as shown on plan
B. as shown on plan
C. as shown on plan
D. residential
E. as shown on plan
F. as shown on plan
G. as shown on plan
H. municipal water
I. glacial till, sand and silt over bedrock
J. as shown on plan
K. Hydro, Bell, Cable, Gas
Sanitary and Storm
Sewers, Pipe water
L. as shown on plan
All elevations are Geodetic
Metric Note:
Distances shown hereon are in metres and can be converted to feet by dividing by 0.3048.
NOTE:
All individual lots with single family dwelling houses have an area equal to or greater than 300m² with a minimum frontage dimension of 10.0m.



THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.	No. REVISION  APPLIES WHEN DRAWING MODIFIED		DATE	BY	SCALE	DESIGN	 ATREL Engineering Ltd. Engineers - Ingénieurs 1-888-4 CHAMBERLAND STREET, ROCKLAND, ONTARIO K4K 1M6 TEL.: (613) 446-7423	CITY OF CLARENCE-ROCKLAND POUPART - LAVIOLETTE SUBDIVISION PLAN DRAFT PLAN	DATE JUNE 12, 2017 PROJECT No. 150403 DRAWING No. 150403-DPI
	 PART-2 PLAN 50R-9244 REMOVED FROM DRAFT PLAN		NOV. 17/17	JMD	1 : 2000 	CHECKED			
						DRAWN			
						CHECKED			
						APPROVED			
						JMD			

December 20, 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 Lots 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 17 and Carmen Bergeron Street, between County Road 21 (St-Jean Street), Poupard Road and Street No. 2, and also between County Road 21 (St-Jean Street) and Street No. 1 of the proposed Morris Village Stage 5 subdivision, for review and approval by the Director of the Public Works Department of the United Counties of Prescott and Russell. The traffic study shall consider the proposed Morris Village Stage 5 (City file No.: D-12-122) subdivision traffic. The two developers should consider producing a jointly single traffic study and/or to enter into a cost-sharing agreement on any required public works improvements.
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 guarantees to represent 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 centreline of the street, and that the Transfer/Deed of land conveying the said land 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 hammerhead 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 hammerhead 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 Atrél 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 Atrél 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.

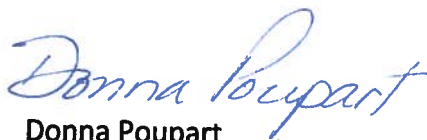
We are specifically opposed to the high density residential buildings, and particularly the one proposed adjacent to 1224 Poupart Road. Our son recently purchased this house which is already on a small lot. A high density building could be as high as 5 storeys as we understand which would not only be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

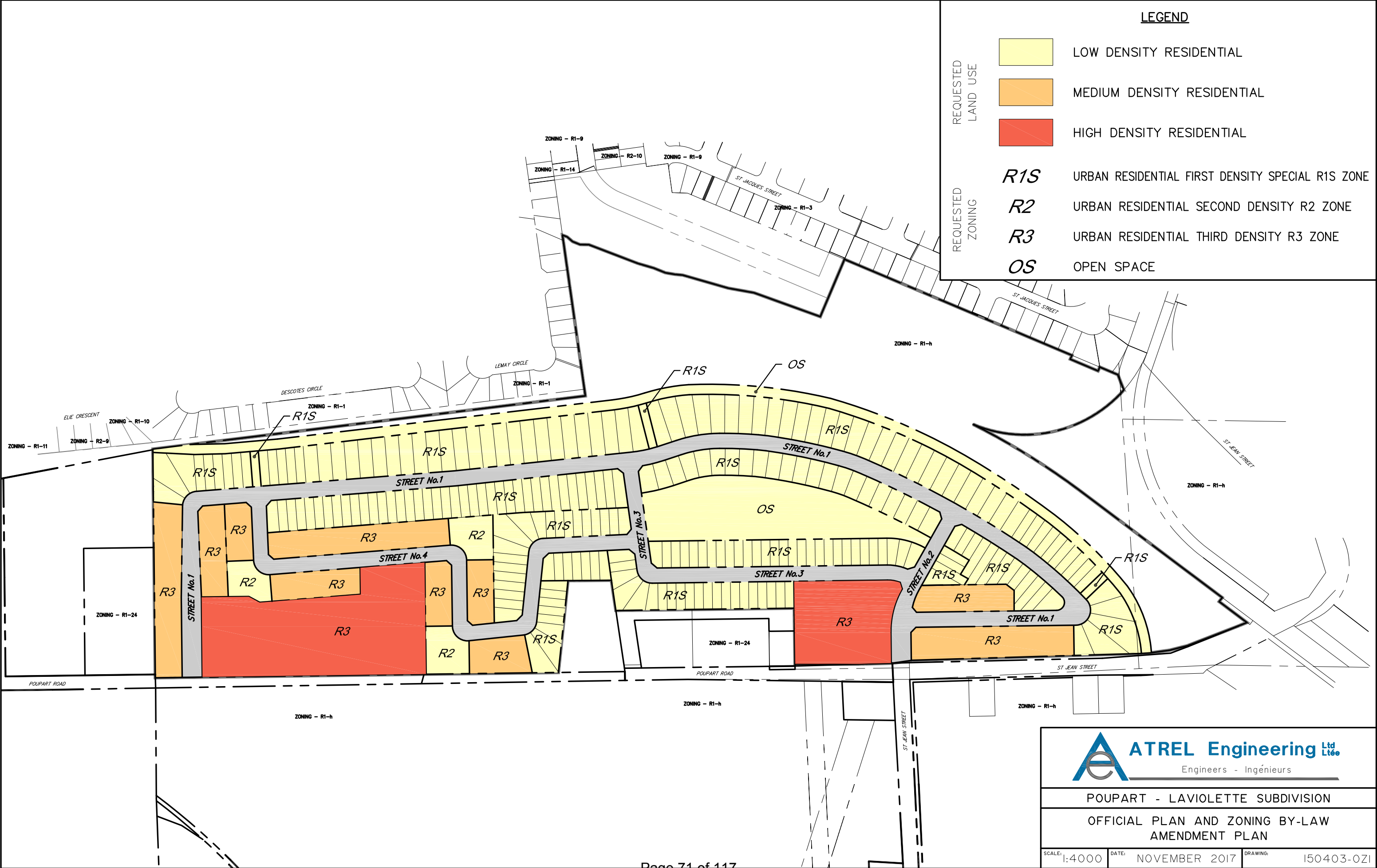
The new road should be about half way between the electrical plant next to Poupart road and St-Jean and the second hill. If this is done then there will be no large hills on this future road but a reasonable incline.

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





REPORT N° AMÉ-18-01-R

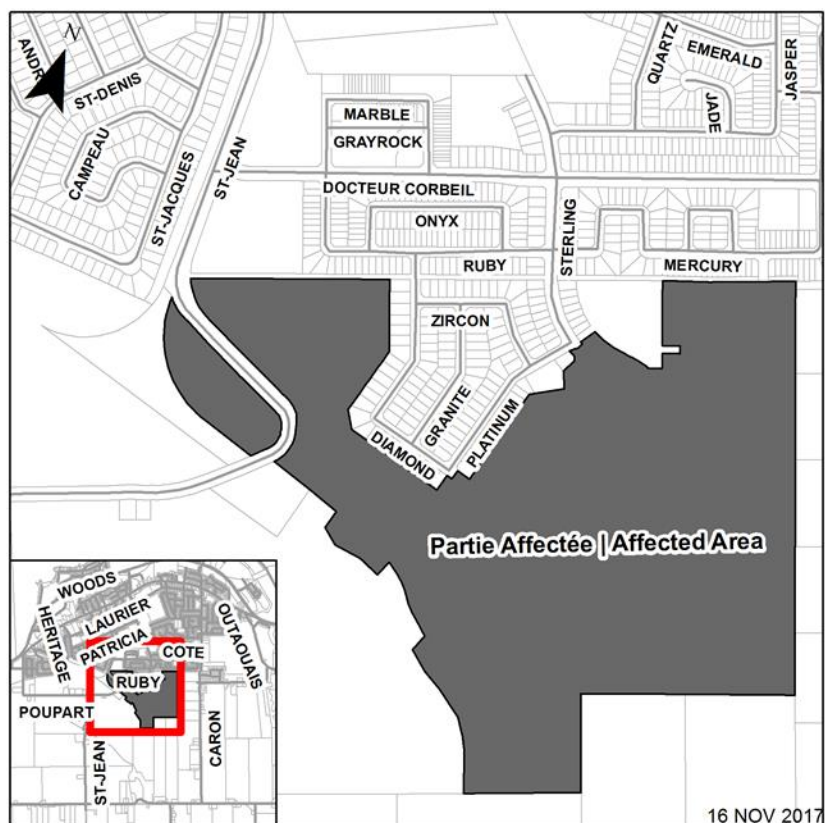
Date	17/01/2018
Submitted by	Marie-Eve Bélanger
Subject	Draft Plan of Subdivision – Stage 5 Spacebuilders
File N°	D-12-122

1) **NATURE/GOAL :**

Mr. Jean Décoeur (Atrél Engineering Ltd.), agent for Spacebuilders Ottawa Ltd., has submitted an application for the approval of a Draft Plan of Subdivision in order to create 521 lots designated for single detached dwellings, 14 lots for semi-detached dwellings (28 units), five (5) blocks for street row houses (104 units), one (1) block for commercial use, four (4) blocks for parks or open space and 12 new streets.

The lots will be serviced by municipal water and sewer. The property is legally described as being Part of Lots 26 and 27, Concession 1 (O.S.), part of Lot 25, Conc. 2 (O.S.) and part of Lots C and D, Concession 8, (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 November 16th, 2017. A notice was also posted on the property on the same day.

Figure 1: Location of the subject property



The property affected by the Draft Plan of Subdivision is of irregular shape. The parcel has frontage on St-Jean Street, Sterling Avenue and Diamond Street. The current zoning of the property is "Urban Residential First Density – General - holding (R1-h) Zone".

The Draft Plan of Subdivision can be found on Schedule A.

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 Atrél Engineering for Spacebuilders Ottawa Ltd. (file number D-12-122), with the conditions of approval listed under Section 7 of report No. AMÉ-18-01-R, and

QUE le comité d'aménagement recommande au conseil municipal l'approbation de l'ébauche de plan de lotissement soumis par Atrél Engineering pour Spacebuilders Ottawa Ltd. (filière n°. D-12-122), avec les conditions d'approbation listé à la Section 7 du rapport n°. AMÉ-18-01-R, et

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.

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.

2.2.6 Residential Policies

Council's objectives respecting residential development in the Urban Policy Area are as follows:

...

2.2.6.1 b) to provide for a range and mix of low, medium and high density housing types to satisfy a broad range of residential requirements and ensure that affordable housing is available, but low rise and low density housing forms such as single-detached and semi-detached dwelling units shall continue to predominate.

2.2.6.4 stipulates that it is the policy of the Plan to provide for a mix of 70% low density residential, 20% medium density residential and 10% high density residential.

This proposal does not include any high density residential. However, if we consider the Brigil project, in which they exceed the requirement, this policy is respected.

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.

St-Jean Street is a County Road and any modification to this street must receive approval from the Counties. As indicated in the Counties letter, it might be prudent to start discussion with the Counties to transfer this road to the City.

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 High Density Residential (at least 10% of the units). However this policy is not respected as no high density residential is proposed within this project.

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.

On August 21st, 2017, a resolution was passed by Council indicating that the "east-west road" into this project would only have a 26 metre right of way with a great number of accesses and entrances onto this road. The Planning Division still believes that the collector road should have a 30 metre right-of-way. The collector will start on Poupart Road and end onto Caron Street. The department is currently undertaking a Secondary Plan for the east portion of Caron Street. This portion of the City will also see a significant number of units. The planning firm on the file also believes that the collector will see a significant number of vehicles and that the road should be wider.

Fish Habitat

The property contains approximately four (4) fish habitat and a Stormwater management pond. A Fish Habit Assessment will be required and permits will need to be obtained if the fish habitat are removed.

Tree Conservation

A Tree Conservation and Planting Plan as well as a Species at Risk Assessment will need to be submitted.

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. A rezoning will be required

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. It is located within the settlement area and make efficient use of the existing and planned infrastructure. The site does contain a few creeks and a Stormwater management pond. An Environmental Impact Study will be required as well as a Tree Conservation and Planting Plan including a Species at Risk analysis.

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.

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 will be required. The policies in regard to the density is not quite respected as there are no high density proposed. The Brigil development is proposing more than 10% high density which will in a way balance with this project.

The proposed plan of subdivision will connect to St-Jean Street with a proposed roundabout. It will also connect to Sterling Avenue and Diamond Street.

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 and has access to municipal services.

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 12 new streets in which 7 will connect to the new collector. The internal streets will have 18 metre right-of-ways and the collector is proposed at 26 metres. St-Jean Street will need to be upgraded

with a new intersection (roundabout). Sterling Avenue will also continue until it joins with the new collector.

f) the dimensions and shapes of the proposed lots.

Following a Zoning by-law Amendment, the lots will respect the zoning.

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 will be required.

i) the adequacy of utilities and municipal services.

The subject development will be serviced by municipal systems. A new Pumping Station will be built and the Stormwater Management Pond will be completed. 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. Morris Village already has 2 big parks. The park located at the intersection of Docteur Corbeil and St-Jean Street will be completed in 2018. Consequently, an amount of 5% of parkland will be required.

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 January 17th, 2018 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 landscape plan be submitted for the pond and that an asphalt pathway be built around the pond. Also, they requested that a fence be built around Block 555 and 556.

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.

COMMENTS FROM THE INFRASTRUCTURE AND PLANNING DEPARTMENT

Parkland

The developer is required to pay 5% of the value of the land as parkland. Following a discussion with the Community Services, it was suggested that perhaps the existing gravel pathway (approx. 900 metres) located at the back of properties in the Morris Village be paved by the developer. As such, the developer will need to hire an appraiser to determine the value of the land and to determine the value of paving the pathway to a 1.5 metre width. The City will receive any payment in cash that exceeds the amount for paving.

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. 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.

It was determined that Atrel Engineering, engineer for both Brigil and Stage 5 would be undertaking the design of Poupart and the future collector. It was also determined that the collector road would be built by the developer and paid by the Development Charge money reserved for that project.

Sterling Avenue

That Sterling Avenue be built with a sidewalk on both sides of the street.

Pathway

That Block 558 be transferred to the City for a pathway and that it be paved 1.5 metres wide with black chain-link fence (1.5 metres high) on both sides.

Draft Plan Conditions

1. This approval applies to the Draft Plan certified by Brian J. Webster, OLS, dated October 27th, 2017, to show the following 521 lots designated for single detached dwellings, 14 lots for semi-detached dwellings (28 units), five (5) blocks for street row houses (104 units), one (1) block for commercial use, four (4) blocks for parks or open space and 12 new 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 Local Planning Appeal Tribunal (LPAT). 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 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) and Street No. 1, County Road 21 (St-Jean Street) and Poupart Road and also at County Road 17 and Carmen Bergeron Street, for review and approval by the Director of the Public Works Department of the United Counties of Prescott and Russell. The traffic study shall consider the proposed Brigil/Poupart (City file No.: D-12-121) subdivision traffic. The two developers should consider producing a jointly single traffic study and/or to enter into a cost-sharing agreement on any required public works improvements.

14. That Poupart Side Road and St-Jean Street (fronting the project) be designed and built to municipal standards and County standards with an urban cross-section approved by the City and the County. The designed to follow the recommendation of the detailed traffic study. The Works and studies are to be paid by the Development Charges. The estimated cost of the design and works must be approved before any undertaking.
15. That the Owner prepares a detailed traffic study for Poupart Road from County Road 17 to Caron (collector into Morris Stage 5) and for St-Jean Street from Docteur-Corbeil to Poupart Road. The study will look at turning lanes (length of taper lanes, storage lanes, etc.), the number of lanes, the roundabout (if needed), sidewalk location, the timeframe for building and/or upgrading the road, the proposed speed, etc. The study will be paid as part of the Development Charges. The estimated cost of the study as well as the scope of work must be approved before undertaking the study. Please note that Brigil also has this same condition. The City expect that one study be submitted.
16. That the Owner shall submit, in the event of a proposed roundabout at the intersection of County Road 21 (St-Jean Street) and Street No. 1, a design report, traffic study, along with plans for review and approval by the Director of the Public Works Department of the United Counties of Prescott and Russell. Any intersection improvements, including the construction of a roundabout, shall be at the costs of the developer.
17. That the Draft Plan be modified to include a clear separation of the roundabout location from Street No. 1., which shall encompass the roundabout as being within the County road allowance to be dedicated as public highways and shall be deeded to the United Counties of Prescott and Russell, to the satisfaction of the Counties.
18. That the Owner shall provide engineering plans, which demonstrate that the current road allowance of County Road 21 (St-

Jean Street) will be able to accommodate the new road alignment for the South-West leg of the roundabout, for review and approval by the Director of the Public Works Department of the United Counties of Prescott and Russell. In the event the road allowance is not wide enough to accommodate the new alignment, extra land shall be transferred to the Counties in order to provide for a wider road allowance.

19. That the entrance to the pumping station shall be moved to a new location directly within the roundabout as approved by the Public Works Department of the United Counties of Prescott and Russell.
20. That the Owner shall provide the required width extension of the culvert located South-West of the proposed roundabout and confirm if the current road allowance of County Road 21 (St-Jean Street) will be wide enough to accommodate that culvert extension in the new road structure before entering the roundabout.
21. 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 Counties.
22. 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 Counties.
23. 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 Counties' latest development standards and specifications, and provide an amount in guarantees to represent the whole of the approved cost estimate for off-site works, to the satisfaction of the Counties.
24. 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 Counties.
25. That the Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Counties 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.
26. 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 Counties.

27. That the Owner shall agree in the Subdivision Agreement that all road 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 Counties.
28. That the right-of-way for County Road 21 (St-Jean Street) along the parcel subject to the application be widened as required to 13 metres from the centreline of the street, and that the Transfer/Deed of land conveying the said land 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.
29. That foot reserves along County Road 21 (St-Jean Street) shall be dedicated to the Counties and that the Transfer/Deed of land conveying the said foot reserves to the United Counties of Prescott and Russell must be prepared and executed at no cost or encumbrance, on the proposed:
 - a. Block 559, save and except a minimal lot frontage at the North-East corner of Block 559 on Street No. 1 to permit a future entrance;
 - b. Block 560, save and except a minimal lot frontage at the existing entrance location. Prior to final approval of this Draft Plan of Subdivision, the existing entrance lot frontage shall be demonstrated on a plan for review and approval by the Director of the Public Works Department of the United Counties of Prescott and Russell. Further, the Owner shall provide explanations for the intended use of the proposed access located East of the pumping station.
 - c. Block 562, if this Block is not transferred to the City, the Owner shall consult with the Public Works Department of the United Counties of Prescott and Russell regarding the location of a future entrance.
30. 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.
31. 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.
32. That the infrastructure plans demonstrate all streets to be built to municipal standards.

33. That the street names need to be at least 75% in French to the satisfaction of the City of Clarence-Rockland.

Park and Open Space

34. That a landscaping plan be submitted for the entire subdivision.
35. That Block 558 be conveyed to the City at no cost for a walkway block with a 1.5 m. paved pathway and a 1.5 m. chain link fence, to the satisfaction of the Director of Infrastructure and Planning.
36. That the Owner transfer to the City of Clarence-Rockland Block 560 as shown on the draft plan of subdivision as well as Block 562.
37. That the gravel pathway along the south of Stage 3 be paved (2 metres wide) for the entire portion. That the cost of the said pavement be reduced from the amount owed by the 5% of parkland fee.
38. That the Owner hire an appraiser to determine the value of the entire property in order to calculate the 5% of parkland.
39. That the Owner provide a landscape plan for the Stormwater Management Pond to the satisfaction of the Director of Community Services.
40. That the Owner be responsible to landscape according to the Landscaping plan of the pond along with a paved pathway.
41. That the landscaping plan shows a 1.5 metre high fence inside lot 379 adjacent to Block 555.
42. That the landscaping plan shows a 1.5 metre high fence inside lots 412 to 465 adjacent to Block 556.

Environmental

43. That Blocks 555 and 556 be transferred to the City as Environmental Lands.
44. The Owner shall submit an Environmental Impact Statement for the fish habitat and the 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. The implantation of the recommendation must be done.

45. That any setback determined through the Environmental Impact Assessment for the fish habitat be transferred as a Block to the City. Lots along Street No. 2 might need to be modified following this study.

Stormwater Management Plan, Sediment and Erosion Control Plan

46. 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.
47. 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.
48. 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.
49. That the Owner shall submit a hydraulic analysis of the Lafontaine Creek on Block 556 and 555. This analysis will determine the floodplain contour and consequently determine the proper opening elevation for the lots adjacent to the said creek.
50. 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.
51. 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.

52. 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, to the satisfaction of the Counties.
53. 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.

Grading

54. 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.

Construction

55. 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

56. 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.
57. 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.
58. 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.

59. The Owner shall meet the requirements of Canada Post Corporation for postal delivery facilities, to the satisfaction of the City of Clarence Rockland.
60. The Owner shall meet the requirements of Enbridge Gas Distribution Inc. and HydroOne, to the satisfaction of the City of Clarence Rockland.
61. All the public utilities (including electricity, cable, gas and telephone) shall be underground.

Streets and Street lights

62. 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 Planning Department to discuss.
63. The Owner agrees to prepare a "Street Light Plan" for all the Subdivision to the satisfaction of the City of Clarence-Rockland.
64. 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

65. 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

66. 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.
67. 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

68. 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.
69. 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 systems.
70. 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 hammerhead 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 hammerhead turnarounds shall be provided to the United Counties of Prescott and Russell for review and approval.

Other Conditions

71. That Block 561 be transferred to the City as the Pumping Station No. 9.
72. That the Owner provides a Geotechnical Report to the satisfaction of the City of Clarence-Rockland.
73. 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 Counties.
74. 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.

75. 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.
76. The owner/developer shall provide a copy in PDF format of the final plan intended for registration.
77. A copy of the executed Subdivision Agreement shall be provided to the United Counties of Prescott and Russell.
78. 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

79. 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.
80. 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.
81. The Subdivision Agreement shall state that the conditions run with the land and are binding on the Owner's heirs, successors and assigns.
82. Prior to registration of the Plan of Subdivision, the City of Clarence Rockland is to be satisfied that Conditions 1 to 81 has been fulfilled.
83. If the Plan of Subdivision has not been registered by February 21st, 2025, 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 - Letter from resident

Schedule G - Letter from resident

December 19, 2017

PAR COURRIEL

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

**Subject: Proposed Draft Plan of Subdivision
Part of Lots 26 and 27, Concession 1 (O.S.), Part of Lot 25,
Concession 2 (O.S.) and Part of Lots C and D, Concession 8
Morris Village, Rockland
Atrél Engineering Ltd. Agent for Spacebuilders Ottawa Ltd.
Your File No.: D-12-122**

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) has 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 521 lots of single detached dwellings, 14 lots of semi-detached dwellings (28 units), 5 blocks for row houses (104 units), 1 blocks for commercial use, 4 blocks for parks or open space, a new pumping station, the final design of the existing pond and 12 new streets of which, Street No. 1 will connect to County Road No. 21 (St-Jean Street).

In reviewing the draft plan and the supporting documents provided, we question how this proposed development meet Section 2.2.6(1)(b) of the UCPR OP. We fail to understand how this proposed project provide for a range and mix of low, medium and high density housing types in order to satisfy a broad range of residential requirements and ensure that affordable housing is available. Moreover, Section 2.2.6(4) of the UCPR OP provide a target for a mix of 70% low density, 20% medium density and 10% high density residential development in the Urban Policy Area.

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. As a reminder, Section 5 of the UCPR Official Plan provide policies which aims to protect natural heritage features and resources.

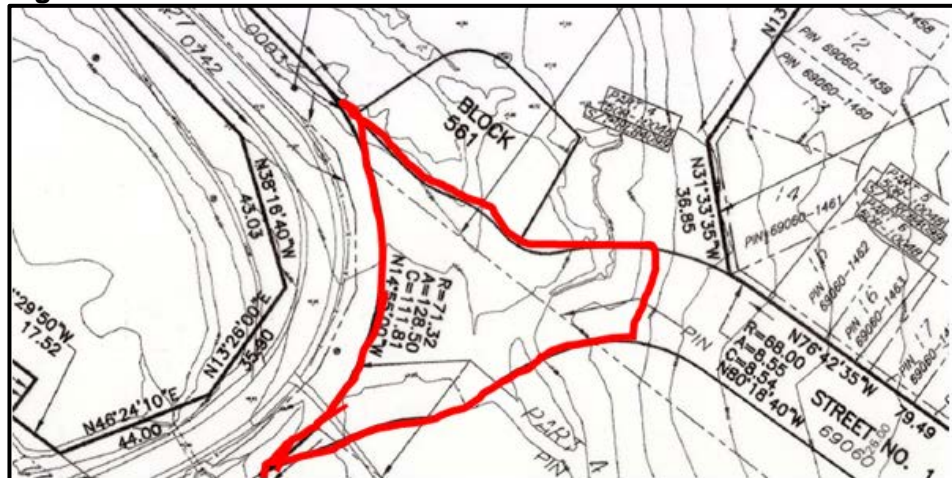
Furthermore, various discussions between the City and the UCPR occurred over the years regarding the ownership of County Road 21 (St-Jean Street). Since two forthcoming major residential developments would increase traffic and require road improvements on County Road 21 (St-Jean Street), we are of the opinion that the City should provide the UCPR with their strategy regarding the future of County Road 21 (St-Jean Street).

In addition, 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) and Street No. 1, County Road 21 (St-Jean Street) and Poupart Road and also at County Road 17 and Carmen Bergeron Street, for review and approval by the Director of the Public Works Department of the United Counties of Prescott and Russell. The traffic study shall consider the proposed Brigil/Poupart (City file No.: D-12-121) subdivision traffic. The two developers should consider producing a jointly single traffic study and/or to enter into a cost-sharing agreement on any required public works improvements.
2. That the Owner shall submit, in the event of a proposed roundabout at the intersection of County Road 21 (St-Jean Street) and Street No. 1, a design report, traffic study, along with plans for review and approval by the Director of the Public Works Department of the United Counties of Prescott and Russell. Any intersection improvements, including the construction of a roundabout, shall be at the costs of the developer.
3. That the Draft Plan be modified to include a clear separation of the roundabout location from Street No. 1., which shall encompass the roundabout as being within the County road allowance to be dedicated as public highways and shall be deeded to the United Counties of Prescott and Russell, to the satisfaction of the Counties.

Explanation: The United Counties of Prescott and Russell anticipate that the roundabout will be transferred to the Counties once constructed by the developer and will be part of County Road 21 (St-Jean Street). Please note that the Counties do not wish to extend County Road 21 too far onto Street No. 1 but the extension should cover the works of the roundabout. Figure 1 below illustrates the suggested road transfer in red.

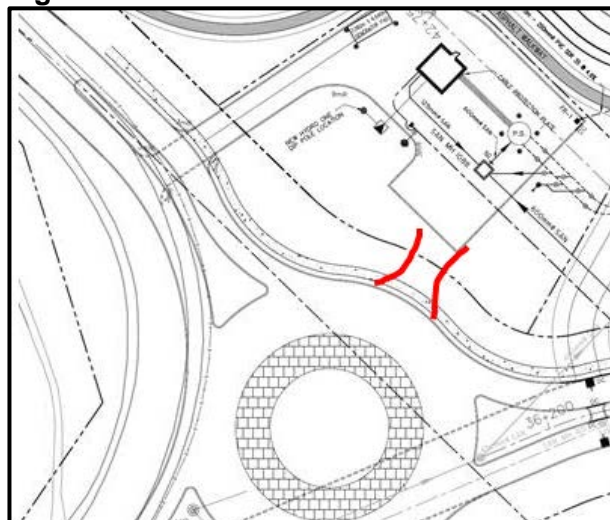
Figure 1



4. That the Owner shall provide engineering plans, which demonstrate that the current road allowance of County Road 21 (St-Jean Street) will be able to accommodate the new road alignment for the South-West leg of the roundabout, for review and approval by the Director of the Public Works Department of the United Counties of Prescott and Russell. In the event the road allowance is not wide enough to accommodate the new alignment, extra land shall be transferred to the Counties in order to provide for a wider road allowance.
5. That the entrance to the pumping station shall be moved to a new location directly within the roundabout as approved by the Public Works Department of the United Counties of Prescott and Russell.

Explanation: The pumping station servicing plan (I10704-PSSI) illustrates the location of the entrance to the pumping station at the North-West of the intersection. In order to minimize the chance of U-turns and conflicts when entering and exiting the pumping station, the entrance will have to be moved and be located directly within the roundabout as shown in red on Figure 2 below.

Figure 2



6. That the Owner shall provide the required width extension of the culvert located South-West of the proposed roundabout and confirm if the current road allowance of County Road 21 (St-Jean Street) will be wide enough to accommodate that culvert extension in the new road structure before entering the roundabout.
7. 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 Counties.
8. 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 Counties.
9. 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 Counties' latest development standards and specifications, and provide an amount in guarantees to represent the whole of the approved cost estimate for off-site works, to the satisfaction of the Counties.
10. 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 Counties.
11. That the Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Counties 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.
12. 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 Counties.
13. That the Owner shall agree in the Subdivision Agreement that all road 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 Counties.
14. That the right-of-way for County Road 21 (St-Jean Street) along the parcel subject to the application be widened as required to 13 metres from the centreline of the street, and that the Transfer/Deed of land conveying the said land 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.
15. That foot reserves along County Road 21 (St-Jean Street) shall be dedicated to the Counties and that the Transfer/Deed of land conveying the said foot reserves to the United Counties of Prescott and Russell must be prepared and executed at no cost or encumbrance, on the proposed:
 - a. Block 559, save and except a minimal lot frontage at the North-East corner of Block 559 on Street No. 1 to permit a future entrance;
 - b. Block 560, save and except a minimal lot frontage at the existing entrance location. Prior to final approval of this Draft Plan of Subdivision, the existing entrance lot frontage shall be demonstrated on a plan for review and approval by the Director of the Public Works Department of the United Counties of Prescott and Russell. Further, the Owner shall provide explanations for the intended use of the proposed access located East of the pumping station.
 - c. Block 562, if this Block is not transferred to the City, the Owner shall consult with the Public Works Department of the United Counties of Prescott and Russell regarding the location of a future entrance.
 16. 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.
 17. 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 systems.
 18. 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, to the satisfaction of the Counties.
 19. 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 Counties.
 20. 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 hammerhead 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 hammerhead turnarounds shall be provided to the United Counties of Prescott and Russell for review and approval.

21. 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.
22. 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.
23. The owner/developer shall provide a copy in PDF format of the final plan intended for registration.
24. A copy of the executed Subdivision Agreement shall be provided to the United Counties of Prescott and Russell.
25. Prior to final approval, the Approval Authority shall be advised in writing by the United Counties of Prescott and Russell how conditions 1 through 24 have been satisfied.

We noticed that the Ultimate Storm Water Management Pond Outlet is located within Block 562. The outlet is not identified on a separate block that is to be transferred to the City of Clarence-Rockland. It is our opinion that the outlet should not be located on a private property unless the intention is to transfer to the City the entirety of block 562.

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

November 22, 2017

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

Dear Marie-Eve Belanger,

Re: Draft Plan of Subdivision
Spacebuilders Ottawa Ltd.
Part of Lots 26 & 27, Conc 1 (O.S.), Part of Lot 25, Conc 2 (O.S.)
& Part of Lots C & D, Conc 8
City of Clarence - Rockland
File No.: D-12-122

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.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

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

November 30, 2017

Reference: **D-12-122**

Marie-Eve Belanger
City Of Clarence-Rockland
Planning and Growth Management Department
1560 Laurier St
Rockland, Ontario K4K 1P7

Thank you for contacting Canada Post regarding plans for Draft Plan of Subdivision Application by **Atrél Engineering, agent for Spacebuilders Ottawa Ltd.**

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: Tuesday, November 28, 2017 8:46 AM
To: Marie-Eve Belanger
Subject: FW: Clarence-Rockland - Morris Village Stage 5 - D-12-122

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

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From: Michelle.Tien@HydroOne.com [<mailto:Michelle.Tien@HydroOne.com>]
Sent: November-27-17 2:42 PM
To: Carole Giroux
Subject: Clarence-Rockland - Morris Village Stage 5 - D-12-122

Hello,

We are in receipt of your Plan of Subdivision application, D-12-122 dated Nov 16, 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.

To: Marie-Eve Bélanger, MCIP, RPP
Gestionnaire du développement/
Manager of Development
Cité/ City Clarence-Rockland
1560 rue Laurier Street
Rockland, ON
K4K 1P7

Good day Miss Bélanger,

Please forward this letter of objection regarding the proposed commercial property on lot 559 to the Planning Committee.

1. First I object to the vague process and tight deadline in place to raise objections to the proposals for the next phase of Morris Village. The deadline for raising objections is the very same day as the public meeting to consider the proposals. This leaves no time after the meeting to write a letter or to gather our thoughts regarding these proposals. If I had not emailed with questions ahead of time, I would never be able to raise my objections because I am too shy to speak in public. I think the residents should be given more time after the meeting to raise objections if they wish or write a letter with their objections.

What process will be in place on the evening of the meeting for us to raise our objections? Will there be comment sheets collected or is everyone expected to raise their concerns verbally?

2. I object to the level of noise, traffic, and pollution that will be generated from the proposed 650 new housing units in the new phase of Morris Village. The proposed sub-division indicates that for the 650 new housing units, the roads to be used will be either Diamond Street, or by St. Jean collector road. That means that in order for the residents of these 650 new housing units to get to Laurier Street or highway 174, they will have to take either St. Jean Blvd. down to Laurier, or Diamond Street with a left turn onto Ruby and another left onto Docteur Corbeil. All of that traffic, noise, and pollution will affect the properties on Diamond Street (lots 1 to 14) and properties on Ruby Street (from Diamond to Docteur Corbeil). Those properties in particular will get the brunt of all the traffic noise and pollution from either St. Jean Blvd. into the backyards, or by way of Diamond and Ruby Streets.
3. Next, I wish to raise objection to zoning lot 559 as commercial. Below I list my reasons for objection to this proposed commercial property being built on lot 559:
 - (i) I paid a lot premium because I back onto the "pond" (i.e. water management collector pond). I paid a lot premium for an unobstructed view. Prior to purchase I specifically asked the real estate agent about this and was told that all would be zoned residential.

- (ii) The proposed commercial property on lot 559 will be directly in my line of view. Every time I look out my kitchen or out my bedroom window I will be looking straight at a parking lot, strip mall, Kentucky Fried Chicken, or whatever eventually is built on lot 559. I object!
- (iii) The traffic noise from St. Jean carries over the water and it's quite noisy right now as it is, especially when it's a motorcycle or an engine being gunned. The lay of the land is like a canyon (with the pond in the middle) and the traffic noise from St. Jean echoes over the pond water. Once lots 1 to 14 on Diamond are built up, it will be like a boxed canyon. With an estimated 650 new housing units proposed, the collector road St. Jean will become busier and noisier.
- (iv) Modern day urban planning centralizes all commercial together to make it easier for shoppers, and to not disturb residents on their property. Having little strip malls in odd places here is like the old fashioned urban planning from the 1950's and 1960's. Residential should remain strictly residential, not mixed with commercial.
- (v) The property values of the houses facing the "pond" will decrease with the extra noise, traffic, and ugly visual impact of a commercial property on lot 559. My house value will go down.
- (vi) There are already many commercial "For Rent" or "For Sale" properties (the property next to NAPA on Laurier). I don't see the need for additional commercial land to be created – especially when it will be somewhat out of the way and not in a centralized commercial zone.
- (vii) There is a lack of trees, landscaping, and greenery in Rockland and adding another strip mall, parking lot, and commercial property will exacerbate the lack of trees, landscaping, and greenery in Rockland.
- (viii) It will be more difficult to sell the big lots numbers 1 to 14 on Diamond Street if there is a commercial lot in direct view from their backyards.

Thank you,


Linda Diodati

559 Ruby Street, Rockland

K4K 0H3

7 December 2017

Monique Ouellet, Clerk
City of Clarence Rockland
1560 Laurier Street
Rockland, Ontario
K4K 1P7

I am sending this letter to the City of Clarence Rockland To put an objection to the Plan of Subdivision located within the Morris Village (File D-12-122) Plan signed by Chantal Potvin, president of Spacal Builders of Hawa Ltd.

I really am having a problem doing this because I like many people in the town really like the Potvin family. But when I see that the bottom of a dangerous hill where a trucking business exist will become a main intersection in town I figure I need to do something about it.

My sister told me that in the winter when her car cannot make it up the hill (As my wife and I experienced) that she then backs down the hill and turns while backing up using Page 109 of 117 of the Trucking entrances.

Even Mr Pierre Filion told me that a lot of people end up in the ditch during winter months.

This is not acceptable in a future town's main road where the people from all the way past Canon Street will use as their main road to Wellmont and other commercial places in the west part of town or as their main road to go to work.

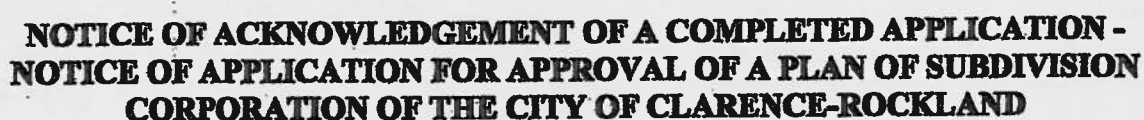
Now that 4 sidewalks have been built right next to the sidewalk on Canon Street making that road next to impossible into a 4 lane. And Baseline Road has a very dangerous hill between Canon Street and St Jean Street this leaves all the future traffic to use ~~for~~ the St-Jean street hill as a main road to go east and west.

The main road east and west need to be about half way between the first hill (near the Filion's trucking business) and the second hill.

As you can see on the said plan of subdivision the grade is perfect for that main road at that place.

Since there are only 2 main owners
of all these lands it is time that the town
council decide to do this now.

I remain
Sincerely,
Bills Levitt



Helen
Collins

Gilles Luiolette
609 Hwy 466-1784
LADY LAKE, FLORIDA
32159

Monique Duelet, Clerk
City of Charence-Rockland
1560 Laurier Street
Rockland, Ontario
Canada
K4K 1P7


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REPORT N° AMÉ-17-122-R

Date	21/12/2017
Submitted by	Claire Lemay
Subject	Zoning By-law Amendment – 1508 – 1560 Laurier Street – City of Clarence-Rockland
File N°	D-14-499

1) **NATURE/GOAL :**

The goal of this report is to present a Zoning by-law Amendment, in order to facilitate the construction of a new fire station next to the existing City Hall on Laurier Street in Rockland.

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 properties known as 1508 Laurier Street, 1536 Laurier Street and 1560 Laurier Street from "Community Facilities (CF) Zone" to "Community Facilities – Exception 1 (CF-1) Zone", 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 des propriétés situés au 1508 rue Laurier, 1536 rue Laurier et 1560 rue Laurier de « Zone d'installations communautaires (CF) » à « Zone d'installations communautaires – Exception 1 (CF-1) », tel que recommandé par le Département d'infrastructure et aménagement du territoire.

4) **BACKGROUND :**

The City of Clarence-Rockland owns three adjacent properties on Laurier Street. The buildings on two of those properties were recently demolished. The third property contains the City Hall and Rockland Fire Station as well as a parking area.

5) **DISCUSSION :**

The City of Clarence-Rockland intends to build a new Fire Station for Rockland on Laurier Street, adjacent to the City Hall. This proposed new building, its access and parking areas, will be located on the three lots. A zoning by-law amendment is requested in order have the three lots considered to be one lot for the purposes of zoning, so that the setbacks from the property lines between these three lots do not need

to be respected. All other setbacks from adjacent residential and commercial properties will be maintained as per the Community Facilities zone. No change of use will occur as a result of the proposed zoning by-law amendment or as a result of the proposed development. The City is proposing to replace the existing Fire Station with a new one.

The three subject properties were created through various means, such that, in order to properly merge the three lots into one, the City would have to retain outside legal counsel. Therefore, the Infrastructure and Planning Department recommends a zoning by-law amendment as the simplest and least costly option for the City to achieve the same ends.



Figure 1: Keymap

PROVINCIAL POLICY STATEMENT

Section 1.1.1 of the Provincial Policy Statement 2014 states that: "Healthy, liveable and safe communities are sustained by: [...] ensuring that necessary infrastructure, [...] and public service facilities are or will be available to meet current and projected needs." This includes the provision of fire services in urban areas such as Rockland.

OFFICIAL PLAN OF THE UNITED COUNTIES OF PRESCOTT AND RUSSELL

The subject properties are within the Urban Policy Area according to Schedule A of the Official Plan of the United Counties of Prescott and Russell. This policy area permits the existing and proposed uses.

OFFICIAL PLAN OF THE URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND

The subject properties are within the Community Facilities land use designation on Schedule A of the Official Plan of the Urban Area of Clarence-Rockland. This policy area permits the existing and proposed uses.

ZONING BY-LAW NO. 2016-10

The subject properties are currently designated Community Facilities (CF) Zone according to Schedule B of the City of Clarence-Rockland Zoning By-law. Offices and emergency service facilities are permitted uses in this zone. The required interior side yard setback for this zone is 4.0 m.

6) **CONSULTATION:**

The Planning Committee will hold a public meeting on January 17th, 2018, at which time comments from the public will be received.

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

N/A

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