



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

March 21, 2018, 8:00 pm

Council Chambers

415 rue Lemay Street, Clarence Creek, Ont.

Pages

1. Opening of the meeting
2. Adoption of the agenda
3. Disclosure of pecuniary interests
4. Delegations / Presentations
 - 4.1 Presentation by Karine Lauzon from the Clarence-Rockland Chamber of Commerce for the downtown revitalization project 5
5. Petitions / Correspondence
 - 5.1 Invitation to participate on the SNC Forest Conservation Working Group 21
6. Notice of Motion
7. Comment/Question Period

Note: Members of the public may come forward to the podium and after seeking permission from the Presiding Officer, shall state their name and direct their question/comment on any matter which is related to any item included in this agenda to the Presiding Officer.

The maximum time allowed in all circumstances for a question/comment shall be three (3) minutes per person per meeting. There shall be a maximum of 30 minutes dedicated to the question/comment period. Any unasked questions/comments due to the time restriction may be submitted in writing to the Clerk.

At no time shall this question period be taken by members of the audience to make speeches or accusations.
8. Report from the United Counties of Prescott and Russell

9.	Committee/Staff Reports	
9.1	2017 Accomplishments	25
9.2	Draft Plan of Subdivision – Stage 5 Spacebuilders	39
9.3	Free weekends – Landfill Site	83
9.4	Supply of Diesel Fuel and Gasoline Contract	87
9.5	Part-lot control - Row housing, 2362 to 2382 Marble Cres. – Blok 281, Plan 50M-308 – C.H. Clément Construction Inc.	95
9.6	Protective Services Monthly Report (Feb 2018)	103
10.	Other items	
11.	Adjournment	



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

le 21 mars 2018, 20 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. Déclarations d'intérêts pécuniaires
4. Délégations / Présentations
 - 4.1 Présentation de Karine Lauzon de la Chambre de commerce de
Clarence-Rockland au sujet du projet de revitalisation du centre-ville 5
5. Pétitions / Correspondance
 - 5.1 Invitation a participer au groupe de travail de la CNS sur la conservation
des forêts 21
6. Avis de motion
7. Période de Questions/Commentaires

Note: Les membres du public sont invités à se rendre au podium et après avoir reçu la permission du président de l'assemblée, doivent se nommer et adresser leur question et/ou commentaire sur tout sujet qui est relié à n'importe quel item qui figure à l'ordre du jour au président de réunion.

Le temps maximal accordé pour une question/commentaire dans toutes circonstances est de trois (3) minutes par personne par réunion. Il y aura un maximum de 30 minutes consacrés à la période de questions/ commentaires. Toutes questions et/ou commentaires qui n'ont pas été adressés par faute de temps peuvent être soumis par écrit à la greffière.

En aucun cas, cette période de questions/ commentaires ne peut être utilisée par les membres du public pour faire des discours ou porter des accusations.
8. Rapport des Comtés unis de Prescott et Russell

9.	Rapports des Comités/Services	
9.1	Accomplissements 2017	25
9.2	Ébauche de plan de lotissement – Stage 5 Spacebuilders	39
9.3	Week-ends gratuits au dépotoir	83
9.4	Contrat de fourniture d'essence	87
9.5	Retrait de la réglementation des parties des lots – Maisons en rangées, 2362 à 2382 Croissant Marble – Bloc 281, Plan 50M-308 – C.H. Clément Construction Inc.	95
9.6	Rapport mensuel du Service de la protection (février 2018)	103
10.	Autres items	
11.	Ajournement	



Rockland, 9 mars 2018

Cité de Clarence-Rockland
À l'attention de M. Guy Desjardins
1560 rue Laurier,
Rockland, Ontario K4K 1P7

Objet : demande de subvention
P.J. : présentation visuelle du projet de revitalisation du cœur villageois

Monsieur Desjardins,

La Chambre de commerce de Clarence-Rockland, qui compte près de 130 entreprises membres, vise à promouvoir le développement économique, social, politique et culturel ainsi qu'à représenter les intérêts de petites, moyennes et grandes entreprises dans les milieux ruraux et urbains de la Cité.

Au cours de l'année 2017, la Chambre de commerce de Clarence-Rockland travaillait sur un projet de revitalisation dans l'objectif d'améliorer le cœur du centre-ville de notre collectivité afin de stimuler le bien-être économique général.

Par la présentation de sa vision du projet, la Chambre de commerce de Clarence-Rockland souhaite réaliser, en partenariat avec la Cité de Clarence-Rockland, l'aménagement de l'espace vert au croisement de la rue Laurier et de la rue Laviolette. Aussi connu sous le nom de parc du patrimoine, il est un élément important, car il constitue une zone de rassemblement et de détente accessible pour les citoyens et les touristes sur la rue principale.

En tenant compte du potentiel et des contraintes du site, la Chambre de commerce de Clarence-Rockland propose d'aménager un concept de parc de destination qui offrira une nouvelle expérience récréative à la population et aux touristes. Ce projet aura comme objectif d'offrir des aménagements favorisant les rencontres familiales et d'amis en offrant, entre autres, une gloriette de jardin en bois, une fontaine et des aires de repos. De plus, ce projet d'aménagement du parc du patrimoine contribuera à doter la rue Laurier d'une identité propre. Il vise à améliorer la fluidité et la sécurité des usagers de la route, encourager les déplacements actifs (à pied et à vélo), favoriser sa vitalité économique et son pouvoir d'attraction avec des services de proximité et créer un dynamisme culturel, social et événementiel dans un secteur qui est appelé à redevenir en quelque sorte le « Upper town » de Rockland.

Le développement du projet d'aménagement du parc du patrimoine génère des frais auxquels il est difficile de faire face. Une aide financière permettrait à la Chambre de commerce de Clarence-Rockland de débiter la phase de planification de ce projet.

C'est pourquoi la Chambre de commerce de Clarence-Rockland sollicite de votre part l'attribution d'une subvention de 15 000 \$ afin de pouvoir planifier ce projet qui nous tient particulièrement à cœur et qui est indispensable au développement de notre cœur villageois. Plus précisément, la subvention permettra de planifier les prochaines étapes de la réalisation du projet ainsi que de procéder au processus d'appels d'offre. La Chambre de commerce souhaite que le projet s'inscrive dans une démarche de revitalisation municipale et que la Cité de Clarence-Rockland appuie notre projet.



Nous restons à votre entière disposition pour tout rendez-vous que vous jugeriez nécessaire à l'étude de notre demande.

Vous remerciant par avance de l'intérêt que vous porterez à notre sollicitation, et dans cette attente, nous vous prions d'agréer, Monsieur Desjardins, l'expression de nos respectueuses salutations.

Andrée Delorme
Présidente
Chambre de commerce de Clarence-Rockland

C.P 131, C-2452 rue Laurier,
Rockland ON K4K 1K3

Tél : (613) 761-1954
sans frais : 1-888-697-6646
info@ccclarencrockland.com
www.laccr.ca

2017

Clarence-Rockland Proposed Signage Guidelines

Defined 'Uptown' / 'Centre Ville' Sector



9/18/2017

CONTENTS

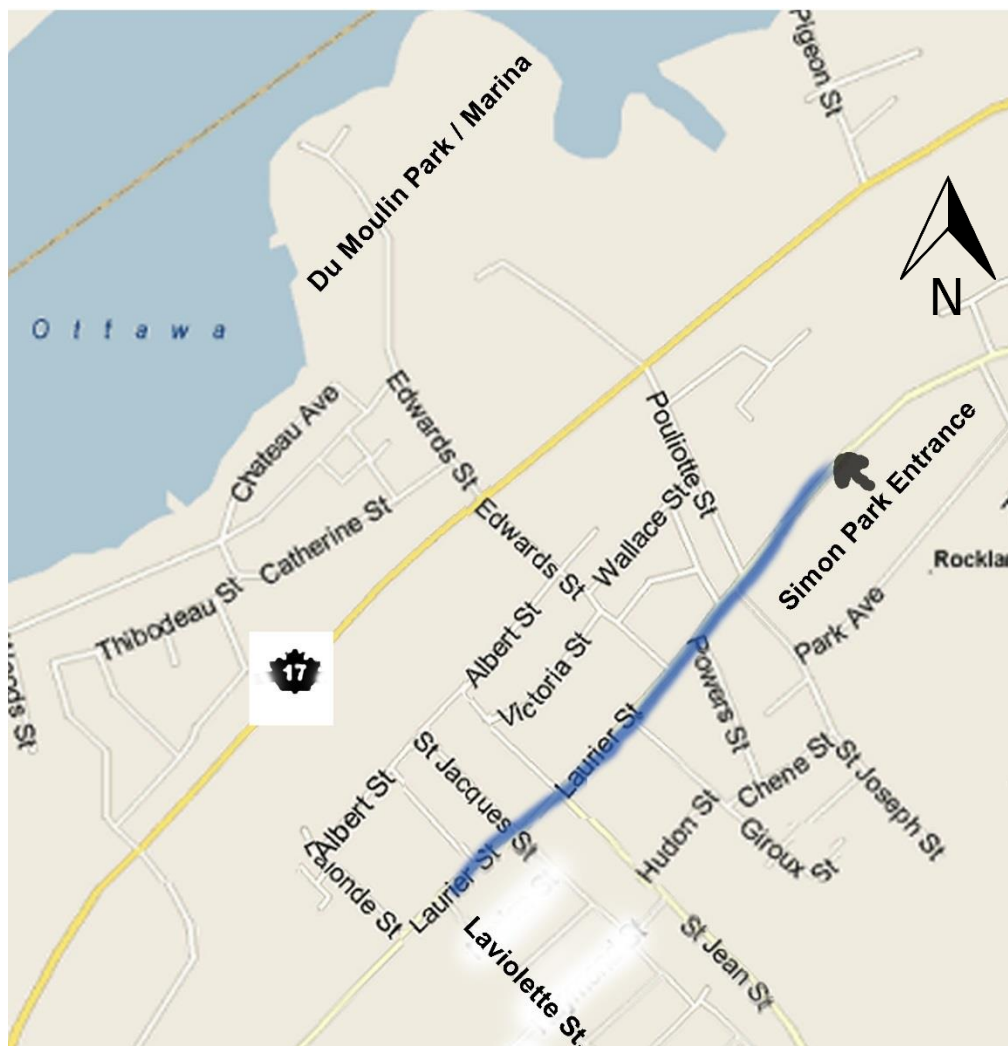
Introduction	2
A- Defined 'uptown'/'centre ville' map.....	2
B- Design Guidelines	3
Simplicity	3
Message.....	3
Location	3
Quality	3
Sign style.....	3
Size of sign	3
Materials.....	4
Lettering style	4
Size of lettering.....	4
Colour	4
Illumination	4
C- Sign type samples:	5
Sign boards	5
Store front window.....	6
Store front door	7
Awning sign	8
Allowed Traditional Awnings:.....	8
Discouraged "Bubble" or "waterfall" Awnings:	8
Projecting sign	9
Sandwich board	10
Lawn sign	11
Multiple tenant sign	12
Modified Corporate Signs	13

INTRODUCTION

The purpose of the proposed signage guidelines requirements, as defined in this document, are intended to ensure broad consistency with respect to style and design. The goal of these guidelines is to assist in the development of signs to ensure that any new signage respects the integrity of the building as well as the new character of the entire district. The colours, fonts, shapes, materials and scale of all signs should be sensitive to the building in the new “Uptown” district. Signage should enhance the architecture of a building and the distinctiveness of the downtown. Well designed signs add to the impression of the overall well-being and vitality of a district and create a positive impression of the commercial health of the town.

A- DEFINED ‘UPTOWN’/‘CENTRE VILLE’ MAP

Proposed ‘Uptown’ signage guidelines for Laurier Street, from Raymond street to the Simon Park entrance. All the business from this district facing Laurier Street, would need comply with the new guidelines stated in this document.



B- DESIGN GUIDELINES

SIMPLICITY

- The shortest message has the greatest impact
- Use clean and crisp letters
- Use bold, easily recognised symbols

MESSAGE

- Keep it simple for the highest impact
- Use pictures, symbols or logos, but not massed produced sign sponsored by product manufacturers
- The most important piece of information is the name of the business and then information on the type and quality of product sold (no phone numbers, address, etc...)

LOCATION

- A sign band is usually designed into the facade under the store front cornice
- Signs should not obscure architectural detail (windows, transoms, sills, mouldings, cornices, piers, pilasters etc.)
- Concentrate sign near pedestrian level

QUALITY

- Use no more than three types of signs per buildings regardless of the number of occupants (for ex: sign boards, store front windows and projecting signs)
- Ground floor occupants should only have 2 signs types.
- An upper level occupant should only have one sign types.

SIGN STYLE

- Relate the sign design to the overall architectural style of the storefront.
- Reflect the character of the period or building

SIZE OF SIGN

- Keep in scale with the building
- Keep in scale with viewer location and speed
- The legibility of sign depends more on colour and type style than on size
- Never cover architectural details on facade
- The sign board does not need to be more than 2'-0" (600mm) in height
- Signs on adjacent storefront along one facade should coordinate in height and proportion and use the same format (sign type and size)

MATERIALS

- Be consistent with or compliment the material and style of the facade
- Use good quality durable material that weather well, ie.: Marine exterior MDO plywood (medium density overlay)
- Only traditional materials should be used such as painted wood and metal for sign face and signs supports
- Several methods can be used to produce the sign on a sign board, sandblasted and painted (three dimensional), routed or carved and painted (three dimensional), or painted (two dimensional)
- Letters applied to the façade can be made from wood, metal, plastics and moulded fiberglass (then painted)
- Plastic should not be the predominant material on any sign high-gloss plastic should be prohibited.

LETTERING STYLE

- Compliment the style and architectural style of the building facade
- The letter style should reflect the image that the business wants to create
- Avoid intricate letter styles that makes signs difficult to read
- No more than 2 different letter styles should be used on sign face

SIZE OF LETTERING

- The minimum letter size for pedestrian viewing is 3" (75mm) in height.
- The minimum letter size for automobile viewing 8.5" (225mm) in height and an additional 1" (25mm) for every 50' (15mm) between signs and viewers
- A maximum of 40% of the sign face should be used for lettering and graphics and the remaining 60% is background

COLOUR

- Use no more than 3 colours
- The background colour should be contrasting colour for the letter. Use a third colour for emphasis (border, motif, shading letters). When an illustration is used, then the additional colours should be complementary to the main colours
- Select colours which complement the overall tone of the building
- Heritage color palette should be established (Earth tones complement stone and brick building) and more as part of regulations
- Fluorescent and very bright colours should be prohibited

ILLUMINATION

- Light signs using direct illumination from shielded light source
- Internal illuminated signs are out of context and should be prohibited.
- Solid letter or solid background sign with internal light tube can be used to back light walls
- The following should not be permitted: sign boxes, back lit signs, flashings signs, rotating signs, animated signs, neon signs, signs painted on walls and bubble or waterfall awnings (only traditional awnings are to be permitted)

C- SIGN TYPE SAMPLES:

SIGN BOARDS



This is the main sign location showing only name of business and logo.

- Locate above display windows, transoms and below storefront cornice.
- This sign is designed for viewing from cars and by pedestrians across the street (See lettering style section)

STORE FRONT WINDOW



- This sign is designed for viewing by pedestrians (See lettering style section)
- Do not use more than 30% of window area.
- Match style of major sign
- Can be used with a signboard or a projecting sign.

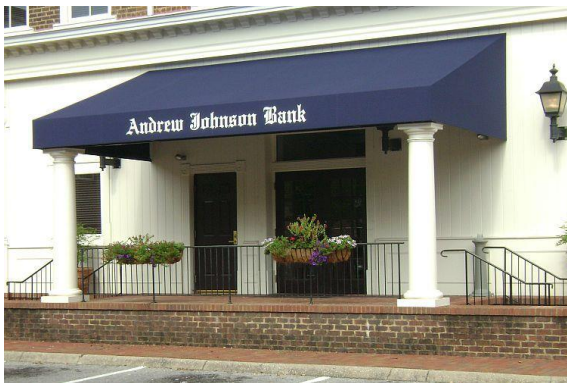
STORE FRONT DOOR



- This sign is designed for viewing by pedestrians (See lettering style section)
- Do not use more than 30% of window area.
- Can be used with a storefront window sign, signboard or a projecting sign
- Match the style and colours of the storefront window sign.
- Where the storefront and or door is recessed from the building face, the side walls can also use for signage.

AWNING SIGN

ALLOWED TRADITIONAL AWNINGS:



- These signs are designed for viewing by pedestrians and from vehicles. (See lettering style section)
- A sign can be located on the corner of the awning or on the valence
- The sign must not extend beyond the valence.
- Do not attach sign to the underside of the awning
- The letter size on the cover should be no more than 8.5" (225mm) in height

DISCOURAGED "BUBBLE" OR "WATERFALL" AWNINGS:



PROJECTING SIGN



This type of sign will bring diversity to the streetscape

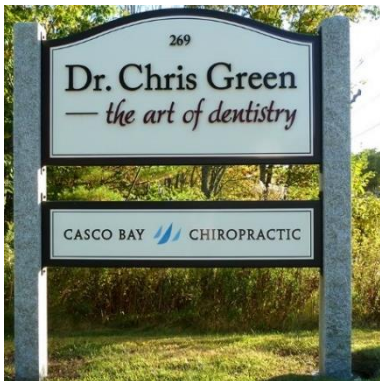
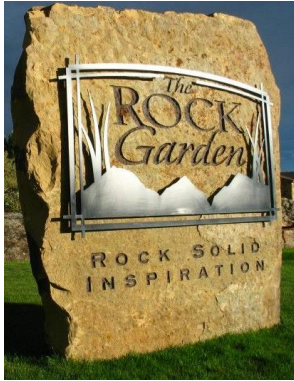
- These signs are designed for viewing by pedestrians. (See lettering style section)
- This should be a secondary sign on the storefront
- The sign materials should be painted wood, enamelled metal, or three-dimensional painted wood.
- The supporting framework should be proportion to the size of the sign.
- The top of the sign is suspended in line with one of the following:
 - Suspended between the bottom sills of the second storey windows and the top of the door and windows of the ground floor or,
 - The lowest point of the roof of a one storey building.
- Each face of the sign is not to exceed 10 square feet (1 square metre)
- The sign should have a minimum clearance of 8' (2.4m) over a pedestrian way and 13' (4.0m) over an alley or driveway.
- If installed suspended parallel to building, sign space behind should be min of 5' (1.5m) from building face (to ensure pedestrian access to building from behind).

SANDWICH BOARD



- This sign is designed for viewing by pedestrians. (See lettering style section)
- It should not be more than 3' (900mm) in height and 2' (600mm) wide.
- Typically, this type of sign is constructed of wood either:
 - Painted (two dimensional),
 - Or sandblasted and painted (three dimensional),
 - Or routed or carved and painted (three dimensional),
 - White boards for fluorescent marker should not be allowed
- The message appears on both sides
- Only use sandwich boards for stores with entrances located in alleys. Locate the sandwich board adjacent to the storefront wall. Do not obstruct pedestrian movement.
- Only the business logo should be allowed

LAWN SIGN



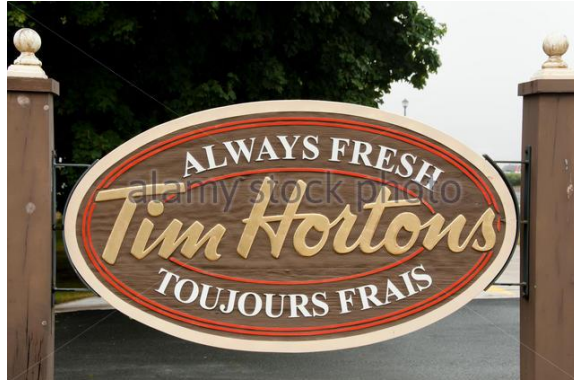
- These signs are designed for viewing from cars and pedestrians on both sides of the street (See lettering style section)
- Locate the sign closer to the sidewalk than to the building
- The sign must be sized to be in scale to the space it is in.
- Typically, the signboards are painted wood finish with wooden or metal supports
- The supporting framework should be proportional to the size of the sign
- The design of the sign should be in harmony with the adjacent building.

MULTIPLE TENANT SIGN



- These signs are designed for viewing from vehicles and pedestrians on both sides of the street (See lettering style section)
- The sign design should relate to the style of the building and follow the same colour scheme.
- Typically, the signboards are painted wood with wooden or metal supports.
- The supporting framework should be in proportion to the size of the sign.
- Light the sign with ground level floods or from above with a shielded light source.

MODIFIED CORPORATE SIGNS



- Corporate signage should be expected to comply with these guidelines and may require some adaptation in order to be more sympathetic to "uptown" district sign guidelines



February 15, 2018

Mme. Helen Collier, CAO
City of Clarence Rockland
1560 Laurier Street
Rockland, ON K4K 1P7

RE: Invitation to participate on the SNC Forest Conservation Working Group

Dear Mme. Collier,

South Nation Conservation (SNC) and its member Municipalities are committed to protecting and improving forest cover in the SNC jurisdiction. An Agricultural Forest Cover Committee was established in 2017 and they presented their preliminary recommendations report to the SNC Board of Directors, including the need to broaden stakeholder engagement.

A copy of the report and additional information on forest cover is available online at www.nation.on.ca, search "status of forest cover".

SNC is currently seeking representatives to participate on a Forest Conservation Working Group. This Working Group will build on the Committee's initial work and provide recommendations to the SNC Board of Directors. A copy of the Working Group Terms of Reference is attached for your information.


As an important stakeholder, we have included 2 seats for our member Municipalities on the Working Group. If your Municipality wishes to participate, we request that the candidate provide a curriculum vitae outlining their background and expertise. If multiple requests are received, the Municipal representatives will be selected based on the best fit of expertise and experience in relation to forestry and public recreation.

It is anticipated that the Working Group will meet about six times between March and June 2018. The first meeting will be held on March 21st at 10:00 a.m. at the SNC office in Finch, Ontario; a meeting schedule will be set by the Working Group at this time.

It would be appreciated if your Municipality can forward potential candidates by March 12th, please provide contact information to Ronda Boutz at rboutz@nation.on.ca. Questions regarding the Working Group can also be directed to Ronda at 1-877-984-2948 ext. 251.

Thank you for considering participation on the Forest Conservation Working Group.

Sincerely,


Angela Coleman,
General Manager/Secretary-Treasurer.



Le 15 février 2018

Mme Helen Collier, CAO
La Cite Clarence Rockand
1560 Laurier Street
Rockland, ON K4K 1P7



Objet : Invitation à participer au groupe de travail de la CNS sur la conservation des forêts

Chère Mme Collier,

La Conservation de la Nation Sud (CNS) et ses municipalités membres s'engagent à protéger et à améliorer le couvert forestier sur le territoire de compétence de la CNS. Un comité sur la couverture forestière en agriculture a été établi en 2017 et a présenté des recommandations préliminaires formulées dans son rapport au conseil d'administration de la CNS, incluant la nécessité d'élargir les parties prenantes

Une copie du rapport ainsi que des renseignements supplémentaires sur la couverture forestière sont disponibles en ligne à www.nation.on.ca, en recherchant « état du couvert forestier ».

La CNS recherche actuellement des représentants pour participer à un groupe de travail sur la conservation des forêts. Ce groupe de travail s'appuiera sur les travaux initiaux du comité et formulera des recommandations au conseil d'administration de la CNS. Vous trouverez ci-joint une copie du mandat du groupe de travail pour votre information.

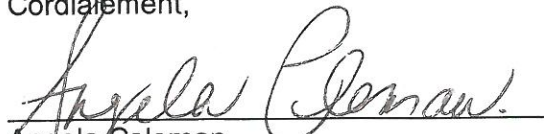
Étant donné leur importance comme parties prenantes, nous avons inclus 2 sièges pour nos municipalités membres au sein du groupe de travail. Si votre municipalité souhaite participer, nous demandons que le candidat choisi nous envoie un curriculum vitae décrivant ses antécédents et son expertise. Si plusieurs demandes sont reçues, les représentants municipaux seront choisis en fonction de la meilleure expertise et expérience offertes en matière de foresterie et de loisirs publics.

On prévoit que le groupe de travail se réunira environ six fois entre mars et juin 2018. La première réunion aura lieu le 21 mars à 10 h au bureau de la CNS à Finch (Ontario); un calendrier des réunions sera établi par le groupe de travail lors de cette réunion.

Il serait souhaitable que votre municipalité puisse transmettre les noms des candidats potentiels d'ici le 12 mars. Veuillez envoyer ses coordonnées à Ronda Boutz à rboutz@nation.on.ca. Les questions concernant le groupe de travail peuvent également être adressées à Ronda au 1-877-984-2948, poste 251.

Merci d'envisager de participer au groupe de travail sur la conservation des forêts, nous avons hâte de travailler avec votre association.

Cordialement,


Angela Coleman
Directrice générale / secrétaire-trésorière



TERMS OF REFERENCE FOREST CONSERVATION WORKING GROUP

South Nation Conservation's (SNC) 16 member Municipalities provided funding to help implement recommendations made by the Forest Conservation Working Group which help address concerns regarding the change in forest cover in SNC's jurisdiction. This Working Group will continue the work started in 2017 by the Agricultural Forest Cover Committee.

There is approximately \$60,000 included in SNC's 2018 Budget to support the operation of the Working Group and implementation of the key recommendations approved by SNC's Board of Directors.

The following Terms of Reference sets out the administrative and operating procedures of the Forest Conservation Working Group.

1. MANDATE

- a. To provide recommendations to SNC's Board of Directors and 16 member Municipalities on measures to increase and/or protect forest cover with SNC's jurisdiction

2. ROLES & RESPONSIBILITIES

- a. To make recommendations that relate to the mandate
- b. To provide stakeholder feedback and/or expert knowledge regarding forest cover
- c. Develop a work plan to guide meetings and reporting
- d. Make recommendations for program implementation to SNC's Board of Directors and member Municipal Councils
- e. Communicate recommendations and achievements to the public, member organizations, and Municipal and County Councils

3. MEMBERSHIP

- a. Maximum of 14 members as follows:
 - i. 3 Agricultural Forest Cover Committee
 - ii. 1 Counties
 - iii. 2 Municipal
 - iv. 1 Developer
 - v. 3 forestry/woodlot organizations (e.g. Bois s Est, Ontario Woodlot Association, Maple Producers)
 - vi. 2 First Nations
 - vii. 1 SNC
 - viii. 1 Community Member-at-Large
- b. Any committee member missing two consecutive meetings without communicating justification, to the Committee Chair, will be removed from the Committee
- c. Members failing to attend a meeting without prior notification of regrets will be recorded as absent in the meeting minutes



4. COMMITTEE CHAIR

- a. To be elected at the first meeting of the Working Group from amongst the members
- b. Acting Chair to be appointed by Working Group (if required)
- c. Chair (or designate) will represent Working Group at meetings and events as required
- d. Chair will encourage each member to bring ideas on projects, funding, partnerships, etc.

5. QUORUM

- a. 50% plus 1 of Working Group constitutes quorum for all matters relating to financial allocations or major decisions concerning program implementation
- b. Non-financial matters can be dealt with by consensus

6. FREQUENCY OF MEETINGS AND MANNER OF CALL

- a. Six meetings between March and June 2018; as per established meeting schedule
- b. Additional meetings may be held with 75% concurrence of the Committee at which there is quorum
- c. Working Group shall establish meeting dates in advance
- d. Agendas to be emailed to Working Group members 5 business days prior to meeting date
- e. (Conference calls, video conferencing, and/or electronic voting) may be utilized by the Working Group in place of an in-person meeting with concurrence of 75% of the Working Group

7. RESOURCES

- a. Funding provided through SNC's Forest Conservation Fund, established by member Municipalities in 2017 through a Special Levy
- b. Working Group members will be paid a meeting allowance of \$68.81 per meeting and mileage (\$0.55/km), consistent with 2018 rates approved by the SNC Board of Directors for SNC Standing Committees, if not covered by their member organization
- c. SNC will provide technical and administrative support to the Working Group
- d. Guest speakers or subject matter experts can be brought in to provide additional information if requested by the Working Group

8. REPORTING

- a. Chair or designate will bring a report, via the draft meeting minutes of the Working Group, to SNC Board of Directors
- b. Working Group to provide final report with recommendations by June 8th to the SNC Board of Directors
- c. Final report from the Working Group will be made public

9. COMMUNICATIONS

- a. Media on major recommendations of Working Group or highlights/key issues of programs to be issued at the discretion of SNC



REPORT N° ADMIN 2018-009

Date	21/03/2018
Submitted by	Helen Collier, Chief Administrative Officer
Subject	2017 Accomplishments
File N°	Click here to enter text.

1) **NATURE/GOAL :**

The purpose of this report is to present to council the Accomplishments realized in 2017.

The 2015 and 2016 Accomplishments are also attached as a reference.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

N/A

4) **BACKGROUND :**

As in previous years, the administration has prepared a list of accomplishments. The list of 2017 accomplishments will be published in the spring Info-Cité.

5) **DISCUSSION :**

The 2017 Accomplishments list is complete. The list is organized by department, It shows which Ward and which Quarter (1, 2, 3 or 4) the project was realized.

The projects are identified by Strategic Priorities as per the Strategic Plan approved by Council on March 5th, 2018.

The strategic plan along with the 2018 Capital Budget will serve as the general work plan for 2018

6) **CONSULTATION:**

N/A

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

N/A

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

[Click here to enter text.](#)

9) **LEGAL IMPLICATIONS :**

[Click here to enter text.](#)

10) **RISK MANAGEMENT :**

[Click here to enter text.](#)

11) **STRATEGIC IMPLICATIONS :**

[Click here to enter text.](#)

12) **SUPPORTING DOCUMENTS:**

Attachment 1 – Accomplishments 2015

Attachment 2 – Accomplishments 2016

Attachment 3 – Accomplishments 2017



City of Clarence-Rockland
ACCOMPLISHMENTS / RÉALISATIONS
December 2014 - December 2015

	Items	Month/Mois
1	CLAC Agreement / Entente CLAC	Dec/Déc 2014
2	Client Service Centre Opens / Ouverture du Centre de service à la clientèle	Jan/Janv 2015
3	2015 OGRA Conference Attendance / Participation à la conférence	Feb/Fév 2015
4	Payroll Audit / Vérification de la paie	Feb/Fév 2015
5	Development Charges By-law approved / Approbation du règlement des frais de redevances	Feb/Fév 2015
6	Insurance Claims Policy - streamlined / Politique réclamations aux assurances - simplifié	Mar/Mars 2015
7	2015 Budget approved / Approbation du Budget 2015	Mar/Mars 2015
8	Non Union Agreement (3 years) / Convention des employés non syndiqués	Apr/Avril 2015
9	Hired CAO / Embauche de la directrice générale	Apr/Avril 2015
10	23 Strategic Planning Workshops / 23 ateliers de la planification stratégique	Apr to June/Avril à Juin 2015
11	Corporate Training for Staff (Excel, Harassment, Mental Health) / Formation pour les employés (Excel, harcèlement, santé mentale)	May/Mai 2015
12	Final Phase of Skate Park (June opening) / Phase finale du planchodrome	May/Mai 2015
13	Appointment of consultant - Recreation Master Plan and Workshop / nomination d'un consultant - Plan directeur des loisirs et atelier	May/Mai 2015
14	Infrastructure Operational Review / Évaluation opérationnelle des infrastructures	May/Mai 2015
15	Review Procedural By-law / Révision du règlement de procédures	May/Mai 2015
16	Frozen water service policy / Politique pour eau gelée	May/Mai 2015
17	Eliminated manual cheque signing / Élimination de signature manuel pour chèques	May/Mai 2015
18	Drouin Bridge / Pont Drouin	May/Mai 2015
19	Approval Laurier Sanitary Sewer / Approbation des égoûts sanitaire sur Laurier	June/Juin 2015
20	Applied for Canada 150 Funding / Application 'Le Fonds Canada 150'	June/Juin 2015
21	Waste Management Master Plan / Plan maître Gestion des déchets	June/Juin 2015
22	Clean-up vandalism at garage / Nettoyage du vandalisme au garage	June/Juin 2015
23	Introduction Monthly Financial Statements / Introduction des états financiers mensuelle	June/Juin 2015
24	Valoris Lighting Problem solved / Résolution du problème d'éclairage chez Valoris	June/Juin 2015
25	Provincial Fund Formula Policy Participation / Participation à la Politique de Formule Fonds provincial	June/Juin 2015
26	Hired Infrastructure staff / Embauche du personnel au département de l'Infrastructure	June/Juin 2015
27	Yvon Lepage Subdivision Agreement signed / Signature de l'entente de la subdivision Yvon Lepage	June/Juin 2015
28	Final resolution with ScytI / Résolution finale avec ScytI	June/Juin 2015
29	Monthly Financial Reporting / Rapports financier mensuels	June/Juin 2015

30	Golden Retriever Farm - Ontario Municipal Board / Ferme des Golden retriiver - Commission des affaires municipales de l'Ontario	June/Juin 2015
31	Public Meetings - Caron, St-Joseph et Laurier / Réunions publiques - Caron, St-Joseph et Laurier	June/Juin 2015
32	Operational Guidelines revised - Smoke Alarm / Révision des directives opérationnelles - Alarme à feu	June/Juin 2015
33	Approved to seal Notre Dame Dump / Approbation à sceller l'entente de dépôt Notre Dame	June/Juin 2015
34	Daycare - New billing policy / Nouvelle politique de facturation pour garderies	June/Juin 2015
35	Minister of Transportation Roundtable 17/174 / Table ronde avec le Ministre de transport pour discuter la route 17/174	June/Juin 2015
36	New Insurance Broker - Cowan / Nouveau courtier d'assurance - Cowan	June/Juin 2015
37	Private Roads - meeting re: funding for sewers / Réunion pour chemins privés pour discuter financement pour les égoûts	June/Juin 2015
38	Roundtable with Ministry of Economic Development (Casselman) / Table ronde avec le ministère du Développement économique (Casselman)	July/Juillet 2015
39	Establish Parc du Moulin Review Committee / Mettre en place le comité pour le Parc du Moulin	July/Juillet 2015
40	RONA Opening / Ouverture du RONA	July/Juillet 2015
41	Site Plan Agreement signed for Mr. Beaulne - 1905 Laurier / Signature pour l'entente du plan d'implantation pour le terrain à M. Beaulne - 1905 Laurier	July/Juillet 2015
42	Regional Group (Clarence Crossing) Subdivision Agreement signed / Signature de	July/Juillet 2015
43	Canada Day / Fête du Canada	July/Juillet 2015
44	Ottawa River Festival / Festival de la rivière	July/Juillet 2015
45	AMO - Meeting with Minister of Economic Development, Employment and Infrastructure and Minister of Community Safety and Correctional Services / AMO - Rencontre avec le ministre du Développement économique , de l'emploi et de l'Infrastructure et ministre de la Sécurité communautaire et des Services correctionnels	Aug/Août 2015
46	Zoning By-Law Review Kick off / Lancement de la révision du règlement de zonage	Aug/Août 2015
47	Edwards Water main / Conduite d'eau sur Edwards	Aug/Août 2015
48	Amended name for Parc Des Champs / Modification du nom pour le Parc Des Champs	Aug/Août 2015
49	Appointed engineers to complete St-Joseph (EA) / désignation d'ingénieurs pour compléter l'évaluation environnementale pour St -Joseph	Aug/Août 2015
50	Renovations at Clarence Creek Arena completed / Travaux de rénovations à l'aréna Clarence Creek terminés	Aug/Août 2015
51	Air Brake Instructor course - Algonquin (Fire) / cours d'instructeur pour freins à air comprimé - Algonquin (Feu)	Aug/Août 2015
52	Driver Trainer Course (Fire)	Aug/Août 2015
53	Approved 2016 Budget Guidelines / Approbation des lignes directrices pour le budget 2016	Aug/Août 2015
54	Saint-Joseph Development (20 apartments) in Cheney / Développement Saint -Joseph (20 appartements) à Cheney	Aug/Août 2015
55	Waste Removal Strategy / Stratégie d'enlèvement de déchets	Aug/Août 2015

56	Amendment to Loda Subdivision agreement / Modifications à l'entente de la subdivision Loda	Aug/Août 2015
57	Gare de Bourget Planning / Planification pour la gare de Bourget	Aug/Août 2015
58	Powers Tree removed / L'arbre Powers retiré	Aug/Août 2015
59	Painting Fire Hydrants (color coding) / Peinture bornes d'incendie (couleur en code)	Aug/Août 2015
60	Hired Municipal Buildings and Parks Condition Assessment Officer / L'embauche de l'agent des édifices municipaux et d'évaluation de l'état des parcs	Aug/Août 2015
61	AMO Delegation made: Water main looping and Labour Relations (Firefighters) / Délégation AMO: boucle principale d'eau et relations de travail (pompiers)	Aug/Août 2015
62	Daycare - New legislation effective Aug. 31, 2015 / Garderie - Nouvelle législation en vigueur le 31 août 2015	Aug/Août 2015
63	Tree planting and kidtimers installation - Park Jules Saumure / Plantation d'arbres et l'installation de kidtimers - Parc Jules Saumure	Aug/Août 2015
64	Applied for Ontario Community Infrastructure Fund / Application pour les Fonds ontarien pour l'infrastructure communautaire	Sept 2015
65	Applied for Small Community Fund / Application pour les Fonds des petites collectivités	Sept 2015
66	1st Fire Fighters Swearing In / Première assermentation des pompiers	Sept 2015
67	Elegibility Criterias for Grandfathering Process (IFSTA) - Fire / Critères d'éligibilité pour le processus d'antériorité (IFSTA) - Feu	Sept 2015
68	Ipads in Fire Pumper vehicles / iPads dans les véhicules d'incendie Pumper	Sept 2015
69	2014 Financial Statements - Approved / Approbation des états financiers 2014	Sept 2015
70	Paving Station #2 Clarence Creek / Pavage de la Station 2 à Clarence Creek	Sept 2015
71	CANLAN operational agreement / Accord opérationnel CANLAN	Sept 2015
72	CIH - Final Report to Infrastructure / CIH - Rapport final de l'infrastructure	Oct 2015
73	Snow Dump - Secured for 2016 / Dépotoir à neige - Sécurisé pour 2016	Oct 2015
74	New Auditors appointed / Nomination de nouveaux vérificateurs	Oct 2015
75	Operational Reviews (8) / Examens opérationnels (8)	Oct 2015
76	ALLEA sign erected / Affiche ALLEA installée	Oct 2015
77	Development Charges policies / Poliques des frais de redevances	Oct 2015
78	BYOD (Bring your own device) / Politique Apportez votre propre appareil périphérique	Oct 2015
79	Canadian International Hockey Academy Operational Agreement / Entente des opérations avec le Canadian International Hockey Academy	Oct 2015
80	Morris Village Park Phase II of II / Parc Morris Village Phase II de II	Oct 2015
81	Staffing - Reorganization begins / Début de la dotation suite à la réorganisation	Nov 2015
82	Commercial Garbage Contract approved / Approbation du contrat de déchets commercial	Nov 2015
83	Parking on Caron / Stationnement sur Caron	Nov 2015
84	417 Lemay Garage (CCTV and Fencing) / Garage au 417 Lemay (CCTV et Clôture)	Nov 2015
85	Line Painting / Traçage des lignes de signalisation	Nov 2015
86	McDougal Bridge opens / Ouverture du pont Mcdougal	Nov 2015
87	Caron Phase II & III complete / Phase II et Phase III de Caron complété	Nov 2015
88	Bridge repairs and inspections complete / réparation et inspections des ponts complétés	Dec 2015
89	Culvert Program approved / Approbation du program de ponceau	Dec 2015

90	2016 Budget Approved / Approbation du budget 2016	Dec 2015
91	Completed Water Sewer Waste rate studies / études de taux de déchets, d'égout de l'eau complétés	Dec 2015
92	Traffic Control Computer (Laurier and Edwards) / Système informatique pour le contrôle de la circulation (Laurier et Edwards)	Dec 2015
93	Issuance of Long Term Debt (2012-2015) / Émission de dette à long terme (2012-2015)	Dec 2015
94	Acquisition of used tandem to speed up snow clearing / Acquisition de tandem d'occasion pour accélérer le déneigement	Dec 2015
95	Mailbox Policy Approved / Approbation de la politique des boîtes aux lettres	Dec 2015



City of Clarence-Rockland

ACCOMPLISHMENTS / RÉALISATIONS

January 2016 - December 2016

Projects/Initiatives		Ward	Strategic Priorities 1. Asset Management 2. Communication 3. Economic Development 4. Infrastructure and Planning 5. Public Transportation 6. Health and Safety	Q1	Q2	Q3	Q4
1	eSCRIBE	All	Communication	√			
2	Move staff from Clarence-Creek to 1560 Laurier following October 2015 reorganization	All	Communication	√			
3	Facebook (set-up)	All	Communication	√			
4	Sign By-Law (Revised) / Règlement sur l'affichage (Révisé)	All	Health and Safety	√			
5	Vehicule for By-Law (Capital project)	All	Health and Safety	√			
6	OGRA Participation/Delegations	All	Communication	√			
7	Baseline Sink hole (municipal drain)	5	Infrastructure and Planning	√			
8	Clark Road - Public Meeting / Réunion publique	6	Communication	√			
9	Pouliotte Street - Rowhouses (Project Initiation and completion - 1 year)	2	Infrastructure and Planning	√			
10	Set Service Level Standards for Public Inquiries	All	Communication	√			
11	Urban Expansion Study	All	Economic Development	√			
12	All Firefighters received NFPA 1001 equivalency	All	Health and Safety	√			
13	2016 Workplan Introduction / Plan de travail 2016	All	Communication	√			
14	Korea request to consider Twinning	All	Communication	√			
15	Parc DesChamps Morris Village Park (Official opening in summer 2016)	3	Infrastructure and Planning		√		
16	Recreation Master Plan Completed	All	Infrastructure and Planning		√		
17	Increased number of by-law enforcement officers to 5	All	Health and Safety		√		
18	Zoning By-Law	All	Infrastructure and Planning		√		
19	Environment Committee	All	Infrastructure and Planning		√		
20	Fire Hydrant Testing - Laurier East	All	Asset Management		√		

Projects/Initiatives		Ward	Strategic Priorities 1. Asset Management 2. Communication 3. Economic Development 4. Infrastructure and Planning 5. Public Transportation 6. Health and Safety	Q1	Q2	Q3	Q4
21	CUPE Grievances (all closed)	All	Communication		√		
22	Harassment training	All	Health and Safety		√		
23	Customer Service Training	All	Communication		√		
24	Redesign Social Committee	All	Communication		√		
25	Staff Appreciation BBQ - June 3	All	Communication		√		
26	2017 Budget Guidelines	All	Communication		√		
27	Purchasing Policy and by-law	All	Communication		√		
28	Ottawa River Festival and Canada Day	All	Communication		√		
29	\$40 Million from Province for Widening of County Road 17	All	Economic Development		√		
30	Info Cité to population	All	Communication		√		√
31	Info Cité to all employees	All	Communication	√	√	√	√
32	Introduced by-law manager position	All	Health and Safety			√	
33	Fire Master Plan started	All	Health and Safety			√	
34	Fire Department Long Service Awards to 4 firefighters	All	Communication			√	
35	CRT Management and contract	All	Public Transportation			√	
36	Hammond Tennis Court Construction	7	Asset Management			√	
37	Rockland Town Hall (Entrance)	2	Asset Management			√	
38	Taxi By-Law	All	Communication			√	
39	Bell Canada - Local Calling Areas (Phase II)	All	Communication			√	
40	2015 Audit	All	Communication			√	
41	Loan Renewal Clarence-Rockland Arena	All	Communication			√	
42	CUPE Agreement	All	Communication			√	
43	Révision des permis (licences) pour les bambins et préscolaires	All	Asset Management			√	
44	Splash Pad Bourget et Clarence Creek	8	Asset Management			√	
45	2015 Financial Information Return	All	Communication			√	
46	Development Charges Annual Reporting	All	Communication			√	

Projects/Initiatives		Ward	Strategic Priorities 1. Asset Management 2. Communication 3. Economic Development 4. Infrastructure and Planning 5. Public Transportation 6. Health and Safety	Q1	Q2	Q3	Q4
47	Clarence Arena - Cooling Tower	5	Asset Management			√	
48	Overtime report and processes	All	Communication			√	
49	Vadim Explorer implementation and training	All	Communication			√	
50	Information Technology policies and procedures	All	Communication			√	
51	Rockland Tennis Court (Simon Park)	All	Asset Management			√	
52	CAO Lunch and Employee Survey	All	Communication			√	
53	Défi Coureurs de bois	All	Communication			√	
54	Révision des services (AM/PM) et nouveaux taux en garderies	All	Communication			√	
55	Surface Treatment	All	Infrastructure and Planning			√	
56	Non Union Agreement	All	Communication				√
57	Purchase Requisitions	All	Communication				√
58	Aménagement de la garderie St-Patrick	1	Communication				√
59	Lamarche Electric Site Plan	All	Infrastructure and Planning				√
60	CH Clément - Condo du Golf - Construction started	4	Infrastructure and Planning				√
61	Purchase of Used Grader	All	Asset Management				√
62	Mountain View Park	4	Infrastructure and Planning				√
63	Bearbrook Bridge - replacement complete	8	Asset Management				√
64	Sanitary Sewer on Morris Street (2015-2016)	3	Asset Management				√
65	Aménagement de la garderie Carrefour Jeunesse	3	Communication				√
66	Traffic Lights at the intersection of Laporte and Laurier	1	Asset Management				√
67	Design and ditching (Marquette-Vaudreuil)	4	Infrastructure and Planning				√
68	Review Fence By-Law (Council Approved)	All	Communication				√
69	Benefits contract	All	Communication				√
70	CIH Loan repayment schedule - amendment	All	Communication				√
71	Report on Capital Expenditures	all	Communication				√
72	Private Road Maintenance (Voisine, du Château, Wilson etc.) - Completion expected in 2017	2	Infrastructure and Planning				√
73	Road Closure Procedure	All	Infrastructure and Planning				√
74	Storm sewer on Claude (Clarence Creek - 2015)	5	Asset Management				√

Projects/Initiatives		Ward	Strategic Priorities 1. Asset Management 2. Communication 3. Economic Development 4. Infrastructure and Planning 5. Public Transportation 6. Health and Safety	Q1	Q2	Q3	Q4
75	Storm on Champlain South (2015-2016)	8	Asset Management				√
76	Laurier Sanitary Sewer Replacement	2 & 3	Asset Management				√
77	Ditching City Wide	All	Infrastructure and Planning				√
78	Clark Road Ditching	6	Infrastructure and Planning				√
79	Gagné Road Ditching	5 & 7	Infrastructure and Planning				√
80	Bridge Repairs (2015-2016)	All	Asset Management				√
81	Butler and Legault Culvert	7 & 8	Infrastructure and Planning				√
82	Security Access System	All	Health and Safety				√
83	Country WIFI Agreement	All	Communication				√
84	Job Evaluation for non union	All	Communication				√
85	Réévaluation du service CRT et réduction du nombre de trajets	All	Public Transportation				√
86	Firefighter appreciation supper	All	Communication				√
87	\$12.5 million debt issue	All	Communication				√
88	Snow Dump Agreement	All	Infrastructure and Planning				√
89	Hydro-LAS electricity procurement	All	Asset Management				√
90	Location Analysis and Recommendations for a Clarence-Rockland Industrial Park	All	Economic Development				√
91	Hwy 174/County Road 17 - United Counties of Prescott Russell and the City of Clarence-Rockland/6 meetings with elected officials to keep pressure on the issue	All	Economic Development	√	√	√	√
92	Purchase of Hot Box / Tandem Truck	All	Infrastructure and Planning	√	√	√	√
93	Procedure responding to Community Requests	All	Communication	√	√	√	√



City of Clarence-Rockland

ACCOMPLISHMENTS / RÉALISATIONS

January 2017 - December 2017

Projects/Initiatives		Ward	Strategic Themes 1. Sense of Community 2. Health and Wellness 3. Financial Stability 4. Environmental Responsibility	Q1	Q2	Q3	Q4
ADMINISTRATION (Human Resources and Clerk)							
1	Employee Engagement (February, March, April and June)	All	Sense of Community	✓	✓		
2	County Road 17/174 Support Initiatives	All	Financial Stability	✓		✓	
3	Attendance at ROMA, OGRA and AMO Conferences	All	Financial Stability	✓		✓	
4	Re-organization (All departments)	All	Sense of Community				✓
5	Hwy 174/County Road 17 - United Counties of Prescott Russell and the City of Clarence-Rockland/6 meetings with elected officials to keep pressure on the issue	All	Financial Stability	✓	✓	✓	✓
6	Non-Union Agreement	All	Financial Stability	✓			
7	IAFF Agreement	All	Financial Stability			✓	
8	Adopt Voting Method for the 2018 Municipal Elections	All	Sense of Community	✓			
9	Appointment of Charles Berlinguette - Councillor Ward 4	4	Financial Stability	✓			
10	Agreement with Intelivote for 2018 Elections	All	Sense of Community		✓		
FINANCE AND ECONOMIC DEVELOPMENT (Information Technology)							
11	Audit Overview	All	Financial Stability	✓	✓		
12	Established Tax Arrears Program	All	Financial Stability	✓			
13	2017 Property Tax Rates and By-Law	All	Financial Stability	✓			
14	Appointment of new Treasurer	All	Financial Stability	✓			
15	Automation of bank reconciliation	All	Financial Stability		✓		
16	Cash Flow Management	All	Financial Stability			✓	
17	Banking Request for Proposal	All	Financial Stability			✓	
18	Sale of rue Industrielle lots	2	Financial Stability				✓
19	2018 Budget	All	Financial Stability				✓
20	Purchase Order System	All	Environmental Responsibility				✓

Projects/Initiatives		Ward	Strategic Themes 1. Sense of Community 2. Health and Wellness 3. Financial Stability 4. Environmental Responsibility	Q1	Q2	Q3	Q4
21	Prescott-Russell Opportunities Business Survey	All	Financial Stability				✓
22	Investment Policy	All	Financial Stability				✓
23	Twinning agreement with Boeun City, Republic of Korea (signed Jan 15, 2018)	All	Financial Stability				✓
24	Information Technology Infrastructure Upgrade	All	Environmental Responsibility	✓	✓	✓	✓
COMMUNITY SERVICES							
25	Agreement with the Clarence-Rockland Country Festival	All	Sense of Community	✓			
26	Défi Coureurs des Bois	All	Sense of Community			✓	
27	Building rationnal (JML arena and Recreation garage)	3	Environmental Responsibility			✓	
28	Daycare Policies	All	Sense of Community			✓	✓
29	River Festival, Christmas Parade lights, Evening Sharing.....	All	Sense of Community	✓	✓	✓	✓
30	Daycare Toddlers and Preschoolers study	All	Sense of Community		✓		
31	Carrousel daycare relocation	2	Sense of Community		✓	✓	
32	Daycare client Policy	All	Sense of Community		✓		
INFRASTRUCTURE AND PLANNING							
33	Community Improvement Plan	All	Sense of Community	✓			
34	Developers Engagement Meetings - March 7th and December 13th	All	Environmental Responsibility		✓		✓
35	New City signage	All	Financial Stability				✓
36	Clarence-Rockland Heritage Tour Launch	All	Sense of Community				✓
37	Development Plan Morris Village Park	3	Sense of Community	✓	✓	✓	
38	Bearbrook Bridge Official Opening (Minister Jeff Leal)	8	Financial Stability	✓			
39	Boileau Bridge Replacement	8	Financial Stability		✓		
40	2017 Waste Collection Fees	All	Financial Stability		✓		
41	Bourget Landfill Site Reconfiguration Project - Phase I	8	Environmental Responsibility		✓		
42	St-Joseph reconstruction	3	Financial Stability			✓	
43	25 Year Growth Forecast	All	Environmental Responsibility			✓	
44	Garage Improvement Work Plan		Environmental Responsibility			✓	
45	New Director, Infrastructure and Planning	All	Financial Stability				✓
46	10 Year Capital Infrastructure Program	All	Environmental Responsibility				

Projects/Initiatives		Ward	Strategic Themes 1. Sense of Community 2. Health and Wellness 3. Financial Stability 4. Environmental Responsibility	Q1	Q2	Q3	Q4
47	Build Sand Storage at 415 Lemay	5	Environmental Responsibility				√
48	Grant Funding \$1.1M approved for water looping project	5,6,7,8	Financial Stability				
49	Surface treatment - Poupart	1	Financial Stability				
PROTECTIVE SERVICES (By-law)							
50	Appointment of the Community Emergency Management Coordinator (CEMC)	All	Health and Wellness	√			
51	Flood 2017 - Emergency Management	2, 4, 6	Health and Wellness		√		
52	Incident Command System Training for senior management	All	Health and Wellness		√	√	
53	Fire Master Plan Implementation	All	Health and Wellness			√	
54	Agreement with the Ontario Fire College to establish the City of Clarence-Rockland as a Regional Training Centre	All	Health and Wellness			√	
55	Process started with project manager for the two new fire stations in Rockland and Bourget	2, 8	Environmental Responsibility			√	
56	New Emergency Management Program Bylaw	All	Health and Wellness				√
57	Water and Ice Rescue Service Level Report	All	Health and Wellness				√
58	Emergency Management Scenario with UCPR (all senior management)	All	Health and Wellness				√
59	New Establishing and Regulating Bylaw for Fire Department	All	Health and Wellness				√
60	Bylaw Operations Report	All	Financial Stability		√		



REPORT N° AMÉ-18-13-R

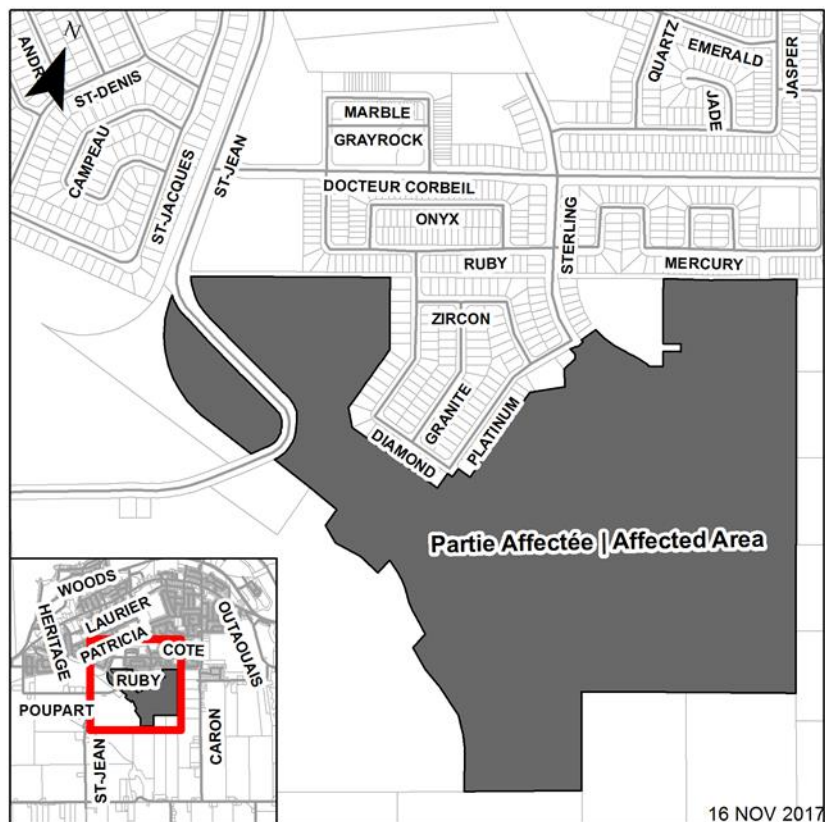
Date	17/01/2018
Submitted by	Marie-Eve Bélanger
Subject	Draft Plan of Subdivision – Stage 5 Spacebuilders
File N°	D-12-122

1) **NATURE/GOAL :**

Mr. Jean Décoeur (Atrél Engineering Ltd.), agent for Spacebuilders Ottawa Ltd., has submitted an application for the approval of a Draft Plan of Subdivision in order to create 554 lots designated for single detached dwellings, four (4) blocks for street row houses (86 units), one (1) block for commercial use, four (4) blocks for parks or open space and 12 new streets.

The lots will be serviced by municipal water and sewer. The property is legally described as being Part of Lots 26 and 27, Concession 1 (O.S.), part of Lot 25, Conc. 2 (O.S.) and part of Lots C and D, Concession 8, (Figure 1). A notice of acknowledgement of a completed application and a notice of a public meeting was sent to the different agencies as well as to the nearby properties, within a 120 metres radius, on November 16th, 2017. A notice was also posted on the property on the same day.

Figure 1: Location of the subject property



The property affected by the Draft Plan of Subdivision is of irregular shape.

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

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

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

3) **DEPARTMENT'S RECOMMENDATION :**
THAT the Planning Committee recommends to the municipal Council the approval of the Draft Plan of Subdivision submitted by Atrél Engineering for Spacebuilders Ottawa Ltd. (file number D-12-122), with the conditions of approval listed under Section 7 of report No. AMÉ-18-13-R, and

QUE le comité d'aménagement recommande au conseil municipal l'approbation de l'ébauche de plan de lotissement soumis par Atrél Engineering pour Spacebuilders Ottawa Ltd. (filière n°. D-12-122), avec les conditions d'approbation listé à la Section 7 du rapport n°. AMÉ-18-13-R, et

4) **BACKGROUND :**
N/A

5) **DISCUSSION :**

Provincial Policy Statement

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

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

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

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

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

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

...

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

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

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

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

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

Section 1.5.1 states that healthy communities shall be promoted by planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages.

Section 2.0 of the PPS calls for the protection of the natural heritage.

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

United Counties of Prescott and Russell Official Plan

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

2.2.6 Residential Policies

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

...

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

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

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

3.3.5 Minor Collector Policies

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

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

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

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

The Official Plan encourages mixed development, offering a choice in the type of residential accommodation and the construction of all forms of tenure, such as single ownership, cooperatives, condominiums and rental. All major subdivisions shall include High Density Residential (at least 10% of the units). However this policy is not respected as no high density residential is proposed within this project.

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

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

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

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

Fish Habitat

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

Tree Conservation

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

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

The property is located within the "Residential First Density – holding (R1-h) Zone". Single detached dwellings are permitted under this zone. A rezoning will be required

Planning Analysis

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

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

The subject site is not in a prime agricultural area, cultural heritage or archaeological resources. It is located within the settlement area and make efficient use of the existing and planned infrastructure. The site does contain a few creeks and a Stormwater management pond. An Environmental Impact Study will be required as well as a Tree Conservation and Planting Plan including a Species at Risk analysis.

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

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

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

The proposed project does not conform to the Official plan since it is currently under the Low Density Residential. An Official Plan Amendment will be required. The policies in regard to the density is not quite respected as there are no high density proposed. The Brigil development is proposing more than 10% high density which will in a way balance with this project. It is important to note that the density targets as indicated in the Official Plan is for the whole of Rockland and not only for one specific project.

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

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

The site is suitable for an urban residential development since it is located within the Urban Area of Rockland and has access to municipal services.

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

The project consists of 12 new streets in which 7 will connect to the new

collector. The internal streets will have 18 metre right-of-ways and the collector is proposed at 26 metres. St-Jean Street will need to be upgraded with a new intersection (roundabout). Sterling Avenue will also continue until it joins with the new collector.

f) the dimensions and shapes of the proposed lots.

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

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

There are no known restrictions.

h) conservation of natural resources and flood control.

There is a fish habitat on the property. An Environmental Impact Statement will be required.

i) the adequacy of utilities and municipal services.

The subject development will be serviced by municipal systems. A new Pumping Station will be built and the Stormwater Management Pond will be completed. Public utilities didn't raise any concerns.

j) the adequacy of school sites.

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

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

The approval authority may impose as a condition to the approval of a plan of subdivision that land in an amount not exceeding, in the case of a subdivision proposed for residential purposes, 5 per cent of the land included in the plan shall be conveyed to the local municipality for park or other public recreational purposes. Morris Village already has 2 big parks. The park located at the intersection of Docteur Corbeil and St-Jean Street will be completed in 2018. Consequently, an amount of 5% of parkland is not required as it has already been given in previous Morris Village Phases. Any future phase will require the full parkland requirement.

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

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

6) **CONSULTATION:**

A public meeting is scheduled for January 17th, 2018 at which time comments from the public will be obtained.

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

COMMENTS FROM AGENCIES AND INTERNAL DEPARTMENTS:

Community Services has requested that a landscape plan be submitted for the pond and that an asphalt pathway be built around the pond. Also, they requested that a fence be built around Block 564 and 565.

The Construction Department have no objections or comments.

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

The comments from Enbridge are included under Schedule C.

The comments from Canada Post are included under Schedule D.

The comments from Hydro One are included under Schedule E.

COMMENTS FROM THE INFRASTRUCTURE AND PLANNING DEPARTMENT

Poupart Side Road and St-Jean Street

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

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

Sterling Avenue

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

Pathway

That Block 567 be transferred to the City for a pathway and that it be paved 1.5 metres wide with black chain-link fence (1.5 metres high) on both sides.

Draft Plan Conditions

1. This approval applies to the Draft Plan certified by Brian J. Webster, OLS, dated February 21st, 2018, to show the following 554 lots designated for single detached dwellings, four (4) blocks for street row houses (86 units), one (1) block for commercial use, four (4) blocks for parks or open space and 12 new streets.
2. The Owner agrees, by entering into a Subdivision agreement, to satisfy all requirements, financial and otherwise, of the City of Clarence-Rockland, including but not limited to, the phasing of the plan for registration, the provision of roads, the installation of services, utilities and drainage.
3. That the Subdivision agreement between the Owner and the City of Clarence-Rockland be registered against the land to which it applies once the Plan of Subdivision is registered.
4. Prior to any further division of Lots or Blocks, the City of Clarence-Rockland may require an additional agreement to address any new or amended conditions.
5. The Owner agrees to convey, at no cost to the City of Clarence-Rockland, all easements and reserves that are required at the discretion and to the satisfaction of the City of Clarence Rockland.
6. The Owner shall obtain such permits as may be required from Municipal or Provincial authorities and shall file copies thereof with the Director of Infrastructure and Planning.
7. The Owner shall employ Professional Engineers to the satisfaction of the City, to design and supervise the construction of the Subdivision Works in accordance with the City's Specifications. No deviation from the City Specifications is permitted without the written consent of the City. « As Built » drawings of the development works

shall be provided to the City's satisfaction, once construction is completed.

8. The Owner agrees to co-ordinate the staging of the Subdivision to the satisfaction of the City in consideration of the construction of the Works with the development of other lands in the area, or provision of underground services within the Subdivision.
9. The Owner agrees to implement the recommendations of all applicable reports. The Owner acknowledges and agrees that all reports and/or studies required as a result of the approval of the Plan of Subdivision shall be implemented to the satisfaction of the City at the sole expense of the Owner. Furthermore, the City may require certification by the Owner's Professional consultants that the works have been designed and constructed in accordance with the approved reports, studies, standards specifications and plans to the satisfaction of the City.

Zoning

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

Highways/Roads/Walkway

United Counties of Prescott and Russell Conditions:

12. 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 following intersections:
 - a. County Road 21 (St-Jean Street) and Laurier Street;
 - b. County Road 21 (St-Jean Street) and Patricia Street;
 - c. County Road 21 (St-Jean Street) and Docteur Corbeil Boulevard;

- d. County Road 21 (St-Jean Street) and Street No. 1 of the proposed Stage 5 Subdivision (City file No.: D-12-122);
- e. County Road 21 (St-Jean Street) and Poupart Road and Street No. 2 of the proposed Brigil/Poupart Subdivision (City file No.: D-12-121); and
- f. County Road 17 and Carmen Bergeron Street

Further, the Transportation Impact Study shall consider the road link capacity and configuration for all roadways from Laurier Street to County Road 17 as per the intersections listed above and shall consider the development potential located East of the Stage 5 Plan Subdivision. The Transportation Impact Study shall consider a roundabout at the intersection of County Road 21 (St-Jean Street) and Street No. 1 of the proposed Stage 5 Subdivision (City file No.: D-12-122). The study shall be reviewed and approved by the Director of the Public Works Department of the United Counties of Prescott and Russell. The traffic study shall consider the proposed Brigil/Poupart (City file No.: D-12-121) subdivision traffic. The two developers should consider producing a single traffic study. Any improvements, including the construction of a roundabout, shall be at the costs of the Owner.

- 13. That the M-Plan include a clear separation of the roundabout location from Street No. 1., which shall encompass the roundabout as being within the County road allowance to be dedicated as public highways and shall be deeded to the United Counties of Prescott and Russell, to the satisfaction of the Counties.
- 14. That the Owner shall provide engineering plans, which demonstrate that the current road allowance of County Road 21 (St-Jean Street) will be able to accommodate the new road alignment for the South-West leg of the roundabout, for review and approval by the Director of the Public Works Department of the United Counties of Prescott and Russell. In the event the road allowance is not wide enough to accommodate the new alignment, extra land shall be transferred to the Counties in order to provide for a wider road allowance.
- 15. That the entrance to the pumping station shall be moved to a new location directly within the roundabout as approved by the Public Works Department of the United Counties of Prescott and Russell.
- 16. That the Owner shall provide the required width extension of the culvert located South-West of the proposed roundabout and confirm if the current road allowance of County Road 21 (St-Jean Street) will be wide enough to accommodate that culvert extension in the new road structure before entering the roundabout.
- 17. That the Owner shall agree in the Subdivision Agreement to carry out the recommendations contained in the approved Transportation Impact

Study. Where applicable, such improvements shall be constructed at the Owner's expense and to the satisfaction of the Counties. The Owner shall provide "As-Builts" drawings of the improvement works, to the satisfaction of the Counties, once said works are "deemed completed" and accepted by the Counties

18. That the Owner shall submit to the United Counties of Prescott and Russell off-site works engineering design drawings and cost estimate as may be required from the approved Transportation Impact Study, for review and approval by the Director of the Public Works Department, to the satisfaction of the Counties.
19. That the Owner shall agree in the Subdivision Agreement to construct any improvements as may be required from the approved Transportation Impact Study in accordance with the Counties' latest development standards and specifications, and secure by an irrevocable letter of credit 100% of the approved cost estimate for off-site works, to the satisfaction of the Counties.
20. That the Owner shall agree in the Subdivision Agreement that County Road 21 shall be reinstated to the satisfaction of the United Counties of Prescott and Russell if damage occurs from construction traffic, as deemed necessary by the Counties.
21. That the Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Counties that the Owner and/or its agents, shall obtain a Road Cut Permit from the United Counties of Prescott and Russell prior to the commencement of any works within any County Road right-of-way, in association with this development.
22. That the Owner shall agree in the Subdivision Agreement that all County road widening required as per the submitted Transportation Impact Study shall be dedicated as public highways for final approval and shall be deeded to the United Counties of Prescott and Russell, to the satisfaction of the Counties.
23. That the Owner shall agree in the Subdivision Agreement that all road allowances, daylight triangles and road widening required and included within this Plan of Subdivision shall be dedicated as public highways for final approval and shall be deeded to the United Counties of Prescott and Russell, to the satisfaction of the Counties.
24. That the right-of-way for County Road 21 (St-Jean Street) along the parcel subject to the application be widened as required to 13 metres from the centreline of the street, and that the Transfer/Deed of land conveying the said land to the United Counties of Prescott and Russell must be prepared and executed at no cost or encumbrance in consideration of the payment of \$1.00.
25. That foot reserves along County Road 21 (St-Jean Street) shall be dedicated to the Counties and that the Transfer/Deed of land conveying

the said foot reserves to the United Counties of Prescott and Russell must be prepared and executed at no cost or encumbrance, on the proposed:

- a. Block 568, save and except a minimal lot frontage at the North-East corner of Block 568 on Street No. 1 to permit a future entrance;
- b. Block 569, save and except a minimal lot frontage at the existing entrance location. Prior to final approval of this Draft Plan of Subdivision, the existing entrance lot frontage shall be demonstrated on a plan for review and approval by the Director of the Public Works Department of the United Counties of Prescott and Russell. Further, the Owner shall provide explanations for the intended use of the proposed access located East of the pumping station.
- c. Block 571, if this Block is not transferred to the City, the Owner shall consult with the Public Works Department of the United Counties of Prescott and Russell regarding the location of a future entrance.

City of Clarence-Rockland Conditions:

26. The Owner shall dedicate, by by-law, all proposed streets included in this Draft Plan, shown as Public Highway to the City.
27. 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 as stipulated under Condition 12 and also at the intersection of:
 - a. Street No.1 (City file No.: D-12-122) and Caron Street
 - b. Poupart Side Road and Street No.1 (City file No.: D-12-121)
 - c. Poupart Side Road with Poupart Side Road at the 90 degree turn
 - d. Poupart Side Road and Richelieu Street
 - e. Richelieu Street and the entrance to Walmart and commercial uses to the north
 - f. Poupart Side Road and Carmen Bergeron
28. The Transportation Impact Study, to be completed by the Owner, will be paid as per the Development Charge By-law and the budget 2018. The Owner must submit a cost estimate to be approved by the City before undertaking such study.

29. That Poupart Side Road and Street No. 1 (City file No.: D-12-122) be designed and built to municipal standards with an urban cross-section approved by the City. The design should follow the recommendation of the detailed traffic study, in regards to improvements to existing intersections and street, new intersections, etc. The design, construction work and project management fees are to be paid as per the Development Charges By-law. The estimated cost of the design and works must be approved before any undertaking. The Developer shall enter into an agreement with the City as per the Development Charge By-law.
30. That the infrastructure plans show that the open sides of the road allowance, at the end of each phase, will be terminated in temporary turning circles with 0.3 meter reserves to be conveyed to, and held in trust, by the City of Clarence- Rockland.
31. That the Owner agrees to prepare and submit a plan and profile of the proposed streets prepared by a Professional Engineer in accordance with municipal standards to the satisfaction of the City of Clarence-Rockland.
32. That the infrastructure plans demonstrate all streets to be built to municipal standards.
33. That the street names need to be at least 75% in French to the satisfaction of the City of Clarence-Rockland.
34. That Sterling Avenue be built with a sidewalk on both side of the street.

Park and Open Space

35. That landscaping be provided as per City standards.
36. The City acknowledges that the parkland dedication has already been given in previous Morris Village Phases and that any future phases will be required to issue the full parkland amount or land.
37. That Block 567 be conveyed to the City at no cost for a walkway block with a 1.5 m. paved pathway and a 1.5 m. chain link fence, to the satisfaction of the Director of Infrastructure and Planning.
38. That the Owner transfer to the City of Clarence-Rockland Block 562 as shown on the draft plan of subdivision as well as Block 571.

39. That the Owner provide a landscape plan for the Stormwater Management Pond to the satisfaction of the Director of Community Services.
40. That the Owner be responsible to landscape according to the Landscaping plan of the pond along with a paved pathway.
41. That the landscaping plan shows a 1.5 metre high fence inside lot 387 adjacent to Block 564.
42. That the landscaping plan shows a 1.5 metre high fence inside lots 426 to 447 and 427 to 446 adjacent to Block 565.

Environmental

43. That Blocks 564 and 565 be transferred to the City as Environmental Lands.
44. The Owner shall submit an Environmental Impact Statement for the fish habitat and the woodland and prepare a "Tree conservation planting plan". The cost of the study as well as the costs of implementation and revision will be assumed by the owner. The implementation of the recommendation must be done.

Stormwater Management Plan, Sediment and Erosion Control Plan

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

48. That the Owner shall submit a hydraulic analysis of the Lafontaine Creek on Block 565 and 564. This analysis will determine the floodplain contour and consequently determine the proper opening elevation for the lots adjacent to the said creek.
49. 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.
50. 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.
51. Prior to final approval, the Owner shall submit to the United Counties of Prescott and Russell the Stormwater Management Plan, the detailed Storm Water Management Report, the Erosion and Sediment Control Plan and the detailed Grading Plan for review and approval, to the satisfaction of the Counties.
52. 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

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

Construction

54. 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

55. 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.
56. 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.
57. 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.
58. The Owner shall meet the requirements of Canada Post Corporation for postal delivery facilities, to the satisfaction of the City of Clarence Rockland.
59. The Owner shall meet the requirements of Enbridge Gas Distribution Inc. and HydroOne, to the satisfaction of the City of Clarence Rockland.
60. All the public utilities (including electricity, cable, gas and telephone) shall be underground.

Streets and Street lights

61. The street lights shall meet the standards of the City of Clarence-Rockland. Please note that the City is moving towards LED lights. Please contact the Infrastructure and Planning Department to discuss.
62. The Owner agrees to prepare a "Street Light Plan" for all the Subdivision to the satisfaction of the City of Clarence-Rockland.
63. The Owner agrees to prepare a "Sign Plan", "Traffic Calming Plan" as described in the traffic study 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

64. 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

65. 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.
66. 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

67. 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.
68. That the street names and civic address numbering shall be submitted for review and approval to the United Counties of Prescott and Russell to ensure compliance with the 911 database systems.
69. 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

70. That Block 570 be transferred to the City as the Pumping Station No. 9.

71. That the Owner provides a Geotechnical Report to the satisfaction of the City of Clarence-Rockland.
72. 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.
73. 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.
74. The owner/developer shall provide a copy in PDF format of the final plan intended for registration to the United Counties of Prescott and Russell.
75. A copy of the executed Subdivision Agreement shall be provided to the United Counties of Prescott and Russell.
76. Prior to final approval, the Approval Authority shall be advised in writing by the United Counties of Prescott and Russell how all of their conditions have been satisfied.

Closing Conditions

77. 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.
78. 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.
79. The Subdivision Agreement shall state that the conditions run with the land and are binding on the Owner's heirs, successors and assigns.
80. Prior to registration of the Plan of Subdivision, the City of Clarence Rockland is to be satisfied that Conditions 1 to 79 has been fulfilled.
81. 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 – Letter from resident

Schedule G – Letter from resident

Schedule H – Letter from the Environmental Society



December 19, 2017

PAR COURRIEL

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

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

Mrs Bélanger:

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

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

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

We note, from the Schedules of the UCPR Official Plan, the presence of Fish Habitats and of an Intake Protection Zone on the subject lands. As a reminder, Section 5 of the UCPR Official Plan provide policies which aims to protect natural heritage features and resources.

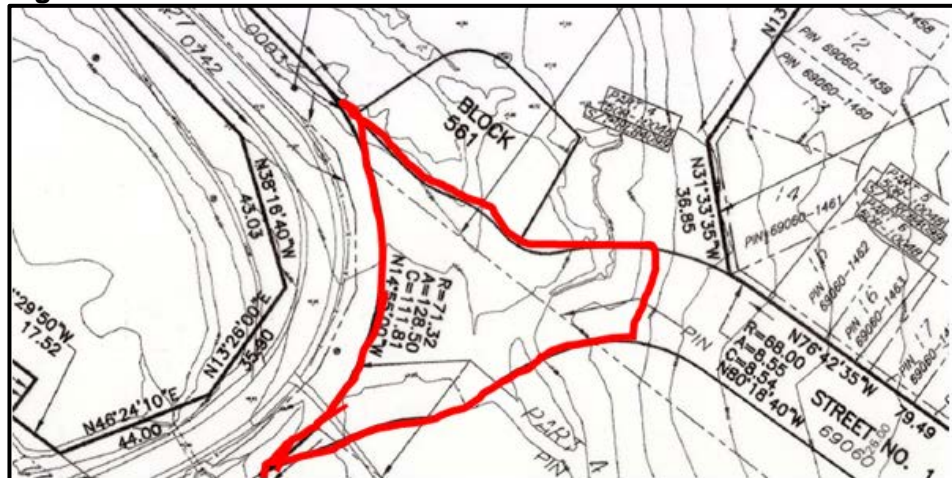
Furthermore, various discussions between the City and the UCPR occurred over the years regarding the ownership of County Road 21 (St-Jean Street). Since two forthcoming major residential developments would increase traffic and require road improvements on County Road 21 (St-Jean Street), we are of the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

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

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

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

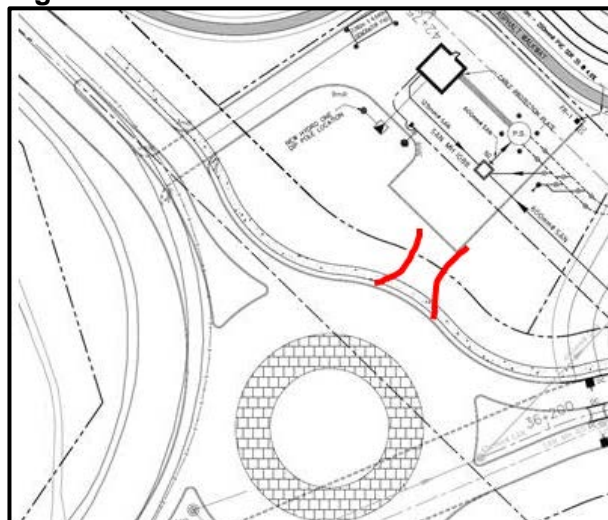
Figure 1



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

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

Figure 2



6. That the Owner shall provide the required width extension of the culvert located South-West of the proposed roundabout and confirm if the current road allowance of County Road 21 (St-Jean Street) will be wide enough to accommodate that culvert extension in the new road structure before entering the roundabout.
7. That the Owner shall agree in the Subdivision Agreement to carry out the recommendations contained in the approved Transportation Impact Study. Where applicable, such improvements shall be constructed at the Owner's expense and to the satisfaction of the Counties.
8. That the Owner shall submit to the United Counties of Prescott and Russell off-site works engineering design drawings and cost estimate as may be required from the approved Transportation Impact Study, for review and approval by the Director of the Public Works Department, to the satisfaction of the Counties.
9. That the Owner shall agree in the Subdivision Agreement to construct any improvements as may be required from the approved Transportation Impact Study in accordance with the Counties' latest development standards and specifications, and provide an amount in guarantees to represent the whole of the approved cost estimate for off-site works, to the satisfaction of the Counties.
10. That the Owner shall agree in the Subdivision Agreement that County Road 21 shall be reinstated to the satisfaction of the United Counties of Prescott and Russell if damage occurs from construction traffic, as deemed necessary by the Counties.
11. That the Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Counties that the Owner and/or its agents, shall obtain a Road Cut Permit from the United Counties of Prescott and Russell prior to the commencement of any works within any County Road right-of-way, in association with this development.
12. That the Owner shall agree in the Subdivision Agreement that all county road widening required as per the submitted Transportation Impact Study shall be dedicated as public highways for final approval and shall be deeded to the United Counties of Prescott and Russell, to the satisfaction of the Counties.
13. That the Owner shall agree in the Subdivision Agreement that all road allowances, daylight triangles and road widening required and included within this Plan of Subdivision shall be dedicated as public highways for final approval and shall be deeded to the United Counties of Prescott and Russell, to the satisfaction of the Counties.
14. That the right-of-way for County Road 21 (St-Jean Street) along the parcel subject to the application be widened as required to 13 metres from the centreline of the street, and that the Transfer/Deed of land conveying the said land to the United Counties of Prescott and Russell must be prepared

- and executed at no cost or encumbrance in consideration of the payment of \$1.00.
15. That foot reserves along County Road 21 (St-Jean Street) shall be dedicated to the Counties and that the Transfer/Deed of land conveying the said foot reserves to the United Counties of Prescott and Russell must be prepared and executed at no cost or encumbrance, on the proposed:
 - a. Block 559, save and except a minimal lot frontage at the North-East corner of Block 559 on Street No. 1 to permit a future entrance;
 - b. Block 560, save and except a minimal lot frontage at the existing entrance location. Prior to final approval of this Draft Plan of Subdivision, the existing entrance lot frontage shall be demonstrated on a plan for review and approval by the Director of the Public Works Department of the United Counties of Prescott and Russell. Further, the Owner shall provide explanations for the intended use of the proposed access located East of the pumping station.
 - c. Block 562, if this Block is not transferred to the City, the Owner shall consult with the Public Works Department of the United Counties of Prescott and Russell regarding the location of a future entrance.
 16. The Owner/developer shall provide, to the satisfaction of the United Counties of Prescott and Russell, a georeferenced dwg file showing only the new and existing parcel limits together with the related lots and blocks numbers from the final plan intended for registration. The file projection must be in UTM NAD 83 Zone 18N.
 17. That the street names and civic address numbering shall be submitted for review and approval to the United Counties of Prescott and Russell to ensure compliance with the 911 database systems.
 18. Prior to final approval, the Owner shall submit to the United Counties of Prescott and Russell of the Stormwater Management Plan, the detailed Storm Water Management Report, the Erosion and Sediment Control Plan and the detailed Grading Plan for review and approval, to the satisfaction of the Counties.
 19. Prior to final approval, the Owner shall submit to the United Counties of Prescott and Russell external servicing plans for all works within any County Road right-of-way for review and approval, to the satisfaction of the Counties.
 20. Either on the final M-Plan or on a reference plan that is prepared based on the final M-Plan, the Owner shall identify temporary turning circles or hammerhead turnarounds at all dead ends and cul-de-sacs on municipal roads to facilitate the safe turnaround of the County emergency services vehicles. A copy of the proposed final M-plan or reference plan showing the

temporary turning circles or hammerhead turnarounds shall be provided to the United Counties of Prescott and Russell for review and approval.

21. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the United Counties of Prescott and Russell, that prior to approval of any site plan agreement for blocks adjacent to a County Road, copies of the site plan drawings shall be provided to the United Counties of Prescott and Russell for review and approval.
22. That the Owner acknowledges that the Subdivision Agreement shall contain wording acceptable to the United Counties of Prescott and Russell in order to implement the above noted conditions.
23. The owner/developer shall provide a copy in PDF format of the final plan intended for registration.
24. A copy of the executed Subdivision Agreement shall be provided to the United Counties of Prescott and Russell.
25. Prior to final approval, the Approval Authority shall be advised in writing by the United Counties of Prescott and Russell how conditions 1 through 24 have been satisfied.

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

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

Sincerely,



Dominique Lefebvre, MCIP, RPP
Senior Planner

November 22, 2017

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

Dear Marie-Eve Belanger,

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

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

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

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

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

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

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

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

Sincerely,

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

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

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

enbridgegas.com

Integrity. Safety. Respect.

AC/jh

November 30, 2017

Reference: **D-12-122**

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

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

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

Service type and location

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

Municipal requirements

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

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

Regards,



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

Appendix A

Additional Developer Requirements:

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

Marie-Eve Belanger

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

Carole Giroux

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

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

Hello,

We are in receipt of your Plan of Subdivision application, D-12-122 dated Nov 16, 2017. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

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

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

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



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

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

Thank you,

Michelle Tien

Real Estate Co-op, Real Estate Department

Hydro One Networks Inc.

Tel: (905) 946-6238

Email: Michelle.Tien@HydroOne.com

Sent on behalf of

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

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

Good day Miss Bélanger,

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

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

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

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

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

Thank you,


Linda Diodati

559 Ruby Street, Rockland

K4K 0H3

7 December 2017

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

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

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

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

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

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

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

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

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

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

I remain
Sincerely,
Bills Levitt



**NOTICE OF ACKNOWLEDGEMENT OF A COMPLETED APPLICATION -
NOTICE OF APPLICATION FOR APPROVAL OF A PLAN OF SUBDIVISION
CORPORATION OF THE CITY OF CLARENCE-ROCKLAND**

TAKE NOTICE that the City of Clarence-Rockland has received a complete application for a proposal for a Plan of Subdivision, under Section 51 of the *Planning Act*, R.S.O. 1990, as amended.

TAKE NOTICE that the Council of the Corporation of the City of Clarence-Rockland will hold a Public Meeting on the 17th day of January 2018 at 7:00 p.m. in the Council Chambers, 415 Lemay Street, Clarence Creek, to consider a proposed plan of subdivision (File No. D-12-122), under Section 51 of the *Planning Act*, R.S.O. 1990, as amended.

THE DRAFT PLAN OF SUBDIVISION is proposed on a parcel of land located within Morris Village in Rockland. It is described as being part of Lots 26 and 27, Conc. 1 (O.S.), part of Lot 25, Conc. 2 (O.S.) and part of Lots C and D, Conc. 8, as shown on the Key Map below.

THE PROPOSED PLAN OF SUBDIVISION consists of 521 lots for single detached dwellings, 14 lots for semi-detached dwellings (28 units), 5 blocks for row-houses (104 units), one (1) block for commercial use, 4 blocks for parks or open space and 12 new streets.

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, the person or public body is not entitled to appeal the decision of the Corporation of the City of Clarence-Rockland to the Ontario Municipal Board.

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, 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.

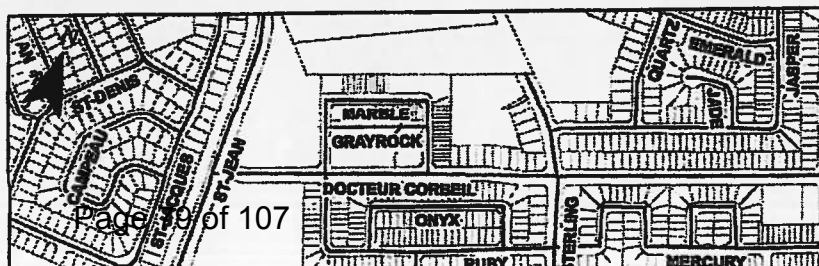
IF APPLICABLE, the owner of any land that contains seven or more residential units is required to post the notice in a location that is visible to all residents.

IF YOU WISH to be notified of the decision of the Corporation of the City of Clarence-Rockland in respect of the proposed draft plan of subdivision, you must make a written request addressed to the Clerk, City of Clarence-Rockland, 1560 Laurier Street, Rockland, Ontario K4K 1P7.

ADDITIONAL INFORMATION regarding the proposed plan of subdivision is available for inspection from Monday to Friday between 8:30 a.m. and 4:30 p.m. at the City offices, 1560 Laurier Street, Rockland, or by contacting Marie-Eve Bélanger at the Infrastructure and Planning Department at (613) 446-6022, ext: 2250 or at mbelanger@clarence-rockland.com.

**Dated at the City of Clarence-
Rockland, on this 16th day of
November, 2017**

Monique Ouellet, Clerk
City of Clarence-Rockland




Helen
Collins

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

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


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CITE CALENDRIER



Société Environnementale de Clarence-Rockland Clarence-Rockland Environmental Society

Le 21 février 2018

Mme Marie-Ève Bélanger
Gestionnaire du développement
1560 rue Laurier
Rockland, Ontario
K4K 1P7

Objet : questionnement par rapport à la protection du ruisseau Lafontaine et ébauches de plan de lotissement.

Madame,

En se référant aux:

“Draft Plan of Subdivision of Part of Lots 26 and 27 Concession 1 (old survey) and part of lot 25 Concession 2 (old survey) and part of lots “C” and “D” Concession 8 (new survey) Geographic Township of Clarence, City of Clarence-Rockland, County of Russell October 27, 2017 Stantec Geomatics Ltd.”
et

“Draft Plan of Subdivision of Part of Lots 27, 28, 29 and Concession 1 (old survey) Part of Lot D Concession 8 City of Clarence-Rockland, County of Russell 2017 Surveyor’s Certificate November 17, 2017.”

Nous nous inquiétons du drainage naturel du ruisseau Lafontaine. Le ruisseau accomplit un travail d’épuration des eaux qui se jettent dans la rivière des Outaouais en limitant la pollution. Il accomplit un travail d’absorption en période d’eaux hautes, limitant les inondations. Le ruisseau fait son travail le plus efficacement possible en autant que nous n’empiétons pas sur ses marais et ses marécages et que nous ne l’asséchions pas. Il faut garder intact ce qui en reste. Est-ce que le surplus d’eau provenant du bassin de décantation au nord de la rue St-Jean se déverse dans le ruisseau Lafontaine où normalement l’assainissement naturel se produit? Nous devrions également restaurer les abords du ruisseau sur toute sa longueur pour absorber au maximum les eaux en période d’inondation.

Nous sommes conscients que les marges de recul ont été repoussées depuis les inondations du printemps 2017. Les scientifiques du climat nous avertissent que les désastres naturels seront de plus en plus fréquents et intenses. Pourquoi permettre la construction dans des zones sensibles?

La préservation de la faune et de la flore existante sera compromise si cette zone est touchée.

Nous avons abordé brièvement nos préoccupations que nous pourrions élaborer davantage. Nous comptons sur vous en tant que gestionnaire de développement pour défendre le rôle et l’importance du ruisseau Lafontaine et de ses marais et marécages.

Veuillez insérer cette lettre au dossier d’évaluation des plans de lotissement mentionnés ci-haut. Merci de nous tenir au courant de l’évolution du dossier.

Cordialement,

Isabelle Delorme, Danièle Vinette, Nathalie Mathieu
Membres de la SECR
613-446-6479



REPORT N° INF2018-021

Date	16/02/2018
Submitted by	Denis Longpré
Subject	Free weekends – Landfill Site
File N°	INF208-002

1) **NATURE/GOAL :**

The purpose of this report is to:

- Provide Council with a status report on the annual free weekends at the landfill, and;
- Recommend to Council to maintain the free weekend at the landfill in the fall while suppressing the two free weekends in the spring.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

THAT Committee of the Whole recommends that Council approves that the two free weekends at the landfill in the spring be abolished and that the free weekend at the landfill in the fall be maintained.

QUE le Comité plénier recommande au Conseil d'approuver que les deux (2) week-ends gratuit au dépotoir du printemps soit abolis et que le week-end gratuit au dépotoir en automne soit maintenu.

4) **BACKGROUND :**

Since 2004, the following initiatives have been in place to help citizens of Clarence-Rockland discard bulky items and construction and demolition waste:

- A year-round, bi-weekly collection of bulky items, with a fee of \$10 per item;
- Opening of the landfill site year-round on Fridays and Saturdays upon payment of disposal fees, which have not been increased since 1998;
- A free, yearly curbside collection of bulky items and excess waste in fall, and;
- Four (4) weekends during which access to the landfill site is free of charge to residents. This number was dropped to three (3) weekends following presentation and Council approval of report INF2017-059, which reduced the length of the Fall Clean-up event from two weeks to one week.

Council approved the City's Solid Waste Management Strategy under resolution 2015-169 in 2015. Among the nine (9) prioritized

recommendations of this strategy are the establishment of a scalehouse and the development of a tipping fee schedule harmonized with nearby landfill sites.

Neighboring municipalities have all discontinued the practice of holding events for citizens to dispose of waste free of charge. The last municipality offering such a service, Alfred-Plantagenet, discontinued these events in 2016.

Municipality	Curbside collection	Free access
Alfred-Plantagenet	Yes	No
The Nation	Yes	No
City of Ottawa	Yes	No
Russell	Yes	No
Champlain	Yes	No
Clarence-Rockland	Yes	6 days

Current trends clearly demonstrate a decrease in attendance by citizens. Anecdotally, a significant number of residents claim to prefer to pay a fee in the weeks prior or after the events, rather than to visit the site when such a high volume of traffic is present.

5) **DISCUSSION :**

Waste management has greatly evolved within the City of Clarence-Rockland over the last few decades. While initial goals from the establishment of waste management systems in the 1960's and 1970's were centered on hygiene and immediate environmental impacts, such as disease prevention and smoke from burning of waste, citizen awareness has grown tremendously since the late 80's, with an ever greater emphasis being placed on cleanliness, waste diversion and waste reduction.

While benefits of the free weekend events at the landfill site have been pertinent at one point in time (for example to promote cleanliness of yards) changes in practices and attitudes that occurred since the creation of this measure no longer justify the initial reasons to hold as many such events. In 2016, 1,139 visits, or the equivalent of 12% of all households, have brought waste free of charge at the site during the spring weekend. In 2017, this number was down to 1,040 visits, or the equivalent of 11% of all households. A peak in the late 2000's recorded in excess of 2,200 visits over these four days, or an equivalent of 25% of all households at that time.

Many trends explain the decrease in visits at the landfill site during the free weekends:

- A continuous decrease in per capita waste generation;

- An increase in types of materials being diverted at the landfill site, and therefore an increase in materials accepted free of charge throughout the year;
- Exchange of material through web portals such as Kijiji or Buy Nothing Clarence-Rockland, and;
- Shift in attitudes towards unused material from accumulation to discarding.

An analysis of the 2016 spring free weekend events estimates that the lost revenues from those four days are \$20,000 to \$26,000. In a move to put in a place a true user pay system and promote proper waste diversion, all neighbouring municipalities have discontinued practice of free access to the landfill sites, with the last being Alfred-Plantagenet in 2016.

At this time, staff recommends to keep the Fall free access to the landfill site combined with a curbside collection to allow for appropriate management of materials not collected during the Fall clean-up collection event. Since the curbside collection event occurs prior to the free landfill event, attendance is much lower than during the spring free weekends.

6) **CONSULTATION:**

N/A

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

N/A

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

Revenue loss for the Spring free weekends in 2016 have been estimated to be between \$20,000 and \$26,000 for the 1139 visits that occurred in this four (4) day event. With the recommendation of abolishing the free spring weekends, the City is expected to have a minimum of \$20,000 in additional revenues.

In addition to the revenues, yearly savings in overtime of approximately \$5,000 are expected if the spring free weekend events are discontinued. In addition, recurrent savings of \$800 in advertising are expected if the spring free weekend events are discontinued.

Therefore, the net impact of accepting this report is an annual surplus/saving of \$25,800 plus new revenues.

9) **LEGAL IMPLICATIONS :**

N/A

10) **RISK MANAGEMENT :**

In 2017, when the fall curbside clean-up was condensed in a single week (including only one free weekend at the landfill site) following Council approval, there was no noticeable increase in daily attendance for that single free weekend. A strong increase in attendance during the free remaining weekend in the fall is therefore not expected.

A slight increase in waste collected during the Fall Clean-up event can be expected but following a review of the 2017 fall curbside collection event an increase of curbside collected material would still be within budget.

11) **STRATEGIC IMPLICATIONS :**

Endorsement in the suppression of the free landfill access weekends in the spring concurs with the Solid Waste Management Strategy and is a step forward to attain the City's waste diversion objectives.

12) **SUPPORTING DOCUMENTS:**

N/A



REPORT N° INF2018-024 Diesel and Fuel

Date	21/03/2018
Submitted by	Yves Rousselle
Subject	Contract Supply of Diesel Fuel and Gasoline
File N°	L04 FUEL

1) **NATURE/GOAL :**

The purpose of this report is to obtain Council's authority to sign a 38 month contract for the supply of diesel fuel and gasoline for the city's fleet

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

THAT the Committee of the Whole recommends that Council adopts a by-law to authorize the Mayor and the Clerk to sign a thirty eight (38) month contract with W.O. Stinson & Son Ltd. for the supply of fuel and gasoline as per Report No. INF2018-02; and

THAT it be further recommended that Council authorizes staff to extend this agreement for an additional two (2) one-year terms, subject to the approval of the Director of Infrastructure and Planning.

QUE le Comité plénier recommande au Conseil d'adopter un règlement pour autoriser le Maire et la Greffière à octroyer un contrat de trente-huit (38) mois à W.O. Stinson & Son Ltd. pour les services de fourniture d'essences selon le rapport no. INF2018-024; et

QU'IL soit aussi recommandé que le Conseil autorise le personnel à prolonger ladite entente pour deux (2) termes additionnels de un (1) an chacun, sujet à l'approbation du Directeur des infrastructures et de l'aménagement.

4) **BACKGROUND :**

W.O. Stinson & Son Ltd. has been supplying diesel fuel and gasoline for the municipality since 2009. The last contract was awarded in April 2015. The tender was for a 2 year term with the option of an extension at the City's discretion for two (2) additional terms of one (1) year each. In April 2017, a one (1) year extension agreement was granted.

5) **DISCUSSION :**

The option of extending the contract for another year was possible. Further to discussions with the Finance Department, staff has decided that it would be in the City's best interest to retender to ensure that the current prices of fuel and gasoline supply are still competitive. The tender documents were published on Merx and on the City's website on February 12, 2018. Tenders for the supply of fuel and gasoline were opened on March 2, 2018. The following three (3) submissions were received with the followings bids;

Contractor		Price Submitted (excl. HST) Above the Terminal Rack Price (per L)		
		Coloured diesel	Clear diesel	Super unleaded
1	W.O. Stinson & Son Ltd.	\$0.04	\$0.183	\$0.247
2	Parkland Fuel Corporation	\$0.12	\$0.3656	\$0.265
3	Apron Fuel Services Inc.	\$0.2434	\$0.3864	\$0.3864

There were no irregularities with the low bid from W.O. Stinson & Son Ltd. The department is satisfied with the overall services that W.O. Stinson & Son Ltd. has been providing to the municipality and therefore, recommends that this tender be awarded to that firm.

For comparison, the following table identifies the current rates that the municipality is paying over the terminal rack price per litre;

Contractor		Price Submitted (excl. HST) Above the Terminal Rack Price (per L)		
		Coloured diesel	Clear diesel	Super unleaded
1	W.O. Stinson & Son Ltd.	\$0.05	\$0.193	\$0.257

6) **CONSULTATION:**

N/A

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

N/A

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

An amount of \$240,000 for diesel and gasoline was approved in the 2018 operational budget for the purchase of fuel. The final expenditure of fuel in 2017 was 2% below the approved budget. Assuming that the 2018 fuel consumption is the same as 2017 an estimated saving of \$1,500 is anticipated for 2018.

The department in the April budget forecast review, will carry out a more detailed analysis of the projected fuel cost for the year 2018.

9) **LEGAL IMPLICATIONS :**

N/A

10) **RISK MANAGEMENT :**

It is imperative that the municipality executes a contract for the supply of fuel for road maintenance purposes and for emergency vehicles to insure that the City can respond to emergencies.

11) **STRATEGIC IMPLICATIONS :**

N/A

12) **SUPPORTING DOCUMENTS:**

Letter of Award to W.O. Stinson & Son Ltd.
Proposed By-Law 2018-XX

CORPORATION OF THE CITY OF CLARENCE-ROCKLAND

BY-LAW NO. 2018-XX

BEING A BY-LAW TO AUTHORIZE THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND TO SIGN AN AGREEMENT WITH W.O. STINSON & SON LTD.

WHEREAS Sections 8, 9, and 11 of the Municipal Act, 2001, S.O. 2001, Chapter 25 and amendments thereto provides that every municipal Corporation may pass by-laws for the purpose of governing its affairs as it considers appropriate;

WHEREAS the Council of the Corporation of the City of Clarence-Rockland deems it expedient to sign an agreement with **W.O. Stinson & Son Ltd.** for the diesel and gasoline supply for a 38 month term with the option of a possible extension at the City's discretion for two (2) additional terms of one (1) year term each.

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

- 1. THAT** Municipal Council authorizes the Mayor and the Clerk to sign an agreement with **W.O. Stinson & Son Ltd.** for the diesel and gasoline supply for a 38 month term with the option of a possible extension at the City's discretion for two (2) additional terms of one (1) year term each.
- 2. THAT** the agreement be in the form hereto annexed and marked as Schedule "A" to this by-law;
- 3. THAT** this by-law shall come into force on the day of its adoption.

READ, PASSED AND ADOPTED BY COUNCIL THIS 4th DAY OF APRIL, 2018.

GUY DESJARDINS, MAYOR

MONIQUE OUELLET, CLERK



**CORPORATION
de la Cité de/ of the City of
CLARENCE-ROCKLAND**

Award Letter

W.O. Stinson & Son Ltd.
4728 Bank Street Ottawa,
Ontario
K1T 3W7

Jan 30, 2018

Attention: Mr. Eric Stinson

SUBJECT: Proposal Number F18-INF-2018-009 (DIESEL FUEL AND GASOLINE)

We thank you for your Tender submitted on March 02, 2018 and the subsequent discussions in connection with the above contract. I have been duly authorized by the City of Clarence-Rockland (hereafter referred to as the City), to award to you the contract for the captioned works.

The term of the contract will be (38) months. The agreement may be extended at the City's discretion for an additional two (2) one (1)-year terms. The agreement renewals will be based on the same terms and conditions and upon mutual agreement between the City and contingent upon a sufficient budget and / or Council approval if applicable.

The price for the Works shall be;

Grade	Excise Tax	Prov Tax	Bid price over Rack price	Total included excise tax + Prov Tax + Mark-up
Coloured Diesel	\$ 0.04	\$ -	\$ -	0.0400
Clear Diesel	\$ 0.04	\$ 0.143	\$ -	0.1830
Super Gas	\$ 0.10	\$ 0.147	\$ -	0.2470

The following letters and documents shall constitute integral parts of the agreement hereby Awarded;

- Request for Tender Document dated, February 12, 2018
- Addendum #1, dated February 16, 2018
- Addendum #2, dated February 22, 2018
- Addendum #3, dated February 28, 2018
- Contractor Tender Response, dated March 02, 201

**THE CORPORATION OF THE CITY OF
CLARENCE ROCKLAND**

Per: _____

Guy Desjardins – Mayor Date: _____

Per: _____

Monique Ouellet –Clerk Date: _____

We have authority to bind the Corporation

Please signify your acceptance of the terms and conditions of this award by signing and returning a duplicate copy to us immediately. The original of this Letter of Award is for your retention.

Signed for and on behalf of:

_____ Signature

_____ Print Name (Director/Authorized Signatory*)

_____ (date)_____ (place of signing)



Date	05/03/2018
Soumis par	Claire Lemay
Objet	Retrait de la réglementation des parties des lots – Maisons en rangées, 2362 à 2382 Croissant Marble – Bloc 281, Plan 50M-308 – C.H. Clément Construction Inc.
# du dossier	D-11-258-03

RAPPORT N°

AMÉ-18-12-R

1) NATURE / OBJECTIF :

M. André P. Barrette (Arpentages Schultz Barrette Surveying), agent pour C.H. Clément Construction Inc. a soumis une demande à la Cité de Clarence-Rockland pour le retrait de la réglementation des parties des lots pour permettre la création de 6 lots suite à la construction des maisons en rangées TH14 sur le bloc 281, plan 50M-308. Ces lots auront façade sur le croissant Marble.

2) DIRECTIVE/POLITIQUE ANTÉCÉDENTE : S/O

3) RECOMMANDATION DU SERVICE:

WHEREAS the construction of the planned townhouse dwellings located on Block 281 of Plan 50M-308 has been completed in conformity with the Site Plan Agreement (file D-11-258-03) to create six residential units with civic addresses 2362, 2366, 2370, 2374, 2378 and 2382 Marble Crescent which are now able to be sold individually,

THAT Council adopts By-Law 2018-26, being a by-law for the designation of lands not subject to part lot control, for Block TH14, Part of Block 281 of Plan 50M-308, Parts 1 to 17 on Plan 50R-10682, located within the residential project of Marble Crescent in Morris Village, Rockland.

ATTENDUE QUE la construction des maisons en rangées planifiés sur le Bloc 281 du Plan 50M-308 fût terminée en conformité avec l'entente de plan d'implantation (dossier No. D-11-258-03) afin de créer six unités résidentiels avec adresses civiques 2362, 2366, 2370, 2374, 2378 et 2382 croissant Marble qui sont maintenant prêt à être vendus individuellement,

QUE le Conseil adopte le règlement 2018-26, étant un règlement de désignation de terrains non assujettis à la réglementation de parties de lots pour le bloc TH14, Partie du bloc 281 du Plan 50M-308, parties

1 à 17 sur le Plan 50R-10682, situé à l'intérieur du projet résidentiel du croissant Marble du Village Morris à Rockland.

4) **HISTORIQUE :**

Une entente de Plan d'implantation fut signée et enregistré le 31 mars, 2017 entre C.H. Clément Construction et la Cité de Clarence-Rockland pour une partie du bloc 281, plan 50M-308 sur le croissant Marble.

5) **DISCUSSION :**

La demande est pour le retrait de la réglementation des parties des lots sous l'article 7, section 50 de la Loi sur l'aménagement du territoire, L.R.O. 1990 chap. P.13, tel que prescrit par le paragraphe 7 de la section 50 de la Loi sur l'aménagement du territoire, qui lit comme suit :

« Désignation de terrains non assujettis à la réglementation de parties de lots

(7) Malgré le paragraphe (5), le conseil de la municipalité locale peut prévoir par règlement municipal que le paragraphe (5) ne s'applique pas au terrain figurant sur le ou les plans de lotissement enregistrés qui sont désignés dans le règlement municipal, ou sur les parties de ceux-ci qui y sont désignées. 1996, chap. 4, par. 27 (3). »

Cet article permet au Conseil municipal d'approuver la création de 6 lots sur le bloc TH14 du bloc 281, plan 50M-308, tel qu'illustré sur le plan 50R-10682, préparé par Arpentages Schultz Barrette Surveying, daté le 6 décembre, 2017, en adoptant un règlement à cet effet.

La création de ces lots permettra la division et la vente individuelle des maisons en rangées.

Le département a révisé le plan de renvoi soumis afin de s'assurer la conformité avec le règlement de zonage et le plan est acceptable pour l'approbation.

6) **CONSULTATION :**

S/O

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

S/O

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

S/O

9) **IMPLICATIONS LÉGALES :**

S/O

- 10) **GESTION DU RISQUE (RISK MANAGEMENT) :**
S/O
- 11) **IMPLICATIONS STRATÉGIQUES :**
S/O
- 12) **DOCUMENTS D'APPUI:**
Plan 50R-10682
Règlement 2018-26

CORPORATION OF THE CITY OF CLARENCE-ROCKLAND

BY-LAW NO. 2018-26

BEING A BY-LAW TO PROVIDE THAT SUB-SECTION 5 OF SECTION 50 OF THE PLANNING ACT, R.S.O. 1990, CHAPTER P.13, AS AMENDED, DOES NOT APPLY TO PART OF BLOCK 281, REGISTERED PLAN 50M-308, IN THE CITY OF CLARENCE-ROCKLAND, IN THE COUNTY OF RUSSELL, DESIGNATED AS PARTS 1 TO 17, BOTH INCLUSIVE, ON PLAN 50R-10682.

WHEREAS Sub-Section 5 of Section 50 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended, provides that all lands within a Plan of Subdivision are subject to part-lot control;

AND WHEREAS the Council of a municipality may, under Sub-Section 7 of Section 50 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended, enact a by-law to provide that Sub-Section 5 of Section 50 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended, does not apply to such lands as are designated in the by-law;

AND WHEREAS a six-unit street row-house is under construction on part of Block 281 of Registered Plan 50M-308 where it is desired that individual ownerships be created and designated as Parts 1 and 2, Parts 3 and 4, Parts 5, 6 and 7, Parts 8, 9 and 10, Parts 11, 12 and 13, and Parts 14, 15, 16 and 17 on Plan 50R-10682, and that Parts 2, 4, 6, 7, 9, 10, 12, 13, 15 and 16 on Plan 50R-10682 are subject to a municipal storm sewer easement, as set out in Instrument Number RC84099, and that Parts 7, 10, 13, 16 and 17 on Plan 50R-10682 be subject to pedestrian access right-of-ways to the rear yards of some of the street row-houses;

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

1. **THAT** subject to section 3 hereof, Sub-Section 5 of Section 50 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended, does not apply to the following lands:
 - a) Part of P.I.N. 69060-1740, being those portions of Block 281, Registered Plan 50M-308, designated as Parts 1 and 2 on Plan 50R-10682 and further designated as Parcel 'A' for the purpose of this by-law;
 - b) Part of P.I.N. 69060-1740, being those portions of Block 281, Registered Plan 50M-308, designated as Parts 3 and 4 on Plan 50R-10682 and further designated as Parcel 'B' for the purpose of this by-law;
 - c) Part of P.I.N. 69060-1740, being that portion of Block 281, Registered Plan 50M-308, designated as Parts 5, 6 and 7 on Plan 50R-10682 and further designated as Parcel 'C' for the purpose of this by-law;
 - d) Part of P.I.N. 69060-1740, being that portion of Block 281, Registered Plan 50M-308, designated as Parts 8, 9 and 10 on Plan 50R-10682 and further designated as Parcel 'D' for the purpose of this by-law;

- e) Part of P.I.N. 69060-1740, being those portions of Block 281, Registered Plan 50M-308, designated as Parts 11, 12 and 13 on Plan 50R-10682 and further designated as Parcel 'E' for the purpose of this by-law;
- f) Part of P.I.N. 69060-1740, being those portions of Block 281, Registered Plan 50M-308, designated as Parts 14, 15, 16 and 17 on Plan 50R-10682 and further designated as Parcel 'F' for the purpose of this by-law;

all in the City of Clarence-Rockland, in the County of Russell and registered in the Land Titles Office for the Land Titles Division of Russell (No. 50).

- 2. **THAT** this By-law shall take effect upon approval thereof by the Council of the Corporation of the City of Clarence-Rockland and in compliance with the requirements of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended.
- 3. **THAT** further subdivision or severance of the aforementioned Parcels 'A', 'B', 'C', 'D', 'E' and 'F' beyond that permitted by paragraph 1 is prohibited.
- 4. This By-law shall expire and be of no further force and effect, if not registered on title, as of the 4th day of April, 2020.

READ, PASSED AND ADOPTED BY COUNCIL, THIS 4th DAY OF APRIL, 2018.

Guy Desjardins, Mayor

Monique Ouellet, Clerk



REPORT N° PRO2018-008

Date	19/03/2018
Submitted by	Brian Wilson
Subject	Protective Services – Monthly Report (Feb 2018)
File N°	Click here to enter text.

1) **NATURE/GOAL :**

To advise council on the activities performed by the Protective Services Department.

2) **DIRECTIVE/PREVIOUS POLICY :**

None.

3) **DEPARTMENT'S RECOMMENDATION :**

THAT Report No. PRO2018-008 in regards to monthly statistics, be received as information.

QUE le rapport No. PRO2018-008 au sujet des statistiques mensuel, soit reçu à titre d'information.

4) **MONTHLY STATISTICS :**

For the month of February 2018, the Protective Services Department did perform the following:

Fire Department

Incidents:

Call Type	# of Calls (Feb)	YTD
Fire – Chimney	1	1
Burning Complaint	1	1
Fire Alarms (Cooking)	2	4
Fire Alarms (Malicious)		1
Fire Alarms (Accidental)	2	4
Fire Alarms (Faulty Eq.)	1	3
Fire Alarms (Other)		2
Fire – Other (e.g. steam)	1	2
CO Alarm (CO found)		2
CO Alarm (No CO found)		3
MVC – extrication	1	2
MVC – no extrication	2	5
Medical – VSA	3	6
Medical - Unconscious	7	7
Medical – Other	5	12

Cancelled On Route	1	3
Other	3	3
TOTAL	29	60

Fire department response times are detailed in the attached report, and are summarized below:

February – Weekday Incidents			
District	# of P1 Calls	Avg. Response Time	# of P2 Calls
1A Bourget Rural	1	7:47 mins	0
1B Bourget Urban	0	n/a	0
1C Bourget Rural	0	n/a	0
2A Clarence-Creek Rural	1	4:24 mins	0
2B Clarence-Creek Urban	0	n/a	0
2C Clarence-Creek Rural	0	n/a	0
3A Rockland Rural	0	n/a	1
3B Rockland Urban	4	4:11 mins	4
(P1 = priority one, lights & sirens / P2 = priority two, no lights/sirens)			

February – Evening/Weekend/Holiday Incidents			
District	# of P1 Calls	Avg. Response Time	# of P2 Calls
1A Bourget Rural	3	9:55 mins	1
1B Bourget Urban	0	n/a	0
1C Bourget Rural	0	n/a	0
2A Clarence-Creek Rural	1	10:03 mins	0
2B Clarence-Creek Urban	0	n/a	0
2C Clarence-Creek Rural	1	14:19 mins	0
3A Rockland Rural	1	12:47 mins	2
3B Rockland Urban	8	8:29 mins	1
(P1 = priority one, lights & sirens / P2 = priority two, no lights/sirens)			

Prevention / Public Education:

- An annual prevention schedule was developed
- Final report for fire investigation training course also completed by Division Chief of Prevention & Public Education

	February	YTD
Fire Inspections Completed	12	17
Follow-up Inspections	2	14
Tickets Issued		4
Public Education Events	1	1

Training:

	February	YTD
Training Courses Offered	15	29
Training Hours Worked (incl. prep)	892	1793

- The following topics were covered during training in January:
 - Building Construction
 - Incident Command Structure
 - Ropes & Knots
 - Smoke Alarm Campaign
 - Medical Scenarios (on-going medical training)
 - Medical First Responder Certification Course
 - Peer-to-Peer Post Traumatic Stress Disorder
 - Harassment in the Workplace
 - Fire Investigators – Surviving Gatekeeper Challenges (EOAFI)
 - Adjunct Instructor Workshop (Ontario Fire College)
 - Teaching Experience Supervisor (Red Cross)
 - Recruit: Fire Behaviour
 - Recruit: Personal Protective Equipment
 - Recruit: Self-Contained Breathing Apparatus
 - Recruit: Portable Fire Extinguishers / Ropes & Knots

Meetings (evening meetings / committee meetings):

- The Chief attended a site visit for the new fire stations
- The Chief attended a Radio Workshop meeting with the County Fire Chiefs in Embrun with the County CAO
- The Chief attended a meeting with the UCPR Paramedic Chief
- The Chief attended a regional training task force meeting with Ottawa, Cornwall, and the zone rep for the Ontario Association of Fire Chiefs
- The Chief met with the new A/Insp and A/S/Sgt with the OPP
- The CEMC met with the area representative from United Way regarding 211
- The CEMC met with the UCPR CEMC to discuss annual Emergency Management training opportunities

	February (Hours)	YTD (Hours)
County Fire Chiefs Meetings	3	6
Regional Training Centre	2	7
CRFD Executive Meetings	3	6
Operational Guideline Committee	3	3
Training Committee	3	3
Personal Protective Equipment Committee	2	2

Labour Relations Committee (CRPFFA)		1
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Municipal Enforcement

	February	YTD
Officers hours worked	532	1012
OT hours worked (1.5)	25.5	47
OT hours for On Call (1.0)	12	24
Hours on snow enforcement	18.5	22.5
OT hours on snow enforcement	13	32.5
Hours on Taxi Administration	16	47
Hours on Civic Addressing	96	180
# of parking tickets issued	60	114
# of hours on Business Licensing	9	19
# of parking warnings issued	51	85
# of Part I tickets issued	1	2
# of Part III summons issued	1	1
# of dogs caught at large	18	19
# of complaints handled	61	112

- 5) **SUPPORTING DOCUMENTS:**
Fire Department Response Times (detailed)

February 2018

#	Incident Date	Incident Type	District	Apparatus		Staffing	Distance in KM	Dispatch Time	Responding Time	Arrival Time	Total Response Time	Overall Response Time
Bourget Rural												
18-034	February 5, 2018	Vehicle Collision - Medical	1A (Bourget Rural)	Primary	Squad 1 (Bourget)	1 FF (Vol)	10.138	7:22:45 AM	7:26:47 AM	7:31:44 AM	0:08:59	0:08:25
				First Arriving	Car 1 (Chief)	1 FF (FT)	10.825		7:26:47 AM	7:31:10 AM	0:08:25	
18-046	February 19, 2018	Medical - Unconscious	1A (Bourget Rural)	Primary	Squad 1 (Bourget)	4 FF (Vol)	2.87	1:11:31 PM	1:17:04 PM	1:19:18 PM	0:07:47	0:07:47
				First Arriving								
18-052	February 17, 2018	Medical - Unconscious	1A (Bourget Rural)	Primary	Squad 1 (Bourget)	2 FF (Vol)	7.996	11:32:03 AM	11:36:34 AM	11:41:21 AM	0:09:18	0:07:45
				First Arriving	Pumper 1 (Bourget)	2 FF (Vol)	7.996		11:34:57 AM	11:39:48 AM	0:07:45	
18-054	February 23, 2018	Medical - Unconscious	1A (Bourget Rural)	Primary	Squad 1 (Bourget)	2 FF (Vol)	10.771	4:41:06 PM	4:47:44 PM	4:54:40 PM	0:13:34	0:13:34
				First Arriving		2 FF (Vol)						
18-060	February 28, 2018	Other	1A (Bourget Rural)	Primary	Pumper 1 (Bourget)	Other	-0.001	3:05:00 AM	cancelled			N/A
				First Arriving			-0.001					
Clarence-Creek Rural												
18-050	February 22, 2018	Medical - Other	2A (Clarence Rural)	Primary	Pumper 2 (Clarence)		2.518	10:44:57 AM	cancelled			0:04:24
				First Arriving	Car 3 (Prevention)	2 FF (FT)	1.872		10:46:43 AM	10:49:21 AM	0:04:24	
18-051	February 17, 2018	Medical - Unconscious	2A (Clarence Rural)	Primary	Squad 2 (Clarence)	3 FF (Vol)	6.174	5:34:07 PM	5:40:15 PM	5:44:10 PM	0:10:03	0:10:03
				First Arriving								
Clarence-Creek Village												
18-041	February 2, 2018	Fire - Chimney	2C (Clarence Rural)	Primary	Pumper 2 (Clarence)	4 FF (Vol)	11.154	6:35:08 PM	6:40:50 PM	6:49:27 PM	0:14:19	0:14:19
				First Arriving								
Rockland Rural												
18-032	February 2, 2018	Vehicle Collision - Extrication	3A (Rockland Rural)	Primary	Pumper 3 (Rockland)	2 FF (Vol)	5.789	6:56:31 AM	7:02:39 AM	7:09:18 AM	0:12:47	0:12:47
				First Arriving								
18-037	February 7, 2018	Other	3A (Rockland Rural)	Primary	Pumper 3 (Rockland)	6 FF (Vol)	2.548	10:31:19 PM	10:36:31 PM	10:41:36 PM	0:10:17	0:10:17
				First Arriving								
18-048	February 20, 2018	Medical - Lift Assist	3A (Rockland Rural)	Primary	Squad 3 (Rockland)	1 FF (FT)	7.752	9:48:55 AM	9:52:04 AM	9:59:30 AM	0:10:35	0:10:35
				First Arriving								
18-055	February 23, 2018	Alarms - Cooking Incident	3A (Rockland Rural)	Primary	Pumper 3 (Rockland)	6 FF (Vol)	3.343	5:07:06 PM	5:14:47 PM	5:20:08 PM	0:13:02	0:11:16
				First Arriving	Tanker 2 (Clarence)	2 FF (Vol)	5.264		5:12:12 PM	5:18:22 PM	0:11:16	
Rockland Urban												
18-033	February 4, 2018	Medical - VSA	3B (Rockland Urban)	Primary	Squad 3 (Rockland)	3 FF (Vol)	0.217	1:14:34 PM	1:19:36 PM	1:20:06 PM	0:05:32	0:05:32
				First Arriving								
18-035	February 5, 2018	Medical - Other	3B (Rockland Urban)	Primary	Squad 3 (Rockland)	2 FF (FT)	0.854	9:49:29 AM	9:51:23 AM	9:57:13 AM	0:07:44	0:03:35
				First Arriving	Car 1 (Chief)	1 FF (FT)	1.183		9:52:50 AM	9:53:04 AM	0:03:35	
18-036	February 7, 2018	Medical - VSA	3B (Rockland Urban)	Primary	Squad 3 (Rockland)	3 FF (Vol)	2.346	7:03:35 PM	7:05:41 PM	7:09:39 PM	0:06:04	0:06:04
				First Arriving								
18-038	February 9, 2018	Medical - Unconscious	3B (Rockland Urban)	Primary	Squad 3 (Rockland)	3 FF (Vol)	0.633	5:15:21 PM	5:22:57 PM	5:22:57 PM	0:07:36	0:07:36
				First Arriving								
18-039	February 10, 2018	Alarms - Cooking Incident	3B (Rockland Urban)	Primary	Pumper 3 (Rockland)	3 FF (Vol)	1.983	9:55:59 AM	10:04:54 AM	10:09:44 AM	0:13:45	0:13:45
				First Arriving								
18-040	February 14, 2018	Alarms - Accidental	3B (Rockland Urban)	Primary	Pumper 3 (Rockland)	Other	1.478	2:30:21 PM	cancelled			0:06:36
				First Arriving	Squad 3 (Rockland)	2 FF (FT)	1.478		2:32:20 PM	2:36:57 PM	0:06:36	
18-042	February 11, 2018	Medical - Other	3B (Rockland Urban)	Primary	Squad 3 (Rockland)	4 FF (Vol)	2.617	1:00:30 PM	1:07:04 PM	1:07:04 PM	0:06:34	0:06:34
				First Arriving								
18-043	February 15, 2018	Medical - VSA	3B (Rockland Urban)	Primary	Squad 3 (Rockland)	3 FF (Vol)	1.533	8:56:18 PM	9:01:18 PM	9:03:47 PM	0:07:29	0:07:29
				First Arriving								
18-044	February 19, 2018	Medical - Unconscious	3B (Rockland Urban)	Primary	Squad 3 (Rockland)	2 FF (Vol)	0.964	8:22:37 AM	8:30:11 AM	8:31:56 AM	0:09:19	0:09:19
				First Arriving								
18-045	February 15, 2018	Other	3B (Rockland Urban)	Primary	Pumper 3 (Rockland)	2 FF (FT)	0.505	8:07:35 AM	8:11:48 AM	8:13:48 AM	0:06:13	0:03:00
				First Arriving	Car 2 (Deputy)	1 FF (FT)	0.505		8:09:53 AM	8:10:35 AM	0:03:00	
18-047	February 20, 2018	Medical - Other	3B (Rockland Urban)	Primary	Squad 3 (Rockland)	1 FF (FT)	1.034	2:09:54 PM	2:11:54 PM	2:13:08 PM	0:03:14	0:03:14
				First Arriving								
18-049	February 21, 2018	Other	3B (Rockland Urban)	Primary	Pumper 3 (Rockland)	3 FF (Vol)	1.501	11:24:42 AM	11:36:10 AM	11:39:43 AM	0:15:01	0:05:35
				First Arriving	Car 2 (Deputy)	1 FF (FT)	1.501		11:25:48 AM	11:30:17 AM	0:05:35	
18-053	February 23, 2018	Burning Complaint	3B (Rockland Urban)	Primary	Pumper 3 (Rockland)	4 FF (Vol)	0.687	2:52:07 PM	3:02:39 PM	3:05:41 PM	0:13:34	0:09:59
				First Arriving	Car 3 (Prevention)	1 FF (FT)	10.901		2:53:25 PM	3:02:06 PM	0:09:59	
18-056	February 24, 2018	Vehicle Collision - Medical	3B (Rockland Urban)	Primary	Pumper 3 (Rockland)	3 FF (Vol)	-0.001	4:01:58 AM	4:11:26 AM	4:17:54 AM	0:15:56	0:15:56
				First Arriving		3 FF (Vol)						
18-057	February 27, 2018	Medical - Unconscious	3B (Rockland Urban)	Primary	Squad 3 (Rockland)	3 FF (Vol)	2.439	3:28:55 AM	3:35:46 AM	3:38:14 AM	0:09:19	0:09:19
				First Arriving								
18-058	February 28, 2018	Alarms - Accidental	3B (Rockland Urban)	Primary	Pumper 3 (Rockland)	Other	1.041	10:00:43 AM	10:00:43 AM	cancelled		0:00:01
				First Arriving	Car 3 (Prevention)	1 FF (FT)	0		10:00:43 AM	10:00:44 AM	0:00:01	
18-059	February 28, 2018	Alarms - Malfunction	3B (Rockland Urban)	Primary	Pumper 3 (Rockland)	Other	1.041	10:22:19 AM	10:24:45 AM	cancelled		0:04:21
				First Arriving	Car 3 (Prevention)	1 FF (FT)	1.041		10:24:15 AM	10:26:40 AM	0:04:21	