



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

February 7, 2018, 7:00 pm

Council Chambers

415 rue Lemay Street, Clarence Creek, Ont.

Pages

1.	Opening of the meeting	
2.	Adoption of the agenda	
3.	Declaration of pecuniary interests	
4.	Adoption of the minutes	1
5.	Planner's Statement	13
6.	Deferred Items	
6.1	Official Plan Amendment and Zoning By-law Amendment - Brigil Subdivision	19
7.	Presentations / Reports	
8.	Other Items	
9.	Adjournment	



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

COMITÉ DE L'AMÉNAGEMENT

le 7 février 2018, 19 h 00

Salle du Conseil

415 rue Lemay Street, Clarence Creek, Ont.

	Pages
1. Ouverture de la réunion	
2. Adoption de l'ordre du jour	
3. Déclaration d'intérêts pécuniaires	
4. Adoption des procès-verbaux	1
5. Énoncé de l'urbaniste	13
6. Items différés	
6.1 Amendement au plan officiel et au règlement de zonage - Subdivision Brigil	19
7. Présentations / Rapports	
8. Autres items	
9. Ajournement	



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

January 17, 2018
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT: Mario Zanth, President
Guy Desjardins, Mayor (ex officio)
Carl Grimard, Councillor Ward 3
Michel Levert, Councillor Ward 7
Elaine Simard, Member
Denis Simard, Member
Helen Collier, Chief Administrative Officer
Marie-Ève Bélanger, Manager, Development
Maryse St-Pierre, Deputy Clerk

1. Opening of the meeting

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

2. Adoption of the agenda

RESOLUTION AME2018-01

Moved by Guy Desjardins

Seconded By Carl Grimard

THAT the agenda be adopted as presented.

CARRIED

3. Declaration of pecuniary interests (None)

4. Adoption of the minutes

4.1 Minutes of the Planning Committee of December 6, 2017

RESOLUTION AME2018-02

Moved by Guy Desjardins

Seconded By Elaine Simard

THAT the minutes of the Planning Committee meeting of December 6, 2017, be adopted as presented.

CARRIED

5. Planner's Statement

The planner's statement is presented.

6. Deferred Items

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

Mrs. Marie-Ève Bélanger gives an overview of the presentation that was given at the last meeting in regard to this application and shows the location of the project on the plan. Further to questions with regard to density, she explains the differences and the required percentages according to the official plan.

Further to questions asked with regard to the pathway, Mrs. Bélanger explains how the proposed pathway is integrated within the existing pathway map.

Comments of committee members

Members of the committee discuss the location of the pathway and the issue raised by the residents of Descotes Circle. Further to discussion, Mrs. Bélanger explains that this project has been in progress for years and that the location of the pathway is included on the official plan. She adds that there is a huge demand for pathways and cycle paths.

Members of the committee discuss the location of the high density in this project.

Comments from the public

Mr. Jean-Guy Brunet, resident at 3380 Descotes Circle, asks for clarifications regarding the setbacks. He adds that this development should consider the accessibility of people with reduced mobility. Mr. Jean Décoeur, representative for Atrel Engineering, explains the different setback measures and mentions that this development will take the requirements for accessibility into consideration.

Mrs. Elaine Simard leaves her seat from 7:55 p.m to 7:56 pm. Councillor Michel Levert leaves his seat from 7:56 p.m. to 7:58 p.m.

Mr. Gilles Bergeron, resident at 3385 Descotes Circle, explains that for this big project, more people should be advised. He explains that ratios are high and that high density would be no more than 10% of the project. Mrs. Bélanger explains the percentages of different densities. Mr. Bergeron adds that he believes that this project has the goal to collect more people and not developing a community. He explains that if the zoning is granted the way it is presented, he will make an appeal.

Mr. Fabien Parent, resident at 3400 Descotes Circle, reiterates the comments he mentioned during the last meeting in regard to fences. He adds that he has concerns with blasting. Mr. Décoeur explains that based on his knowledge, there should not be any blasting activities but if so, rules would be followed.

Mr. Stéphane St-Denis, resident at 3378 Descotes Circle, explains that residents don't want a cycle path in their backyards.

Further to discussions, Mr. Décoeur explains that if residents don't want the pathway, it is not a problem. He adds that he will verify if we can move one of the high-density buildings elsewhere in the plan.

RESOLUTION AME2018-03

Moved by Carl Grimard

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 the Planning Committee recommends that Council approve the Official Plan Amendment and the Zoning by-law Amendment.

DEFERRED

7. Presentations / Reports

7.1 Draft Plan of Subdivision – Stage 5 Spacebuilders

Mrs. Marie-Ève Bélanger presents the application submitted by Atrél Engineering for Spacebuilders Ottawa Ltd to approve the conditions of the draft plan of subdivision. She adds that the traffic study will determine if a roundabout is required at this location. Members of the committee discuss the project.

Mrs. Linda Diodati, resident at 559 Ruby Street, explains that her backyard faces directly onto the project, especially the commercial part. She is worried about the noise that will occur and the impact it will have on her privacy. Mr. Jean Décoeur, representant of Atrél Engineering explains that a noise protection barrier will be installed.

RESOLUTION AME2018-04

Moved by Michel Levert

Seconded By Guy Desjardins

THAT the Planning Committee recommends that Council approve 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.

CARRIED

7.2 Zoning By-law Amendment – 1508 – 1560 Laurier Street – City of Clarence-Rockland

a. Presentation

Mrs. Claire Lemay presents the application made by the City of Clarence-Rockland. She explains that a zoning by-law amendment is requested in order to 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.

b. Committee/Public comments (None)

c. Recommendation

RESOLUTION AME2018-05

Moved by Denis Simard

Seconded By Michel Levert

THAT the Planning Committee recommends to Council the application to amend Zoning By-Law No. 2016-10, in order to change the zoning category of the 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.

CARRIED

8. Other Items (None)

9. Adjournment

The meeting is adjourned at 9:06 p.m.

Mario Zanth, President

Maryse St-Pierre, Deputy Clerk



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

le 17 janvier 2018
Salle du Conseil
415 rue Lemay Street, Clarence Creek, Ont.

PRÉSENT:

- Mario Zanth, Président
- Guy Desjardins, Maire (ex officio)
- Carl Grimard, Conseiller quartier 3
- Michel Levert, Conseiller quartier 7
- Elaine Simard, membre
- Denis Simard, membre
- Helen Collier, Directrice générale
- Marie-Ève Bélanger, Gestionnaire du développement
- Maryse St-Pierre, Greffière adjointe

1. Ouverture de la réunion

Le président ouvre la réunion à 19h04.

2. Adoption de l'ordre du jour

RÉSOLUTION AME2018-01

Proposée par Guy Desjardins

Appuyée par Carl Grimard

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

ADOPTÉE

3. Déclaration d'intérêts pécuniaires (Aucune)

4. Adoption des procès-verbaux

4.1 Procès-verbal du comité d'aménagement du 6 décembre 2017

RÉSOLUTION AME2018-02

Proposée par Guy Desjardins

Appuyée par Elaine Simard

QUE le procès-verbal de la réunion du comité d'aménagement du 6 décembre 2017 soit adopté tel que présenté.

ADOPTÉE

5. Énoncé de l'urbaniste

L'énoncé de l'urbaniste est présenté.

6. Items différés

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

Mme Marie-Ève Bélanger fait un survol de la présentation de la dernière réunion relativement à cette demande et démontre l'emplacement du projet sur le plan. Suite aux questions soulevées concernant les densités, elle explique la différence entre chacune d'elles et le taux requis selon le plan officiel.

Suite aux questions soulevées concernant le sentier du projet, Mme Bélanger présente une carte de l'emplacement des sentiers du secteur de Rockland afin d'illustrer l'emplacement du sentier de ce développement.

Commentaires du comité

Les membres du comité discutent de l'emplacement du sentier et de l'enjeu qu'il présente pour les résidents de la rue Descôtes. Suite à la discussion, Mme Bélanger explique que ce projet est sur la table depuis plusieurs années et que l'emplacement de ce sentier est inscrit au plan officiel. Elle ajoute que la demande d'obtenir des sentiers et des pistes cyclables est grande.

Les membres du comité discutent de l'emplacement de la haute densité dans ce projet.

Commentaires du public

M. Jean-Guy Brunet, résident du 3380 Cercle Descôtes, demande des précisions quant aux marges séparant les lots. Il ajoute que ce développement devra rendre les installations accessibles pour les personnes à mobilité réduite. M. Jean Décoeur, représentant d'Atrel Engineering, explique les différentes mesures des marges et mentionne que le développement prendra considération des normes en matière d'accessibilité.

Mme Elaine Simard quitte son siège de 19h55 à 19h56. Le conseiller Michel Levert quitte son siège de 19h56 à 19h58.

M. Gilles Bergeron, résident du 3385 Cercle Descôtes, explique que dans le cas de projets de cette envergure, plus de gens devraient être avisés. Il explique que les ratios sont élevés et que la haute densité devrait correspondre à 10% du projet. Mme Bélanger explique les pourcentages des différentes densités. M. Bergeron ajoute qu'il ressent que ce projet est dans le but de collecter des gens et non de développer une communauté. Il explique que si le zonage est accordé de la façon dont il est présenté, il fera un appel.

M. Fabien Parent, résident du 3400 Cercle Descôtes, réitère les commentaires qu'il a mentionné à la dernière réunion concernant les clôtures. Il ajoute qu'il est inquiet relativement à des possibilités de dynamitage. M. Décoeur explique qu'à sa connaissance, il n'y aura pas de dynamitage, mais que dans le cas où il y en aurait, il y a des règles à suivre.

M. Stéphane St-Denis, résident du 3378 Cercle Descôtes, explique que les résidents ne désirent pas avoir de piste cyclable en arrière de leurs propriétés.

Suite aux discussions, M. Décoeur explique que si c'est la volonté des résidents de retirer le sentier, ce n'est pas un problème. Il ajoute qu'il va vérifier s'il peut déplacer un des bâtiments de haute densité ailleurs sur le plan.

RÉSOLUTION AME2018-03

Proposée par Carl Grimard

Appuyée par Michel Levert

QUE le comité d'aménagement recommande que le conseil approuve l'ébauche de plan de lotissement soumise 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 que le conseil approuve l'amendement au Plan Officiel et au règlement de zonage.

DIFFÉRÉE

7. Présentations / Rapports

7.1 Ébauche de plan de subdivision - Étape 5 Spacebuilders

Mme Marie-Ève Bélanger fait la présentation de la demande faite par Atrél Engineering pour Spacebuilders Ottawa Ltd pour approuver les conditions de l'ébauche de plan de lotissement. Elle ajoute que l'étude de trafic déterminera si un carrefour giratoire est nécessaire à cet emplacement. Les membres du comité discutent du projet.

Mme Linda Diodati, résidente du 559 Ruby Street, explique que sa cour arrière fait directement face à ce projet, notamment l'espace commercial. Elle explique qu'elle est inquiète du bruit que cela va occasionner et l'impact que cela aura sur sa vie privée. M. Jean Décoeur, représentant d'Atrél Engineering explique qu'une barrière de bruit sera installée.

RÉSOLUTION AME2018-04

Proposée par Michel Levert

Appuyée par Guy Desjardins

QUE le comité d'aménagement recommande que le conseil approuve 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.

ADOPTÉE

**7.2 Amendement au règlement de zonage – 1508 – 1560 rue Laurier –
Cité de Clarence-Rockland**

a. Présentation

Mme Claire Lemay fait la présentation de la demande adressée par la Cité de Clarence-Rockland. Elle explique qu'un amendement au règlement de zonage est requis dans le but de considérer les trois lots au point de vue du zonage, ce qui permettra de ne pas respecter les marges de reculs situées entre ces lots.

b. Commentaires du comité et du public (Aucun)

c. Recommandation

RÉSOLUTION AME2018-05

Proposée par

Appuyée par Michel Levert

QUE le comité d'aménagement recommande au conseil de supporter l'amendement au Règlement de zonage 2016-10, dans le but de modifier la catégorie de zonage 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.

ADOPTÉE

8. Autres items (Aucun)

9. Ajournement

La réunion est ajournée à 21h06.

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

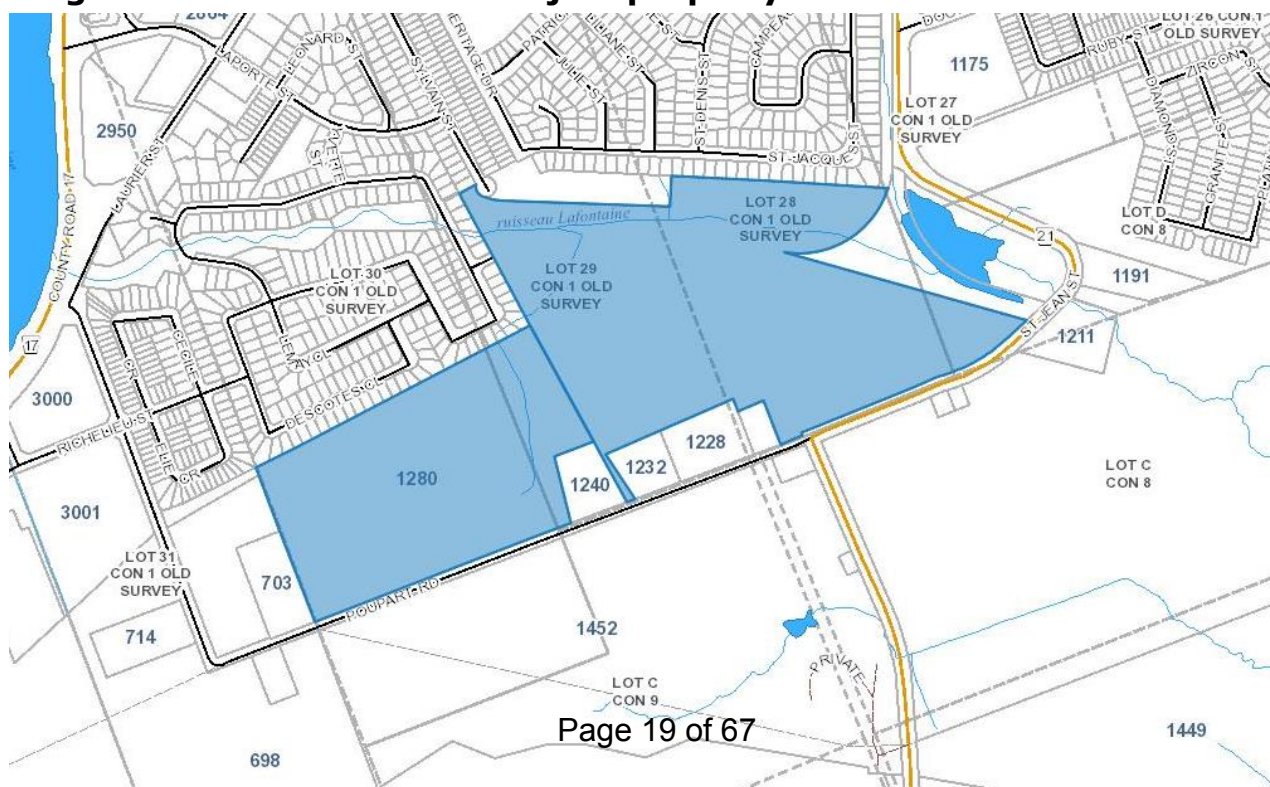
1) **NATURE/GOAL :**

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.

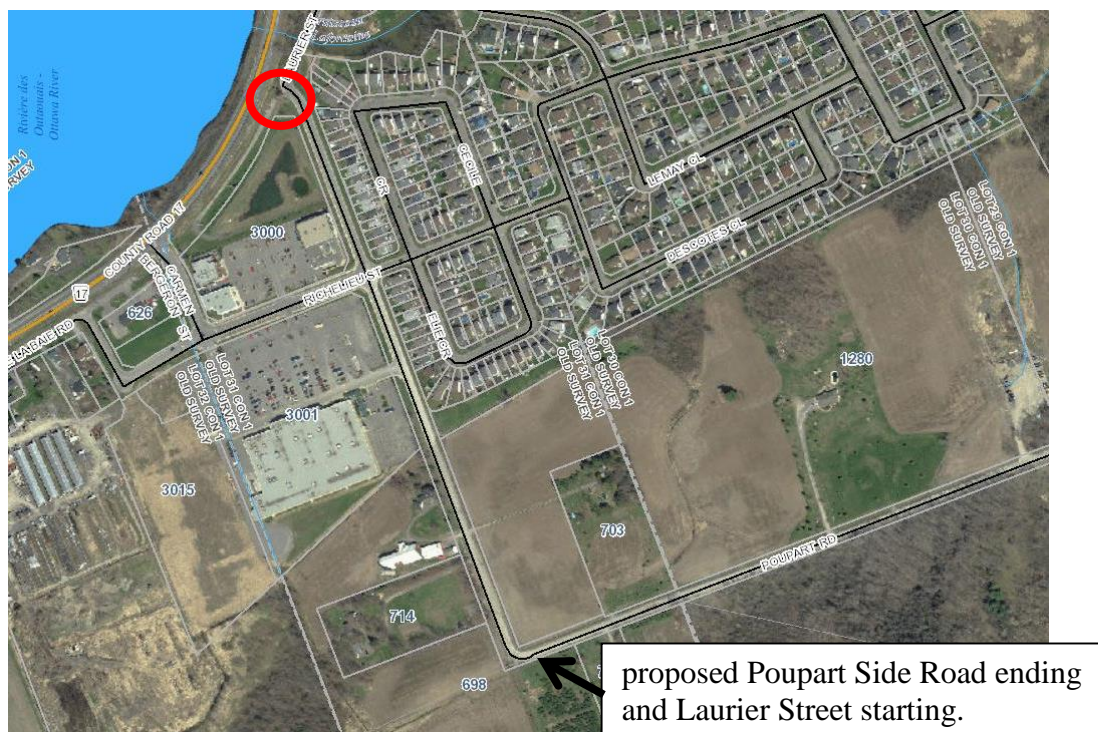
The design that the City will be undertaking will include sidewalks, bike lanes and/or multi-use pathway along Poupart/St-Jean Street..

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

underground Hydro lines and curbs. No open ditches will be permitted on Poupart Side Road.

Road name

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



Connectivity

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

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

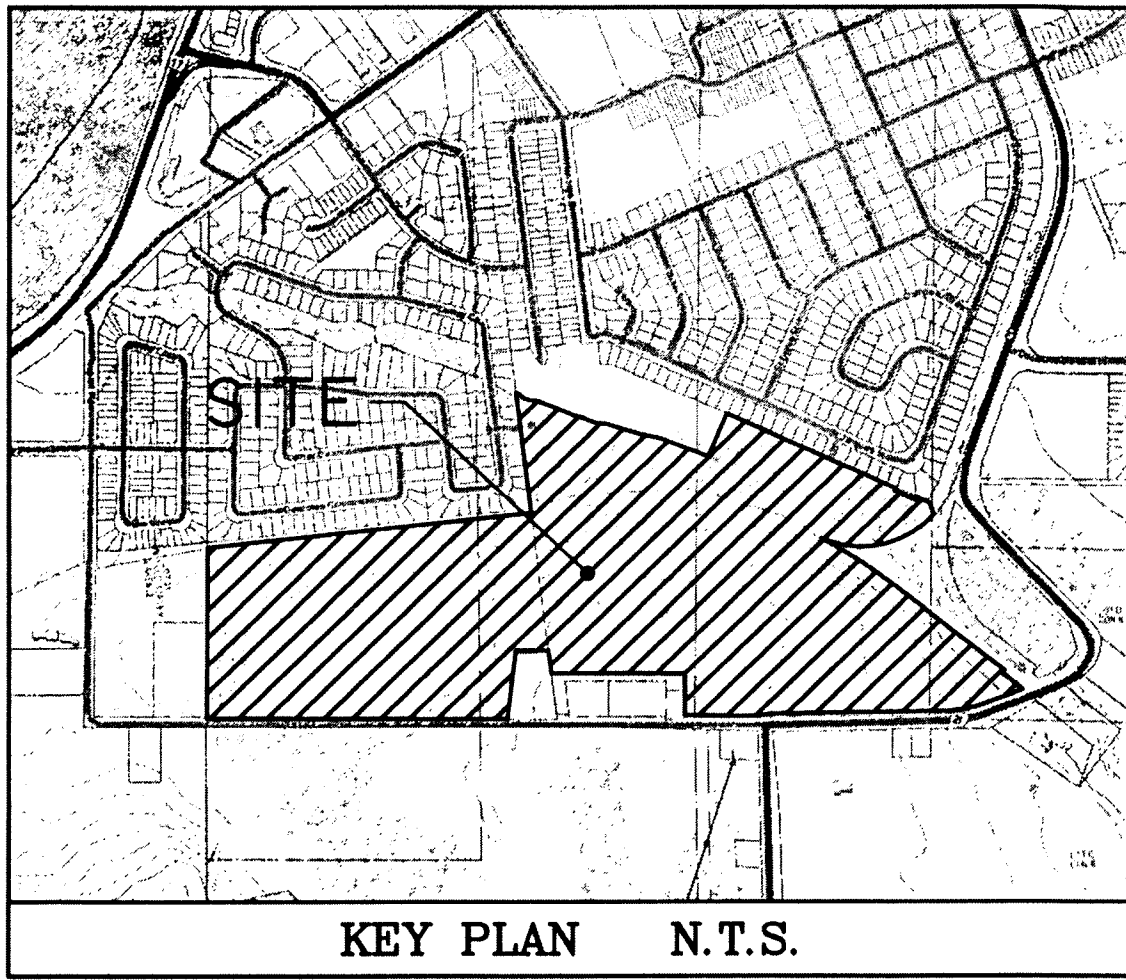
Schedule E - Comments from Hydro One

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


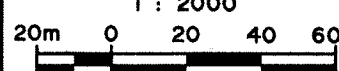

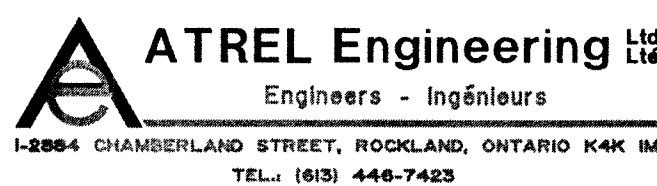
Surveyor's Certificate
I hereby certify that lands to be subdivided and their relationship to the adjacent lands are correctly shown, as determined per existing reference plans.
Nov. 17, 2017
Dated
E. H. HERMEYER
ONTARIO LAND SURVEYOR

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
Dated
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 1 : 2000 	DESIGN PGG CHECKED PGG CHECKED JMD	CITY OF CLARENCE-ROCKLAND POUPART - LAVIOLETTE SUBDIVISION PLAN DRAFT PLAN	DATE JUNE 12, 2017 PROJECT No. 150403 DRAWING No. 150403-DP1
	 PART-2 PLAN 50R-9244 REMOVED FROM DRAFT PLAN		NOV. 17/17	JMD				
			 ATREL Engineering Ltd. Engineers - Ingénieurs 1-888-4 CHAMBERLAND STREET, ROCKLAND, ONTARIO K4K 1M6 TEL.: (613) 446-7423					

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.

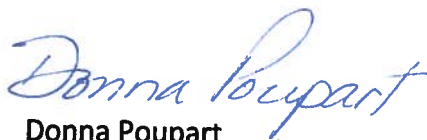
We are specifically opposed to the high density residential buildings, and particularly the one proposed adjacent to 1224 Poupart Road. Our son recently purchased this house which is already on a small lot. A high density building could be as high as 5 storeys as we understand which would not only be 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 Ouellet, 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~~ ~~me~~ 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 ~~me~~ road cannot be that road because of the dangerous hill between St Jean and Caron streets.

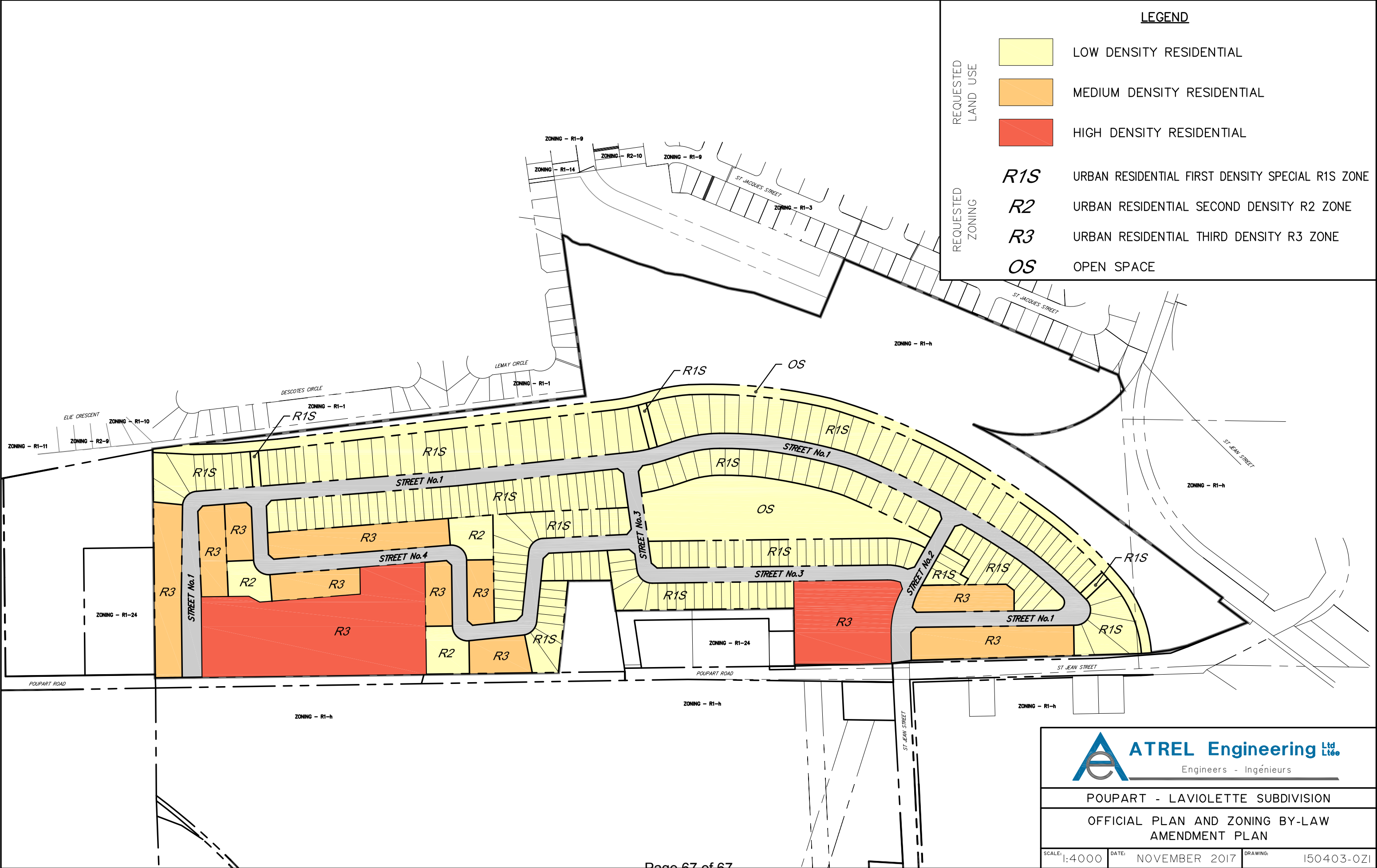
The new road should be about half way between the electrical plant next to Poupert road and St-Jean and the second hill. If this is done then there will be no large hills on this future road but a reasonable incline.


Now, Poupert 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 - Poupert 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 Poupert's part of this proposal

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





ATREL Engineering Ltd.
Engineers - Ingénieurs

POUPART - LAVIOLETTE SUBDIVISION

OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENT PLAN

SCALE: 1:4000 | DATE: NOVEMBER 2017 | DRAWING: 150403-021