



**CORPORATION OF THE CITY OF
CLARENCE-ROCKLAND
REGULAR MEETING**

April 17, 2018, 6:30 pm

Council Chambers

415 rue Lemay Street, Clarence Creek, Ont.

Pages

1. Opening of the meeting

The meeting is scheduled to begin at 6:30 pm in order to allow for a closed session.

The portion of the meeting that is open to the public begins at 7:15 pm.

2. Prayer

1

3. Adoption of the agenda

4. Disclosure of pecuniary interests

5. Closed Meeting

5.1 Adoption of closed meeting minutes

5.2 Hiring - Manager of Human Resources

5.3 Hiring - Manager of By-Law Enforcement Services

5.4 Hiring - By-law Enforcement Officer

6. Closed Meeting report

7. Announcements

8. 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.

9. Council Members' Items

10. Consent Items

Note: All items listed in this section of the agenda will be subject to approval under one non-debatable, non-amendable motion. Should any member of Council wish to hold a discussion or engage in debate on one of these items, he or she is required to ask for the item to be considered separately before a vote is taken.

10.1 Adoption of the minutes of the following meetings:

- | | | |
|----|---|----|
| a. | Regular meeting of April 4, 2018 | 3 |
| b. | Committee of the Whole of April 4, 2018 | 15 |

10.2 Receipt of the minutes of the following meetings:

- | | | |
|----|--|----|
| a. | Planning Committee of February 7, 2018 | 31 |
| b. | Committee of Adjustment of January 24 2018 | 39 |
| c. | Committee of Adjustment of February 28, 2018 | 55 |

10.3 The following recommendations from Committee of the Whole of April 4, 2018

- | | | |
|----|---|----|
| a. | Resolution from the Champlain Township regarding the FPPA Regulations - Firefighter Certification | 57 |
| b. | Resolution to refuse a complete reimbursement of application fees for a Zoning by-law amendment | 61 |

c.	Resolution to adopt the 2018-2022 Multi-Year Accessibility Plan and Policy ADM2018-02, Accessible Customer Service Policy	67
d.	Resolution to accept the request from the l'Escale Badminton Club to be recognized as a non-profit organization	95
e.	Resolution to accept the financial statements for the 2017 Developments charges reserve fund	99
f.	Resolution to accept the Jean-Marc Lalonde Arena reorganization concept plan	111
10.4	Adoption of the salaries paid from February 25th, 2018, to March 24th, 2018, in the gross amount of \$942,585.52 and net amount of \$682,533.48	
11.	Committee/Staff Reports	
11.1	Accounts paid	165
11.2	Official Plan Amendment, Zoning By-law Amendment, Subdivision - Brigil	169
11.3	2018 Debenture by-law	255
11.4	Daycare fees	321
11.5	Adoption By-Law Final Taxes 2018	329
12.	By-laws	
	Note: All items listed in this section of the agenda will be subject to approval under one non-debatable, non-amendable motion. Should any member of Council wish to hold a discussion or engage in debate on one of these By-laws, he or she is required to ask for the item to be considered separately before a vote is taken.	
12.1	2018-32 - to remove the Holding Zone (h) symbol and change the zoning category for the lots described as being Part of Lot 12, Concession 3 and Parts 1, 2 and 3 on Plan 50R-10679	335
12.2	2018-40 - to amend Taxi By-law	343
12.3	2018-41 - to establish Retail Business Establishment Hours of Operation	347

12.4	2018-42 - to authorize the signature of an agreement with Arnco Construction and Excavation for the replacement of culverts at the intersection of Butler and Legault roads	369
12.5	2018-43 - to authorize the signatur of a contract to DRS Construction for the Clarence Creek arena community Hall renovation	377
12.6	2018-45 - to adopt the terms of reference of the Joint Compliance Audit Committee	385
13.	Confirmatory By-law	397
14.	Adjournment	



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

le 17 avril 2018, 18 h 30

Council Chambers

415 rue Lemay Street, Clarence Creek, Ont.

Pages

1. Ouverture de la réunion

La réunion débute à 18h30 afin de permettre une session à huis clos.

La section de la réunion ouverte au public débute à 19h15.

2. Prière

1

3. Adoption de l'ordre du jour

4. Déclarations d'intérêts pécuniaires

5. Réunion à huis clos

5.1 Adoption des procès-verbaux

5.2 Embauche - Gestionnaire des ressources humaines

5.3 Embauche - Gestionnaire des Services de l'application des règlements

5.4 Embauche - Agent de l'application des règlements

6. Rapport de la réunion à huis clos

7. Annonces

8. 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.

9. Items des membres du Conseil

10. Items par consentement

Note : Les items énumérés dans cette section de l'ordre du jour seront sujet à être considéré pour approbation sous une résolution qui n'est pas sujette au débat et non-modifiable. Si un membre du conseil désire engager une discussion ou un débat par rapport à un de ces items, il/elle doit demander que l'item soit considéré séparément avant que le vote ait lieu.

10.1 Adoption des procès-verbaux des réunions suivantes:

- | | | |
|----|-----------------------------------|----|
| a. | Réunion régulière du 4 avril 2018 | 3 |
| b. | Comité plénier du 4 avril 2018 | 15 |

10.2 Réception des procès-verbaux des réunions suivantes:

- | | | |
|----|---|----|
| a. | Comité d'aménagement du 7 février 2018 | 31 |
| b. | Comité de dérogation du 24 janvier 2018 | 39 |
| c. | Comité de dérogation du 28 février 2018 | 55 |

10.3 Les recommandations suivantes du comité plénier du 4 avril 2018

- | | | |
|----|---|----|
| a. | Résolution du canton de Champlain au sujet de la réglementation de la FPPA - certification des pompiers | 57 |
| b. | Résolution pour refuser un remboursement des frais de demande pour un amendement au règlement de zonage | 61 |

c.	Résolution pour adopter le Plan pluriannuel d'accessibilité 2018-2022 et la Politique ADM2018-02 sur l'accessibilité des services à la clientèle	67
d.	Résolution pour accepter la demande du Club de badminton l'Escale afin d'être reconnu à titre d'organisme sans but lucratif	95
e.	Résolution pour accepter l'état des fonds de réserve des redevances d'aménagement pour l'année 2017	99
f.	Résolution pour approuver le plan concept de réaménagement de l'aréna Jean-Marc Lalonde	111
10.4	Adoption des salaires payés pour la période du 25 février 2018 au 24 mars 2018, au montant brut de 942 585,52 \$ et montant net de 682 533,48 \$	
11.	Rapports des Comités/Services	
11.1	Comptes payés	165
11.2	Amendement au plan officiel et au règlement de zonage subdivision Brigil	169
11.3	Règlement de débenture 2018	255
11.4	Frais de garderies	321
11.5	Adoption du règlement pour les taxes finales 2018	329
12.	Règlements municipaux	
	Les règlements énumérés dans cette section de l'ordre du jour seront sujet à être considéré pour approbation sous une résolution qui n'est pas sujette au débat et non-modifiable. Si un membre du conseil désire engager une discussion ou un débat par rapport à un de ces règlements, il/elle doit demander que l'item soit considéré séparément avant que le vote ait lieu.	
12.1	2018-32 - pour retirer le symbole d'aménagement différé (h) et changer le zonage de la propriété décrites comme étant une Partie du lot 12, concession 3 et les parties 1, 2 et 3 sur le Plan 50R-10679	335
12.2	2018-40 - pour amender le règlement sur les taxis	343
12.3	2018-41 - pour établir les heures d'ouverture pour les commerces de détail	347

12.4	2018-42 - pour autoriser la signature d'une entente avec Arnco Construction and Excavation pour le remplacement de ponceaux à l'intersection des chemins Butler et Legault	369
12.5	2018-43 - pour autoriser la signature d'un contrat à DRS Construction pour la rénovation de la salle communautaire de l'aréna de Clarence Creek	377
12.6	2018-45 - pour adopter les termes de référence du comité conjoint de vérification de la conformité	385
13.	Règlement de confirmation	397
14.	Ajournement	

**PRIÈRE D'OUVERTURE / OPENING PRAYOR
CITÉ DE / CITY OF CLARENCE-ROCKLAND**

Notre Père

Les personnes présentes dans cette salle ont des opinions divergentes, des modes d'expressions variés, des façons différentes de vivre leurs émotions et des cheminements divers dans la prise de leurs décisions.

May we combine clarity of mind with kindness of heart. May we be impartial without bending to strong personalities. May we sacrifice self-interest for the good of the whole.

Veillez éclairer nos discussions et nos décisions. Aidez-nous à accomplir notre travail avec amour et une vision juste de l'avenir pour le plus grand bien de ceux que nous représentons.

May your name be glorified through our efforts.
Amen



**CORPORATION OF THE
CITY OF CLARENCE-ROCKLAND
REGULAR MEETING MINUTES**

April 4, 2018
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT: Guy Desjardins, Mayor
Jean-Marc Lalonde, Councillor Ward 1
Mario Zanth, Councillor Ward 2
Charles Berlinguette, Councillor Ward 4
André J. Lalonde, Councillor Ward 5
Krysta Simard, Councillor Ward 6
Michel Levert, Councillor Ward 7
Helen Collier, Chief Administrative Officer
Monique Ouellet, Clerk
Maryse St-Pierre, Deputy Clerk

ABSENT: Carl Grimard, Councillor Ward 3
Diane Choinière, Councillor Ward 8

1. Opening of the meeting

Mayor Desjardins calls the meeting to order at 5:38 p.m.

2. Presentation by the Ministry of Municipal Affairs in regards to the implementation of Bill 68

Mr. Stephen Seller presents the changes that impacts municipalities as a result of the adoption of Bill 68.

3. Prayer

Councillor Michel Levert recites the prayer.

4. Adoption of the agenda

RESOLUTION 2018-071

Moved by Mario Zanth

Seconded by Charles Berlinguette

BE IT RESOLVED THAT the agenda be adopted with the addition of item 5.2.
Sale of Property to ATG Industries.

CARRIED

5. Disclosure of pecuniary interests (None)

6. Closed Meeting

RESOLUTION 2018-072

Moved by Jean-Marc Lalonde

Seconded by Mario Zanth

BE IT RESOLVED THAT the regular meeting be adjourned in order to discuss the following items, as stipulated in Section 239 of the *Municipal Act, 2001*, as amended:

5.1. Purchasing Manager position

5.2. Sale of Property to ATG Industries

CARRIED

Members of Council move to the conference room adjacent to the Council Chambers at 6:23 p.m. and return to the Council Chambers at 7:42 p.m.

RESOLUTION 2018-073

Moved by Mario Zanth

Seconded by Jean-Marc Lalonde

BE IT RESOLVED THAT the closed meeting be adjourned to resume the regular meeting.

CARRIED

7. Closed Meeting report

Mayor Desjardins informs the members of the public that Council discussed some matters in closed session and that directives were given to staff.

RESOLUTION 2018-074

Moved by André J. Lalonde

Seconded by Mario Zanth

WHEREAS the City has provided insufficient power to service its business park on Industrielle Street; and

WHEREAS the City has sold a property on Industrielle Street to ATG Industries on the basis the property was fully serviced;

BE IT RESOLVED THAT the City invest up to \$220,000 to install equipment to upgrade electrical service in the business park for the ATG project and other potential lots that may be developed; and

BE IT FURTHER RESOLVED that funding for this come from land sale proceeds, estimated at \$170,000, and the Industrial park reserve, \$50,000.

CARRIED

8. Announcements

Councillor Krysta Simard announces that the mental health awareness walk, organized by the JOI Club of St-Pascal, will take place on May 5, at Simon Park.

Councillor Michel Levert announces that the Hammond Optimist Club Pickerel Dinner will take place at the Bourget Community Centre on Friday, from 5:00 p.m. to 7:00 p.m.

Councillor André J. Lalonde announces that the Clarence Creek Optimist Club Family Tournament will take place this weekend.

Councillor Jean-Marc Lalonde announces that the finale of the AAA Hockey Tournament held at the CIHA will be on Sunday afternoon at 3:00 p.m.

9. Comment/Question Period

Mr. Robert Chartrand, 2550 Du Lac Road, asks what will be the Council's decision with regard to his request for a zoning amendment for this property. Mayor Desjardins replies that this subject will be discussed during the Committee of the Whole meeting.

10. Council Members' Items (None)

11. Consent Items

RESOLUTION 2018-075

Moved by Krysta Simard

Seconded by André J. Lalonde

BE IT RESOLVED THAT the following items, as identified under the consent items category on the regular meeting agenda of April 4, 2018, be adopted:

11.1. Adoption of the minutes of the following meetings:

- a. Regular meeting of March 21, 2018
- b. Committee of the Whole of March 21, 2018

11.2. Receipt of the minutes of the following meetings:

- a. Cultural Advisory Committee of January 7, February 16, April 4, May 16,

June 12, July 18, September 26 and October 24, 2017

b. Heritage Advisory Committee - May 16, 2017

11.3. The following recommendations from Committee of the Whole of March 21, 2018

a. Resolution to approve the Draft Plan of Subdivision for Stage 5 Spacebuilders

CARRIED

Text of the resolutions adopted by consent under Resolution No. 2018-075

11.3a BE IT RESOLVED THAT Council approve the Draft Plan of Subdivision submitted by Atrél Engineering for Spacebuilders Ottawa Ltd. (file number D-12-122), with the conditions of approval listed under Section 7 of report No. AMÉ-18-13-R

11.3b. Resolution to abolish one free weekend in spring at the landfill site

Further to questions, Mr. Julian Lenhart explains that the department will publish the information to inform residents.

RESOLUTION 2018-076

Moved by Charles Berlinguette

Seconded by Krysta Simard

BE IT RESOLVED THAT Council approves that one of 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.

CARRIED, as modified

12. Committee/Staff Reports

12.1 Agreement - Bourget Recreational Committee

RESOLUTION 2018-077

Moved by Michel Levert

Seconded by Charles Berlinguette

BE IT RESOLVED that Council adopts By-law 2018-37 to authorize the Director of Community Services to sign the Bourget community center management agreement with the Bourget Recreation Committee, for the period of May 1st 2018 to April 30th 2019, as recommended.

CARRIED

13. By-laws

RESOLUTION 2018-078

Moved by Michel Levert

Seconded by Jean-Marc Lalonde

BE IT RESOLVED THAT the following by-laws be adopted:

- 13.1. 2018-13 - to authorize the signature of a contract with W.O. Stinson & Son Ltd. for the supply of fuel and gasoline
- 13.2. 2018-26 - 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
- 13.3. 2018-38 - for the designation of lands not subject to part lot control, Block 282, Plan 50M-308

CARRIED

14. Confirmatory By-law

RESOLUTION 2018-079

Moved by Jean-Marc Lalonde

Seconded by André J. Lalonde

BE IT RESOLVED THAT By-law no. 2018-36, being a confirmatory by-law for the regular meeting of April 4, 2018, be adopted.

CARRIED

15. Adjournment

Mayor Desjardins adjourns the meeting at 7:56 p.m.

Guy Desjardins, Mayor

Maryse St-Pierre, Deputy Clerk



**CORPORATION DE LA
CITÉ DE CLARENCE-ROCKLAND
RÉUNION RÉGULIÈRE - PROCÈS-VERBAL**

le 4 avril 2018
Salle du Conseil

415 rue Lemay Street, Clarence Creek, Ont.

PRÉSENT: Guy Desjardins, maire
Jean-Marc Lalonde, conseiller du quartier 1
Mario Zanth, conseiller du quartier 2
Charles Berlinguette, conseiller du quartier 4
André J. Lalonde, conseiller du quartier 5
Krysta Simard, conseillère du quartier 6
Michel Levert, conseiller du quartier 7
Helen Collier, directrice générale
Monique Ouellet, greffière
Maryse St-Pierre, greffière adjointe

ABSENT: Carl Grimard, conseiller du quartier 3
Diane Choinière, conseillère du quartier 8

1. Ouverture de la réunion

Le Maire Desjardins ouvre la réunion à 17h38.

2. Présentation du ministère des Affaires municipales au sujet de l'implantation du projet de loi 68

M. Stephen Seller présente les changements qui affectent les municipalités suite à l'adoption du projet de loi 68.

3. Prière

Le conseiller Michel Levert fait la lecture de la prière.

4. Adoption de l'ordre du jour

RÉSOLUTION 2018-071

Proposée par Mario Zanth

Appuyée par Charles Berlinguette

QU'IL SOIT RÉSOLU QUE l'ordre du jour soit adopté avec l'ajout de l'item 5.2
Vente de terrain à ATG Industries.

ADOPTÉE

5. **Déclarations d'intérêts pécuniaires (Aucune)**6. **Réunion à huis clos****RÉSOLUTION 2018-072****Proposée par** Jean-Marc Lalonde**Appuyée par** Mario Zanth

QU'IL SOIT RÉSOLU QUE la réunion régulière du conseil municipal soit ajournée afin de tenir une session à huis clos pour discuter des sujets suivants, tel que stipulé à la section 239 de la *Loi sur les municipalités 2001*, tel que modifiée :

5.1. Poste de gestionnaire de l'approvisionnement

5.2. Vente de terrain à ATG Industries

ADOPTÉE

Les membres du conseil se retirent dans la salle de conférence adjacente à la salle du conseil à 18h23 et retournent dans la salle du conseil à 19h42.

RÉSOLUTION 2018-073**Proposée par** Mario Zanth**Appuyée par** Jean-Marc Lalonde

QU'IL SOIT RÉSOLU QUE la réunion à huis clos soit ajournée afin de retourner en réunion régulière.

ADOPTÉE

7. **Rapport de la réunion à huis clos**

Le maire Desjardins informe les membres du public que le conseil a discuté de dossiers à huis clos et que des directives ont été données au personnel.

RÉSOLUTION 2018-074**Proposée par** André J. Lalonde**Appuyée par** Mario Zanth

ATTENDU QUE la Cité n'a pas fourni assez d'énergie pour approvisionner le parc Industriel situé sur la rue Industrielle; et

ATTENDU QUE la Cité a vendu la propriété située sur la rue Industrielle à ATG Industries sur la base que la propriété offre l'accès complet aux services;

QU'IL SOIT RÉSOLU QUE la Cité investisse jusqu'à 220 000 \$ pour installer l'équipement pour mettre à jour les services électriques dans le parc industriel pour le projet de ATG et les autres lots potentiels pouvant être développés; et

QU'IL SOIT ÉGALEMENT RÉSOLU QUE le financement provienne des profits de vente de terrain, estimés à 170 000 \$, et la réserve pour le parc Industriel, 50 000 \$.

ADOPTÉE

8. Annonces

La conseillère Krysta Simard annonce que la marche pour la sensibilisation de la santé mentale, organisée par le club JOI de St-Pascal, aura lieu le 5 mai à 10h30 au parc Simon.

Le conseiller Michel Levert annonce que le souper de doré du Club Optimiste de Hammond aura lieu vendredi de 17h à 19h au centre communautaire de Bourget.

Le conseiller André J. Lalonde annonce que le tournoi des familles du Club Optimiste de Clarence Creek a lieu en fin de semaine.

Le conseiller Jean-Marc Lalonde annonce que la finale du tournoi pour le hockey AAA du CIHA aura lieu dimanche après-midi à 15h.

9. Période de Questions/Commentaires

M. Robert Chartrand, 2550 chemin du Lac, demande qu'elle sera la décision du conseil relativement à la demande de changement de zonage pour sa résidence. Le maire Desjardins répond que ce sujet sera discuté lors de la réunion plénière.

10. Items des membres du Conseil (Aucune)

11. Items par consentement

RÉSOLUTION 2018-075

Proposée par Krysta Simard

Appuyée par André J. Lalonde

QU'IL SOIT RÉSOLU QUE les items suivants, tels qu'identifiés sous la rubrique «items par consentement» à l'ordre du jour de la réunion régulière du 4 avril, 2018 soient adoptés :

11.1. Adoption des procès-verbaux des réunions suivantes:

- a. Réunion régulière du 21 mars 2018
- b. Comité plénier du 21 mars 2018

- 11.2. Réception des procès-verbaux des réunions suivantes:
 - a. Comité consultatif culturel du 7 janvier, 16 février, 4 avril, 16 mai, 12 juin, 18 juillet, 26 septembre et 24 octobre 2017
 - b. Comité consultatif du patrimoine - 16 mai 2017
- 11.3. Les recommandations suivantes du comité plénier du 21 mars 2018
 - a. Résolution pour adopter l'ébauche de plan de lotissement pour la phase 5 Spacebuilders

ADOPTÉE

Texte des résolutions adoptées par consentement telles qu'identifiées dans la résolution 2018-075

11.3a QU'IL SOIT RÉSOLU QUE le conseil municipal approuve l'ébauche de plan de lotissement soumis par Atrel Engineering pour Spacebuilders Ottawa Ltd. (filière n°. D-12-122), avec les conditions d'approbation listées à la Section 7 du rapport n°. AMÉ-18-13-R

11,3b. Résolution pour abolir une fin de semaine gratuite au dépotoir au printemps

Suite aux questions, M. Julian Lenhart explique que le département va publier l'information pour informer les résidents.

RÉSOLUTION 2018-076

Proposée par Charles Berlinguette

Appuyée par Krysta Simard

QU'IL SOIT RÉSOLU QUE le Conseil approuve qu'une des deux fins de semaine gratuites au dépotoir au printemps soit abolie et que la fin de semaine gratuite au dépotoir en automne soit maintenue.

ADOPTÉE, telle que modifiée

12. Rapports des Comités/Services

12,1 Entente - Comité de Loisirs de Bourget

RÉSOLUTION 2018-077

Proposée par Michel Levert

Appuyée par Charles Berlinguette

QU'IL SOIT RÉSOLU que le Conseil adopte le règlement 2018-37 afin d'autoriser le Directeur des Services communautaires à signer l'entente de

gestion du centre communautaire de Bourget avec le Comité de loisirs de Bourget pour la période du 1er mai 2018 au 30 avril 2019, tel que recommandé.

ADOPTÉE

13. Règlements municipaux

RÉSOLUTION 2018-078

Proposée par Michel Levert

Appuyée par Jean-Marc Lalonde

QU'IL SOIT RÉSOLU QUE les règlements municipaux suivants soient adoptés :

- 13.1. 2018-13 - pour autoriser la signature d'un contrat de fourniture d'essence avec W.O. Stinson & Son Ltd.
- 13.2. 2018-26 - pour la 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
- 13.3. 2018-38 - Désignation de terrains non assujettis à la réglementation de parties de lots (bloc 282, plan 50M-308)

ADOPTÉE

14. Règlement de confirmation

RÉSOLUTION 2018-079

Proposée par Jean-Marc Lalonde

Appuyée par André J. Lalonde

QU'IL SOIT RÉSOLU QUE le règlement no. 2018-36, étant un règlement de confirmation pour la réunion régulière du 4 avril 2018, soit adopté.

ADOPTÉE

15. Ajournement

Le maire Desjardins lève l'assemblée à 19h56.

Guy Desjardins, Maire

Maryse St-Pierre, Greffière adjointe



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

April 4, 2018
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT: Guy Desjardins, Mayor
Jean-Marc Lalonde, Councillor Ward 1
Mario Zanth, Councillor Ward 2
Charles Berlinguette, Councillor Ward 4
André J. Lalonde, Councillor Ward 5
Krysta Simard, Councillor Ward 6
Michel Levert, Councillor Ward 7
Helen Collier, Chief Administrative Officer
Monique Ouellet, Clerk
Maryse St-Pierre, Deputy Clerk

ABSENT: Carl Grimard, Councillor Ward 3
Diane Choinière, Councillor Ward 8

1. Opening of the meeting

Mayor Desjardins calls the meeting to order at 8:10 p.m.

2. Adoption of the agenda

RECOMMENDATION COW2018-041

Moved by Mario Zanth

Seconded by Jean-Marc Lalonde

THAT the agenda be adopted as presented.

CARRIED

3. Disclosure of pecuniary interests (None)

4. Delegations / Presentations (None)

5. Petitions / Correspondence

**5.1 Resolution from the Champlain Township regarding the FPPA Regulations
- Firefighter Certification**

Mayor Desjardins mandates the Administration to prepare a supporting resolution for the next regular meeting.

- 6. **Notice of Motion** (None)
- 7. **Comment/Question Period** (None)
- 8. **Report from the United Counties of Prescott and Russell** (None)
- 9. **Committee/Staff Reports**
- 9.1 **Retail Business Establishment Hours of Operation**

Members of council discuss the details of the recommendation.

RECOMMENDATION COW2018-42

Moved by André J. Lalonde

Seconded by Krysta Simard

WHEREAS the Clarence-Rockland Chamber of Commerce has requested that Council amend its by-laws to allow retail businesses to remain opened until 9:00 p.m. on Sundays; and

WHEREAS the general public and the business community were invited to complete an online survey in regards to the proposed retail business hours of operations in Clarence-Rockland; and

WHEREAS the Committee of the Whole has taken into consideration the results of the survey;

THAT the Committee of the Whole recommends that Council adopts the new proposed by-law which would allow retail businesses to remain opened until 9:00 p.m. on Sundays, remain open on Family Day and Victoria Day and include the extended hours provisions of the current by-law.

CARRIED, as modified

- 9.2 **2018-32 - to remove the Holding Zone (h) symbol and change the zoning category for the lots described as being Part of Lot 12, Concession 3 and Parts 1, 2 and 3 on Plan 50R-10679**

RECOMMENDATION COW2018-43

Moved by Mario Zanth

Seconded by Charles Berlinguette

THAT the Committee of the Whole recommends that Council approve by-law 2018-32 to amend the Zoning By-law No. 2016-10, in order to remove the Holding Zone (h) symbol and change the zoning category for the lots described

as being Part of Lot 12, Concession 3 and Parts 1, 2 and 3 on Plan 50R-10679, from “Village Residential First Density – Holding (RV1-h) Zone” **to** “Village Residential First Density (RV1) Zone”.

CARRIED

9.3 Demande de remboursement des frais de demande pour un amendement au règlement de zonage

RECOMMENDATION COW2018-44

Moved by Michel Levert

Seconded by Charles Berlinguette

THAT the Committee of the Whole recommends that Municipal Council refuse the request for the reimbursement of application fees for a Zoning by-law amendment and Site Plan approval for the amount of \$4,790.00 submitted by Mrs. Lise Saumure, Mr. Sylvain Drouin, and Mrs. Nathalie Drouin.

CARRIED

9.4 Multi-Year Accessibility Plan / Accessible Customer Service Policy

Further to questions, Mrs. Monique Ouellet explains that people who are accompanied by a service animal should provide a proof, written by a professional.

RECOMMENDATION COW2018-45

Moved by André J. Lalonde

Seconded by Krysta Simard

THAT the Committee of the Whole recommends that Council adopts the 2018-2022 Accessibility Plan and Policy No. ADM2018-02, being an updated Accessible Customer Service Policy.

CARRIED

9.5 Request from Club de badminton l'Escale

Further to questions, Mr. Pierre Boucher explains that there is no financial impact related to this decision.

RECOMMENDATION COW2018-46

Moved by Jean-Marc Lalonde

Seconded by Krysta Simard

THAT the Committee of the Whole recommends that Council accepts the request from the l'Escale Badminton Club to be recognized as a non-profit organization in

order to add them to the list of non-profit organization in the Community Hall rental policy, as recommended.

CARRIED

9.6 Limit of the annual debt-paydown

Further to questions, Mr. Frédéric Desnoyers explains that the debt, as of December 31, 2017, was \$27,766,000 and that the forecast for 2018 is 28 million.

Further to questions, Mr. Robert Kehoe explains that the City will not reach the maximum amount of 25% of debt because the amount will not increase significantly. He adds that many sources of revenues are available to assume the debt.

RECOMMENDATION COW2018-47

Moved by Jean-Marc Lalonde

Seconded by Charles Berlinguette

THAT Report no. FIN 2017-011, in regards to the annual debt reimbursement limit, be received as information.

CARRIED

9.7 Statement of development charges 2017

Further to questions, Mr. Robert Kehoe explains that the amount of 175 units is appropriate to establish the new development charges for 2019. He adds that the amount of units that was not reached in the past will impact the new revision.

Further to questions, Mr. Kehoe explains that a meeting with a potential consultant will be planned shortly in order to discuss the City's growth.

RECOMMENDATION COW2018-48

Moved by André J. Lalonde

Seconded by Charles Berlinguette

WHEREAS the Treasurer of the municipality should submit to Council every year the financial statements for development charges and reserve funds created under Section 33 of the Development Charges Act, 1997, S.O. 1997, c. 27;

THAT the Committee of the Whole recommends that Council accepts the financial statements for the 2017 Developments charges reserve fund as presented in report no. FIN2018-011.

CARRIED

9.8 Replacement of culverts at the intersection of Butler and Legault roads

RECOMMENDATION COW2018-49

Moved by Michel Levert

Seconded by Krysta Simard

THAT the Committee of the Whole recommends that Council approves a by-Law to authorize the Mayor and the City Clerk to sign a contract with Arnco Construction and Excavation division of 1351150 Ontario Inc. for the replacement of culverts at the intersection of Butler and Legault roads, in the amount of \$857,142.75 excluding HST; and

THAT the Committee of the Whole recommends that Council authorize the Infrastructure and Planning department to manage a contingency of 10.0% of the project cost, for an amount of \$125,000.00, excluding HST.

CARRIED

9.9 Official Plan Amendment, Zoning By-law Amendment, Subdivision - Brigil

RECOMMENDATION COW2018-50

Moved by Mario Zanth

Seconded by Charles Berlinguette

THAT the Committee of the Whole recommends that Council approve the Draft Plan of Subdivision submitted by Atriel Engineering for 3223701 Canada Inc. (Brigil) (file number D-12-121), with the conditions of approval listed under Section 7 of report No. AMÉ-18-15-R; and

THAT the Committee of the Whole recommends that Council adopts By-law 2018-27, being a to amend the *Official Plan of the Urban Area of the City of Clarence-Rockland*, in order to change the land use designation of the property known as being Part of Lots 27, 28, 29 and 30, Concession 1 (O.S.), and Part of Lot D, Concession 8, from “*Low Density Residential*” to “*Low Density Residential*”, “*Medium Density Residential*” and “*High Density Residential*”; and

THAT the Committee of the Whole further recommends that Council approve By-law 2018-28, being a by-law to amend Zoning By-Law No. 2016-10, in order to change the zoning category of the property, from “*Urban Residential First Density – General – Holding (R1-h) Zone*” to “*Urban Residential First Density – Special – holding (R1S-h) Zone*”, “*Urban Residential Second Density - holding (R2-h) Zone*”, “*Urban Residential Third Density – holding (R3-h) Zone*” and “*Parks and Open Space (OS) Zone*”, as recommended.

CARRIED

9.10 Redevelopment project – Jean-Marc Lalonde Arena

Further to questions, Mr. Pierre Boucher explains the proposed changes mentioned in the report. He adds that the goal is to optimize services.

Further to questions, Mr. Boucher explains that he has consulted with service users.

RECOMMENDATION COW2018-51

Moved by Jean-Marc Lalonde

Seconded by André J. Lalonde

THAT the Committee of the Whole recommends that Council approves the Jean-Marc Lalonde Arena reorganization concept plan as presented in the report LOI2018-04-03; and

THAT the Committee of the Whole recommends that Council mandates the Community Services to proceed with the conception of the plans and specifications for the Jean-Marc Lalonde reorganization project as per the concept plan presented in the report LOI2018-04-03, as recommended.

CARRIED

9.11 Signature of an agreement – Clarence Creek arena community Hall renovation

RECOMMENDATION COW2018-52

Moved by André J. Lalonde

Seconded by Krysta Simard

THAT the Committee of the whole hereby recommends that Council adopts a by-Law to authorize the Mayor and the City Clerk to award a contract to DRS Construction for the Clarence Creek arena community Hall renovation, as recommended.

CARRIED

10. Other items

Councillor Michel Levert suggests that Council consider the advantage of the Farm 911 - The Emily Project to locate lands of over 100 acres in case of emergency.

Councillor André J. Lalonde asks for an update in regard to Lacasse Road. Mr. Julian Lenhart explains that this project is currently in the tender process.

Councillor Jean-Marc Lalonde explains that many street lights are burned and mentions the locations. Mr. Lenhart explains that he will follow up and adds that the change for LED bulbs will contribute towards eliminating this recurring problem.

11. Adjournment

The Mayor adjourns the meeting at 9:15 p.m.

Guy Desjardins, Mayor

Maryse St-Pierre, Deputy Clerk



**CORPORATION DE LA
CITÉ DE CLARENCE-ROCKLAND
PROCÈS-VERBAL DU COMITÉ PLÉNIER**

le 4 avril 2018

Salle du Conseil

415 rue Lemay Street, Clarence Creek, Ont.

PRÉSENT: Guy Desjardins, Maire
 Jean-Marc Lalonde, conseiller du quartier 1
 Mario Zanth, conseiller du quartier 2
 Charles Berlinguette, conseiller du quartier 4
 André J. Lalonde, conseiller du quartier 5
 Krysta Simard, conseillère du quartier 6
 Michel Levert, conseiller du quartier 7
 Helen Collier, directrice générale
 Monique Ouellet, greffière
 Maryse St-Pierre, greffière adjointe

ABSENT: Carl Grimard, conseiller du quartier 3
 Diane Choinière, conseillère du quartier 8

1. Ouverture de la réunion

Le Maire Desjardins ouvre la réunion à 20h10.

2. Adoption de l'ordre du jour

RECOMMANDATION COW2018-041

Proposée par Mario Zanth

Appuyée par Jean-Marc Lalonde

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

ADOPTÉE

3. Déclarations d'intérêts pécuniaires (Aucune)

4. Délégations / Présentations (Aucune)

5. Pétitions / Correspondance

**5.1 Résolution du canton de Champlain au sujet de la réglementation de la
FPPA - certification des pompiers**

Le maire Desjardins mandate l'administration de préparer une résolution d'appui pour la prochaine réunion régulière.

- 6. **Avis de motion** (Aucune)
- 7. **Période de Questions/Commentaires** (Aucune)
- 8. **Rapport des Comtés unis de Prescott et Russell** (Aucune)
- 9. **Rapports des Comités/Services**
- 9.1 **Heures d'ouverture pour les commerces de détail**

Les membres du conseil discutent des détails de la recommandation.

RECOMMANDATION COW2018-42

Proposée par André J. Lalonde

Appuyée par Krysta Simard

ATTENDU QUE la Chambre de Commerce de Clarence-Rockland a demandé que le Conseil modifie son règlement afin de permettre aux commerces de détail de rester ouvert jusqu'à 21h le dimanche ; et

ATTENDU QUE le public et le milieu des affaires ont été invités à remplir un sondage en ligne au sujet des heures d'ouverture proposées pour les commerces de détail à Clarence-Rockland ; et

ATTENDU QUE le Comité plénier a pris en considération les résultats du sondage ;

QUE le Comité plénier recommande que le Conseil adopte le nouveau règlement proposé qui permettrait aux commerces de détail de rester ouverts jusqu'à 21h le dimanche, de rester ouverts lors de la Journée de la famille et de la fête de la Reine, et d'inclure les articles du règlement actuel relativement aux heures prolongées.

ADOPTÉE, telle que modifiée

- 9.2 **2018-32 - pour retirer le symbole d'aménagement différé (h) et changer le zonage de la propriété décrite comme étant une Partie du lot 12, concession 3 et les parties 1, 2 et 3 sur le Plan 50R-10679**

RECOMMANDATION COW2018-43

Proposée par Mario Zanth

Appuyée par Charles Berlinguette

QUE le comité plénier recommande au conseil municipal d'approuver le règlement 2018-32 modifiant le Règlement de zonage 2016-10 afin d'enlever le

symbole d'aménagement différé (h) et changer le zonage de la propriété décrite comme étant une Partie du lot 12, concession 3 et les parties 1, 2 et 3 sur le Plan 50R-10679, de « Zone résidentielle de village de densité 1 – aménagement différé (RV1-h) » à « Zone résidentielle de village de densité 1 (RV1) ».

ADOPTÉE

9.3 Demande pour un remboursement complet de frais d'application d'un amendement au règlement de zonage

RECOMMANDATION COW2018-44

Proposée par Michel Levert

Appuyée par Charles Berlinguette

QUE le comité plénier recommande que le Conseil municipal refuse la demande de remboursement des frais de demande de modification au Règlement de Zonage et d'approbation d'un plan d'implantation pour un montant de 4 790,00 \$ soumise par Mme Lise Saumure, M. Sylvain Drouin et Mme Nathalie Drouin.

ADOPTÉE

9.4 Plan pluriannuel d'accessibilité / Politique sur l'accessibilité des services à la clientèle

Suite aux questions, Mme Monique Ouellet explique que les personnes accompagnées d'un animal d'assistance doivent fournir une preuve écrite par un professionnel.

RECOMMANDATION COW2018-45

Proposée par André J. Lalonde

Appuyée par Krysta Simard

QUE le Comité plénier recommande que le Conseil adopte le Plan d'accessibilité de 2018-2022 et la Politique No. ADM2018-02, étant une politique sur l'accessibilité des services à la clientèle à jour.

ADOPTÉE

9.5 Demande Club de badminton l'Escale

Suite aux questions, M. Pierre Boucher explique qu'il n'y a aucun impact budgétaire relatif à cette décision.

RECOMMANDATION COW2018-46

Proposée par Jean-Marc Lalonde

Appuyée par Krysta Simard

QUE le comité plénier recommande au conseil d'accepter la demande du Club de badminton l'Escale afin d'être reconnu à titre d'organisme sans but lucratif afin qu'il soit ajouté à la liste d'organisme à but non lucratif reconnu dans la politique de location de salles communautaires, tel que recommandé.

ADOPTÉE

9.6 Limite de remboursement annuelle de la dette

Suite aux questions, M. Frédéric Desnoyers explique que la dette en date du 31 décembre 2017 correspond à 27 766 000\$ et que la projection pour 2018 est de 28 millions.

Suite aux questions, M. Robert Kehoe explique que la Cité n'atteindra pas le montant maximal de 25% pour la dette, car le montant n'augmentera pas de façon significative. Il ajoute que plusieurs sources de revenus sont disponibles pour assumer la dette.

RECOMMANDATION COW2018-47

Proposée par Jean-Marc Lalonde

Appuyée par Charles Berlinguette

QUE le Rapport no. FIN 2017-011, au sujet de la limite de remboursement annuelle de la dette, soit reçu à titre d'information.

ADOPTÉE

9.7 État des transactions du fonds de réserve des redevances d'aménagement de l'année 2017

Suite aux questions, M. Robert Kehoe explique que le nombre de 175 unités prévu pour la nouvelle révision des redevances d'aménagement de 2019 est adéquat. Il ajoute que le nombre d'unités n'ayant pas été atteintes dans le passé aura un effet sur cette nouvelle révision.

Suite aux questions, M. Kehoe explique qu'une réunion avec un consultant potentiel est à venir afin de discuter de la croissance de la Cité.

RECOMMANDATION COW2018-48

Proposée par André J. Lalonde

Appuyée par Charles Berlinguette

ATTENDU QUE le Trésorier de la municipalité doit remettre chaque année au Conseil de la municipalité, des états financiers sur les règlements de redevances d'aménagement et sur les fonds de réserve créés aux termes de l'article 33 de la Loi de 1997 sur les redevances d'exploitation chap. 27;

QUE le comité plénier recommande au Conseil d'accepter l'état des fonds de réserve des redevances d'aménagement pour l'année 2017, tel que présenté au rapport no. FIN2018-011.

ADOPTÉE

9.8 Remplacement de ponceaux à l'intersection des chemins Butler et Legault

RECOMMANDATION COW2018-49

Proposée par Michel Levert

Appuyée par Krysta Simard

QUE le Comité plénier recommande au Conseil d'adopter un règlement pour autoriser le Maire et la greffière à signer un contrat avec Arnco Construction and Excavation division of 1351150 Ontario Inc. pour effectuer les travaux de remplacement de ponceaux à l'intersection des chemins Butler et Legault pour une somme de 857 142.75\$, excluant la T.V.H.; et

QUE le Comité plénier recommande au Conseil de donner l'autorité au département d'Infrastructure et aménagement du territoire de gérer une contingence qui représente 10% de la valeur du projet total, au montant de 125 000\$, excluant la TVH

ADOPTÉE

9.9 Amendement au plan officiel et au règlement de zonage subdivision Brigil

RECOMMANDATION COW2018-50

Proposée par Mario Zanth

Appuyée par Charles Berlinguette

QUE le Comité plénier recommande au Conseil d'approuver l'ébauche de plan de lotissement soumis par Atrel Engineering pour 3223701 Canada Inc. (Brigil) (filière n°. D-12-121), avec les conditions d'approbation énumérées à la Section 7 du rapport n°. AMÉ-18-15-R; et

QUE le Comité plénier recommande au Conseil d'adopter le règlement No. 2018-27, étant un règlement pour amender le Plan Officiel de l'aire urbaine de la Cité de Clarence-Rockland, dans le but de modifier la désignation du terrain connu sous une partie des Lots 27, 28, 29 et 30, Concession 1 (O.S.) et une partie du Lot D, Concession 8, de « *Résidentielle à faible densité* » à « *Résidentielle à faible densité* », « *Résidentielle à moyenne densité* » et « *Résidentielle à haute densité* »; et

QUE le Comité plénier recommande au Conseil d'adopter le règlement No. 2018-28, étant un règlement pour amender le Règlement de zonage 2016-10, dans le

but de modifier la catégorie de zonage de la propriété, de « *Zone résidentielle urbaine de première densité – aménagement différé (R1-h)* » à « *Zone résidentielle urbaine de première densité – spécial-aménagement différé (R1S-h)* », « *Zone résidentielle urbaine de deuxième densité - aménagement différé (R2-h)* », « *Zone résidentielle urbaine de troisième densité-aménagement différé (R3-h)* », et « *Zone de parcs et espaces vert (OS)* », tel que recommandé.

ADOPTÉE

9.10 Projet de réaménagement – Aréna Jean-Marc Lalonde

Suite aux questions, M. Pierre Boucher explique les aménagements proposés mentionnés au rapport. Il ajoute que ces changements ont pour but de rentabiliser les services.

Suite aux questions, M. Boucher explique que les utilisateurs de service ont été consultés.

RECOMMANDATION COW2018-51

Proposée par Jean-Marc Lalonde

Appuyée par André J. Lalonde

QUE le Comité plénier recommande au Conseil d'approuver le plan concept de réaménagement de l'aréna Jean-Marc Lalonde tel que présenté dans le rapport LOI2018-04-03; et

QUE le comité plénier recommande au Conseil de mandater les Services communautaires de procéder à la conception des plans et devis pour le projet de réaménagement de l'aréna Jean-Marc Lalonde selon le plan concept du projet de réaménagement présenté dans le rapport LOI2018-04-03, tel que recommandé.

ADOPTÉE

9.11 Signature d'entente – Rénovations de la salle communautaire de l'aréna de Clarence Creek

RECOMMANDATION COW2018-52

Proposée par André J. Lalonde

Appuyée par Krysta Simard

QUE le Comité plénier recommande au Conseil 'adopter un règlement pour autoriser le maire et la greffière à octroyer un contrat à DRS Construction pour la rénovation de la salle communautaire de l'aréna de Clarence Creek, tel que recommandé.

ADOPTÉE**10. Autres items**

Le conseiller Michel Levert suggère au conseil d'envisager les avantages du projet "Farm 911 - The Emily Project" pour localiser les terres de 100 acres et plus en cas d'urgence.

Le conseiller André J. Lalonde demande une mise à jour concernant le chemin Lacasse. M. Julian Lenhart explique que le projet est à l'étape du processus d'appel d'offres.

Le conseiller Jean-Marc Lalonde explique que plusieurs lumières de rues sont brûlées et mentionne les emplacements. M. Lenhart explique qu'il fera le suivi et ajoute que le changement des lumières en DEL contribuera à régler ce problème.

11. Ajournement

Le maire lève l'assemblée à 21h15.

Guy Desjardins, Maire

Maryse St-Pierre, Greffière adjointe



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

February 7, 2018
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

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

ABSENT: Michel Levert, Councillor Ward 7
Elaine Simard, Member

1. Opening of the meeting

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

2. Adoption of the agenda

RECOMMENDATION AME2018-06

Moved by Carl Grimard

Seconded By Guy Desjardins

THAT the agenda be adopted as presented.

CARRIED

3. Declaration of pecuniary interests (None)

4. Adoption of the minutes

RECOMMENDATION AME2018-07

Moved by Guy Desjardins

Seconded By Denis Simard

THAT the minutes of the Planning Committee meeting of January 17, 2018, be adopted as presented.

CARRIED

5. **Planner's Statement**

The planner's statement is presented.

6. **Deferred Items**

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

Mrs. Marie-Ève Bélanger gives an overview what was presented during the last two meetings in regard to this application.

Mrs. Bélanger explains that the City will need to have access to the pipes located in the pathway area. She adds that council could consider the addition of the pathway once the grading is completed.

Further to questions, Mrs. Bélanger explains that the site plan could be presented at the Planning Committee.

Mr. Gilles Bergeron, 3385 Descotes Circle, reiterates his comments in regard to densities and percentages. Mr. Bergeron explains that he will appeal the decision in function of the density percentages.

Further to questions, Marc Rivet from J.L. Richards explains percentages and densities. He mentions that everything is conditional to approval.

Mr. Jean-Guy Brunet, 3380 Descotes Circle, asks for details in regard to the process. Mrs. Bélanger explains the process. Mr. Brunet reiterates his comments about trees and the pathway.

Mr. Fabien Parent, 3400 Descotes Circle, reiterates his comments about the setbacks.

RECOMMENDATION AME2018-08

Moved by Denis Simard

Seconded By Carl Grimard

THAT the Planning Committee recommends that Council approve the Draft Plan of Subdivision submitted by Atriel Engineering for 3223701 Canada Inc. (Brigil) (file number D-12-121), with the conditions of approval listed under Section 7 of report No. AMÉ-17-131-R, and

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

CARRIED

7. **Presentations / Reports (None)**

8. Other Items (None)

9. Adjournment

The meeting is adjourned at 8:19 p.m.

Mario Zanth, President

Maryse St-Pierre, Deputy Clerk



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

le 7 février 2018

Salle du Conseil

415 rue Lemay Street, Clarence Creek, Ont.

PRÉSENT: Mario Zanth, président
Guy Desjardins, maire (ex officio)
Carl Grimard, conseiller du quartier 3
Denis Simard, membre
Helen Collier, directrice générale
Marie-Ève Bélanger, gestionnaire du développement
Maryse St-Pierre, greffière adjointe

ABSENT: Michel Levert, conseiller du quartier 7
Elaine Simard, membre

1. Ouverture de la réunion

Le président ouvre la réunion à 19h03.

2. Adoption de l'ordre du jour

RECOMMANDATION AME2018-06

Proposée par Carl Grimard

Appuyée par Guy Desjardins

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

ADOPTÉE

3. Déclaration d'intérêts pécuniaires (Aucune)

4. Adoption des procès-verbaux

RECOMMANDATION AME2018-07

Proposée par Guy Desjardins

Appuyée par

QUE le procès-verbal de la réunion du comité d'aménagement du 17 janvier 2018 soit adopté tel que présenté.

ADOPTÉE

5. Énoncé de l'urbaniste

L'énoncé de l'urbaniste est présenté.

6. Items différés

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

Mme Marie-Ève Bélanger donne un aperçu de ce qui a été présenté durant les deux dernières rencontres en lien avec cette demande.

Mme Bélanger explique que la Cité aura besoin d'avoir accès aux tuyaux se trouvant dans le secteur du sentier. Elle ajoute que le conseil peut considérer l'ajout du sentier lorsque le nivelage aura été complété.

Suite aux questions, Mme Bélanger explique que le plan de localisation peut être présenté au comité d'aménagement.

M. Gilles Bergeron, 3385 Cercle Descotes, réitère ses commentaires concernant les densités et les pourcentages. M. Bergeron explique qu'il fera appel de la décision en fonction des pourcentages de densités.

Suite aux questions, Marc Rivet de J.L. Richards explique les pourcentages et les densités. Il mentionne que tout est conditionnel à une approbation.

M. Jean-Guy Brunet, 3380 Cercle Descotes, demande des détails sur le processus. Mme Bélanger explique le processus. M. Brunet réitère ses commentaires des dernières réunions sur les arbres et sur le sentier.

M. Fabien Parent, 3400 Cercle Descotes, réitère ses commentaires relativement aux marges de recul.

RECOMMANDATION AME2018-08

Proposée par Denis Simard

Appuyée par Carl Grimard

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

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

ADOPTÉE

7. **Présentations / Rapports** (Aucun)

8. **Autres items** (Aucun)

9. **Ajournement**

La réunion est ajournée à 20h19.

Mario Zanth, président

Maryse St-Pierre, greffière adjointe



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

PROCÈS-VERBAL RÉUNION COMITÉ DE DÉROGATION

le 24 janvier 2018
Salle du Conseil
415 rue Lemay Street,
Clarence Creek, Ont.

PRÉSENT: Marie-Ève Bélanger
Guy Desjardins
Michel Levert
Malcolm Duncan
Charles Berlinguette
Helen Collier
Michel Bergeron
Jean-Yves Lalonde

ABSENT: Serge Dicaire
Sylvie Lalonde

1. Ouverture de la réunion

Le président pour cette rencontre est Michel Levert. Le président ouvre la réunion à 19h05.

2. Lecture et Adoption de l'ordre du jour

L'ordre du jour est approuvé avec l'ajout de l'item 5.2, soit le dossier B-CR-038-2016.

Proposé par Michel Bergeron

Appuyé par Jean-Yves Lalonde

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

ADOPTÉE

3. Déclarations pécuniaires

aucune

4. Adoption des procès-verbaux

Proposé par Guy Desjardins

Appuyé par Michel Bergeron

Que le procès-verbal de la rencontre du 22 novembre 2017 soit approuvé tel que présenté.

ADOPTÉE

5. Demandes de morcellement

5.1 B-CR-031-2017

Proposé par Charles Berlinguette

Appuyé par Guy Desjardins

QUE le Comité de dérogation approuve la demande d'autorisation soumise par Serge Dupuis et Karine Dupuis, dossier B-CR-031-2017, concernant la propriété décrite comme étant 1133 chemin Vinette;

Sujette aux conditions suivantes :

1. Que le requérant fournisse à la Cité de Clarence-Rockland deux copies originales en papier du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande B-CR-031-2017 telle qu'accordée ainsi qu'une copie en format PDF et DWG pour les Comtés unis de Prescott et Russell et la Cité de Clarence-Rockland. Ces plans sont à remettre directement aux agences ci-haut mentionnées.
2. Que l'arpenteur-géomètre embauché par le(s) requérant(s) détermine la largeur de l'emprise du chemin Vinette et si ladite emprise est inférieure à 20 mètres, qu'une bande de terrain d'une largeur égale à la dimension requise pour atteindre 10 mètres (mesurée à partir de la ligne centrale de l'emprise de chemin), longeant la partie du lot à être détachée au long du chemin soit transférée sans frais et sans encombre à la Cité de Clarence-Rockland. De plus, l'avocat du (des) requérant(s) devra procéder à l'enregistrement d'un règlement municipal dédiant cette partie de terrain public. Un frais devra être payé à la Cité de Clarence-Rockland pour la rédaction du règlement. Une copie du règlement enregistré doit être remise au Département

d'infrastructure et d'aménagement du territoire pour que la condition soit considérée comme étant remplie.

3. Que le(s) propriétaire(s) du terrain retenu paye toutes taxes dues à la Cité de Clarence-Rockland et que, avant l'approbation finale par l'Autorité approbatrice de la Cité de Clarence-Rockland, le(s) propriétaire(s) fournisse(nt) une confirmation de ce paiement.
4. Que le(s) requérant(s) fournisse(nt) à l'autorité approbatrice de la Cité de Clarence-Rockland
 - Une copie du Plan de renvoie ou de la description légale du bien-fonds séparé et de l'acte ou l'instrument transférant le bien-fonds séparé au propriétaire de la propriété attenante à l'est connue en tant que le _____ de sorte qu'aucun nouveau lot n'est créé, conformément à l'alinéa (b) ci-dessous;
 - Une attestation officielle joint à l'acte/au transfert requis en vertu de l'alinéa (a) ci-dessus comptant la mention suivante :

« Les biens-fonds devant être séparés ont pour seul but l'ajout d'un lot aux biens-fonds attenants appartenant à (insérer le nom) décrits comme NIP (numéro d'identification de la propriété) qui constitue les Parties (insérer les numéros) sur le Plan (insérer le numéro de plan), non pas pour la création d'un nouveau lot, et tout transfert, charge ou autre opération ultérieur(e) portant sur les biens-fonds devant être séparés est soumis au respect de l'article 50(3) ou de l'article 50(5) de la Loi sur l'aménagement du territoire, le cas échéant. Ni les biens-fonds à séparer, ni les biens-fonds attenants ne peuvent être transférés, chargés ou non autrement cédés dans le futur sans l'autre parcelle, sauf si un nouveau consentement est obtenu. Le Propriétaire doit faire en sorte que les biens-fonds attenants et que cette condition soit inscrite sur le registre des parcelles pour la parcelle consolidée comme restriction.
 - L'engagement d'un avocat autorisé à exercer le droit dans la province de l'Ontario, et en règle avec le Barreau du Haut-Canada, comme suit :

« En contrepartie de, et nonobstant, la délivrance du Certificat en vertu de l'article 50(12) de la Loi sur l'aménagement du territoire à l'égard de l'objet de la demande de consentement, je m'engage au nom du Propriétaire, dans les 10 jours après l'enregistrement sur le titre du document de transfert contenant la mention indiquée dans l'attestation officielle délivrée par le Comité de dérogation, de déposer une demande de consolidation des parcelles, y compris le biens-fonds séparé (insérer le numéro de la partie du NIP) et le bien-fonds attenant (insérer le numéro du NIP). Cette consolidation de NIP vise à renforcer la stipulation de la Loi sur

l'aménagement du territoire dans la condition décrite ci-dessus selon laquelle les deux parcelles ont fusionné dans le Titre et qu'elles ne peuvent être cédées séparément à l'avenir. Je m'engage également à transmettre une copie de la demande enregistrée de consolidation des parcelles et une copie des pages de résumé des parcelles consolidées au bureau du Comité dans les 21 jours après l'enregistrement de la demande de consolidation des parcelles. »

ADOPTÉE

5.2. B-CR-038-2016

Proposé par Charles Berlinguette

Appuyé par Jean-Yves Lalonde

THAT the Committee of Adjustment approve the amendment to the consent application submitted by André Barrette, file number B-CR-038-2016, concerning the property described as 1102 Brazeau Road, subject to the following conditions:

1. That the applicant(s) provide the City of Clarence-Rockland two original copies of a registered Reference Plan (plan of survey) that identifies the severance B-CR-038-2016 as approved by the committee, as well as one copy submitted electronically in PDF format directly to the United Counties of Prescott and Russell and the City of Clarence-Rockland
2. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the assessed value of the parcel to be severed as cash in lieu of parkland payment
3. That a monetary compensation for revision fees amounting to \$350.00 be paid to the United Counties of Prescott and Russell.
4. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a hydrogeological study and terrain analysis, to be prepared by a professional engineer, to demonstrate that the aquifer can provide a long term sustainable water supply of acceptable quality and quantity, as well as providing evidence through testing, that the soil conditions can accommodate the effluent load from a septic field along with the replacement area. This report shall be completed and reviewed and approved by South Nation Conservation at the applicant's expense
5. That the Ontario Land Surveyor retained by the applicant(s) determine the width of the road right-of-way presently in place along Baseline Road and where such right-of-way is less than 20 meters that a parcel of land representing the missing portion required to achieve a width of 10 meters

(measured from the center line of the road right of way) along the frontage of the severed and retained parcels be transferred to the City of Clarence-Rockland free of fees or encumbrances. In addition, the lawyer of the applicant(s) must register a by-law dedicating the land as public. Fees will need to be paid to the City of Clarence-Rockland for the preparation of the by-law. A copy of the registered by-law must be sent to the Infrastructure and Planning Services Department in order for this condition to be considered fulfilled

6. That the landowner provide to South Nation Conservation a written undertaking which acknowledges that the proposed property lines must be at a minimum clearing distance of three (3) meters from all existing private sewage systems
7. That the applicant and transferee(s) provide to South Nation Conservation a written undertaking which acknowledges that South Nation Conservation may conduct a site visit of the proposed severed and retained parcels in the spring of 2017.
8. That the applicant(s) provide the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent
9. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

ADOPTÉE

6. Demandes de dérogation mineure

6.1 D-13-17-12

Guylaine Champagne du 1564 chemin Rollin indique qu'elle a seulement reçu cette lettre.

Nathalie Desjardins du 1578 chemin Rollin demande quelle sont les prochaines étapes. Mme Bélanger explique les étapes de l'OMB (LPAT) et le délai de 20 jours. Elle indique qu'elle a reçu la pétition à la dernière rencontre et que les membres du public doivent demander pour avoir une copie de la décision.

Mme Collier indique qu'elle a reçu la pétition au travers du bureau de la greffe. Elle indique que sur 12 personnes, seulement 4 personnes sont affectées et dans le rayon de 60 mètres.

M. Levert demande à Mme Poor si des améliorations ont été faites à la propriété depuis la dernière rencontre.

Mme Poor indique qu'elle a bloqué une section de clôture donc les chiens ne peuvent plus aller à la ligne de propriété. Elle a agrandi la clôture à l'intérieur de la forêt pour un coût de 2000\$.

Michel demande au voisin si c'est mieux depuis les changements. Certains répondent que oui et d'autres indiquent qu'ils entendent encore les chiens jappés.

Mme Poor indique que les chiens ne jappent pas plus que 15 minutes donc le règlement est respecté.

M. Berlinguette demande si elle pense faire ceci pour longtemps. Mme Poor ne sait pas.

M. le maire indique que nous pouvons limiter le nombre de chien à 10. Mme Poor n'est pas d'accord.

M. Lalonde demande pourquoi ça fait depuis 2012 que le chenil opère. M. le maire indique que nous avons récemment reçu des plaintes et nous avons pris action.

Lucien Champagne n'a pas soumis de plainte avant car voulait être un bon voisin.

Mme Poor indique que la clôture est à 20 pieds de la propriété de Nathalie et 10 pieds de la propriété de Guy.

Michel demande si une dérogation mineure peut être temporaire. Mme Bélanger indique que non.

M. Champagne demande pourquoi les chiens ne sont pas apportés aux autres chenils.

Mme Poor laisse les chiens des anciens combattants courir chez eux, donc 16 jours par année. Les chiens couchent sur sa propriété.

Mme Joanne Soltendieck indique que le montant de chiens n'est probablement pas le problème. Elle a besoin d'une structure comme nourrir les chiens à la même heure, les faire courir à la même heure, etc.

M. Lalonde suggère 12 chiens. M. Berlinguette suggère 16 chiens. Mme Poor n'est pas d'accord. Elle aimerait 25 chiens. Elle n'a pas l'intention d'avoir 25 chiens en tout temps mais veut avoir une ouverture quand les chiens des anciens combattants viennent.

Proposé par Charles Berlinguette

Appuyé par Michel Bergeron

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Katalin Poor, for the property identified as 1546 Rollin Road, to:

- Reduce the minimum lot width on a lot containing a kennel (with 4 or fewer dog runs) from 80m to 65m.
- permit a maximum of 12 dogs until the business application is approved.

ADOPTÉE

6.2 D-13-17-17

Proposé par Charles Berlinguette

Appuyé par Michel Bergeron

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Amir Ghavan and Shirin Ahmadzadeh-Shad, for the property identified as 1571 Bouvier Road, to:

Increase the maximum area of accessory buildings from: 3070ft² to 3295ft² and;

Increase the maximum number of accessory buildings from: 2 to 3

ADOPTÉE

7. Suivi

aucun

8. Autre

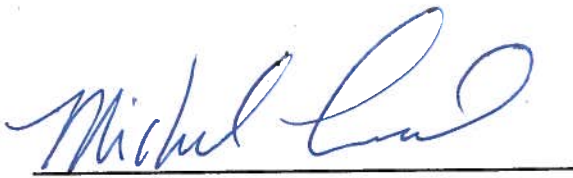
8.1 Calendrier 2018 Comité dérogation

Proposé par Guy Desjardins

Appuyé par Charles Berlinguette

Que le calendrier des prochaines réunions soit approuvé.

ADOPTÉE



~~Serge Dicaire~~ Président

Michel Levent



W Marie-Eve Bélanger Secrétaire-
Trésorière



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

January 24, 2018
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT: Marie-Ève Bélanger
Guy Desjardins
Michel Levert
Malcolm Duncan
Charles Berlinguette
Helen Collier
Michel Bergeron
Jean-Yves Lalonde

ABSENT: Serge Dicaire
Sylvie Lalonde

1. Opening of the meeting

The Chair for this meeting is Michel Levert. The Chair opens the meeting at 7:05 pm.

2. Reading and Adoption of the agenda

The agenda is approved with the addition of Item 5.2 being file B-CR-038-2016.

Moved by Michel Bergeron

Seconded By Jean-Yves Lalonde

THAT the agenda be adopted as presented.

CARRIED

3. Pecuniary declarations

none

4. **Adoption of the minutes**

Moved by Guy Desjardins

Seconded By Michel Bergeron

That the minutes of the meeting of November 22nd, 2017 be approved as presented.

CARRIED

5. **Consent Applications**

5.1 **B-CR-031-2017**

Moved by Charles Berlinguette

Seconded By Guy Desjardins

QUE le Comité de dérogation approuve la demande d'autorisation soumise par Serge Dupuis et Karine Dupuis, dossier B-CR-031-2017, concernant la propriété décrite comme étant 1133 chemin Vinette;

Sujette aux conditions suivantes :

1. Que le requérant fournisse à la Cité de Clarence-Rockland deux copies originales en papier du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande B-CR-031-2017 telle qu'accordée ainsi qu'une copie en format PDF et DWG pour les Comtés unis de Prescott et Russell et la Cité de Clarence-Rockland. Ces plans sont à remettre directement aux agences ci-haut mentionnées.
2. Que l'arpenteur-géomètre embauché par le(s) requérant(s) détermine la largeur de l'emprise du chemin Vinette et si ladite emprise est inférieure à 20 mètres, qu'une bande de terrain d'une largeur égale à la dimension requise pour atteindre 10 mètres (mesurée à partir de la ligne centrale de l'emprise de chemin), longeant la partie du lot à être détachée au long du chemin soit transférée sans frais et sans encombre à la Cité de Clarence-Rockland. De plus, l'avocat du (des) requérant(s) devra procéder à l'enregistrement d'un règlement municipal dédiant cette partie de terrain public. Un frais devra être payé à la Cité de Clarence-Rockland pour la rédaction du règlement. Une copie du règlement enregistré doit être remise au Département d'infrastructure et d'aménagement du territoire pour que la condition soit considérée comme étant remplie.

3. Que le(s) propriétaire(s) du terrain retenu paye toutes taxes dues à la Cité de Clarence-Rockland et que, avant l'approbation finale par l'Autorité approbatrice de la Cité de Clarence-Rockland, le(s) propriétaire(s) fournisse(nt) une confirmation de ce paiement.
4. Que le(s) requérant(s) fournisse(nt) à l'autorité approbatrice de la Cité de Clarence-Rockland
 - Une copie du Plan de renvoie ou de la description légale du bien-fonds séparé et de l'acte ou l'instrument transférant le bien-fonds séparé au propriétaire de la propriété attenante à l'est connue en tant que le _____ de sorte qu'aucun nouveau lot n'est créé, conformément à l'alinéa (b) ci-dessous;
 - Une attestation officielle joint à l'acte/au transfert requis en vertu de l'alinéa (a) ci-dessus comptant la mention suivante :

« Les biens-fonds devant être séparés ont pour seul but l'ajout d'un lot aux biens-fonds attenants appartenant à (insérer le nom) décrits comme NIP (numéro d'identification de la propriété) qui constitue les Parties (insérer les numéros) sur le Plan (insérer le numéro de plan), non pas pour la création d'un nouveau lot, et tout transfert, charge ou autre opération ultérieur(e) portant sur les biens-fonds devant être séparés est soumis au respect de l'article 50(3) ou de l'article 50(5) de la Loi sur l'aménagement du territoire, le cas échéant. Ni les biens-fonds à séparer, ni les biens-fonds attenants ne peuvent être transférés, chargés ou non autrement cédés dans le futur sans l'autre parcelle, sauf si un nouveau consentement est obtenu. Le Propriétaire doit faire en sorte que les biens-fonds attenants et que cette condition soit inscrite sur le registre des parcelles pour la parcelle consolidée comme restriction.
 - L'engagement d'un avocat autorisé à exercer le droit dans la province de l'Ontario, et en règle avec le Barreau du Haut-Canada, comme suit :

« En contrepartie de, et nonobstant, la délivrance du Certificat en vertu de l'article 50(12) de la Loi sur l'aménagement du territoire à l'égard de l'objet de la demande de consentement, je m'engage au nom du Propriétaire, dans les 10 jours après l'enregistrement sur le titre du document de transfert contenant la mention indiquée dans l'attestation officielle délivrée par le Comité de dérogation, de déposer une demande de consolidation des parcelles, y compris le bien-fonds séparé (insérer le numéro de la partie du NIP) et le bien-fonds attenant (insérer le numéro du NIP). Cette consolidation de NIP vise à renforcer la stipulation de la Loi sur l'aménagement du territoire dans la condition décrite ci-dessus selon laquelle les deux parcelles ont fusionné dans le Titre et qu'elles ne

peuvent être cédées séparément à l'avenir. Je m'engage également à transmettre une copie de la demande enregistrée de consolidation des parcelles et une copie des pages de résumé des parcelles consolidées au bureau du Comité dans les 21 jours après l'enregistrement de la demande de consolidation des parcelles. »

CARRIED

5.2 B-CR-038-2016

Moved by Charles Berlinguette

Seconded By Jean-Yves Lalonde

THAT the Committee of Adjustment approve the amendment to the consent application submitted by André Barrette, file number B-CR-038-2016, concerning the property described as 1102 Brazeau Road, subject to the following conditions:

1. That the applicant(s) provide the City of Clarence-Rockland two original copies of a registered Reference Plan (plan of survey) that identifies the severance B-CR-038-2016 as approved by the committee, as well as one copy submitted electronically in PDF format directly to the United Counties of Prescott and Russell and the City of Clarence-Rockland
2. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the assessed value of the parcel to be severed as cash in lieu of parkland payment
3. That a monetary compensation for revision fees amounting to \$350.00 be paid to the United Counties of Prescott and Russell.
4. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a hydrogeological study and terrain analysis, to be prepared by a professional engineer, to demonstrate that the aquifer can provide a long term sustainable water supply of acceptable quality and quantity, as well as providing evidence through testing, that the soil conditions can accommodate the effluent load from a septic field along with the replacement area. This report shall be completed and reviewed and approved by South Nation Conservation at the applicant's expense
5. That the Ontario Land Surveyor retained by the applicant(s) determine the width of the road right-of-way presently in place along Baseline Road and where such right-of-way is less than 20 meters that a parcel of land representing the missing portion required to achieve a width of 10 meters (measured from the center line of the road right of way) along the frontage of the severed and retained parcels be transferred to the City of Clarence-

Rockland free of fees or encumbrances. In addition, the lawyer of the applicant(s) must register a by-law dedicating the land as public. Fees will need to be paid to the City of Clarence-Rockland for the preparation of the by-law. A copy of the registered by-law must be sent to the Infrastructure and Planning Services Department in order for this condition to be considered fulfilled

6. That the landowner provide to South Nation Conservation a written undertaking which acknowledges that the proposed property lines must be at a minimum clearing distance of three (3) meters from all existing private sewage systems
7. That the applicant and transferee(s) provide to South Nation Conservation a written undertaking which acknowledges that South Nation Conservation may conduct a site visit of the proposed severed and retained parcels in the spring of 2017.
8. That the applicant(s) provide the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent
9. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

CARRIED

6. Minor Variance Applications

6.1 D-13-17-12

Guylaine Champagne of 1564 Rollin Road indicated that she only received this letter.

Nathalie Desjardins of 1578 Rollin Road asked what the next steps would be. Mrs. Bélanger explains the OMB process (LPAT) and that there is a 20 day appeal period. She also indicates that she has received a petition at the last meeting and that the members of the public must request to receive the notice of decision if they wish to obtain a copy.

Mrs. Collier received the petition through the Clerk's office. She indicated that out of the 12 people that signed the petition, only 4 are affected or within the 60 metre buffer.

Mr. Levert asks Mrs. Poor if some changes were done to the property following the last meeting.

Mrs. Poor indicated that she blocked a section of the fence so that the dogs can't reach the neighbor's property. She also added a section of fencing inside the forest at a cost of \$2000.

Mr. Levert asked the neighbors if it was better since the changes. Some said that it was better but some says it still bothers them and can still hear dog barking.

Mrs. Poor indicated that the dogs don't bark for more than 15 minutes, thus not violating the by-law.

Mr. Berlinguette inquired if she plans on doing this for a long time. She doesn't know.

The Mayor indicated that we can restrict the number of dogs to 10. Mrs. Poor does not agree.

Mr. Lalonde inquired why the kennel has been operating since 2012. The Mayor indicated that we recently received some complaints and we have now taken action.

Mr. Champagne indicated that he did not complain before because he wanted to be a good neighbor.

Mrs. Poor indicated that the fence is approximately 20 feet from Nathalie's property and 10 feet from Guy's property.

Mr. Levert inquired if the minor variance could be temporary. Mrs. Bélanger answered no.

Mr. Champagne asks how come the dogs are not brought to other legal kennels.

Mrs. Poor lets the dogs of veterans run on her property for a total of 16 days per year. The dogs will sleep there.

Mrs. Joanne Soltendieck says that the amount of dogs is probably not the issue. She needs to put regulations on how she runs the business, such as feeding them at the same time or having them outside at the same time. They need structure.

Mr. Lalonde suggests 12 dogs. Mr. Berlinguette suggests 16 dogs. Mrs. Poor does not agree. She would like to be allowed 25 dogs. She does not intend to have that many dogs but it will give her the opportunity when the veteran's dogs go to her place.

Moved by Charles Berlinguette

Seconded By Michel Bergeron

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Katalin Poor, for the property identified as 1546 Rollin Road, to:

- Reduce the minimum lot width on a lot containing a kennel (with 4 or fewer dog runs) from 80m to 65m.
- permit a maximum of 12 dogs until the business application is approved.

CARRIED

6.2 D-13-17-17

Moved by Charles Berlinguette

Seconded By Michel Bergeron

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Amir Ghavan and Shirin Ahmadzadeh-Shad, for the property identified as 1571 Bouvier Road, to:

Increase the maximum area of accessory buildings from: 3070ft² to 3295ft² and;

Increase the maximum number of accessory buildings from: 2 to 3

CARRIED

7. Follow-up

none

8. Other

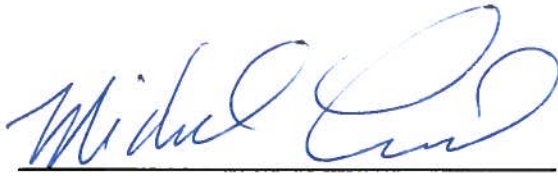
8.1 2018 Committee of Adjustment Calendar

Moved by Guy Desjardins

Seconded By Charles Berlinguette

That the calendar be approved as presented.

CARRIED



~~Serge Dicaire~~ President

Michel Levert



W Marie-Eve Bélanger Secretary
Treasurer



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

February 28, 2018
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT: Marie-Ève Bélanger
Michel Levert
Sylvie Lalonde
Charles Berlinguette

ABSENT: Serge Dicaire
Guy Desjardins
Michel Bergeron
Jean-Yves Lalonde

No quorum at 7:15 pm.

The meeting stand adjourned by the President until the next regular meeting.

CARRIED

Michel Levert, Acting President

Marie-Eve Bélanger Secretary Treasurer

Maryse St-Pierre

Subject: RE: FPPA Regulations - Firefighter Certification

From: Diane Alexander [<mailto:diane.alexander@champlain.ca>]

Sent: March-21-18 8:58 AM

To: Christine Groulx <cgroulx@hawkesbury.ca>; Joanne Camire Laflamme <joannecamirelaflamme@russell.ca>; Josee Brizard <jbrizard@nationmun.ca>; Luc Lalonde <llalonde@easthawkesbury.ca>; Marc Daigneault <mdaigneault@alfred-plantagenet.com>; Monique Ouellet <mouellet@clarence-rockland.com>; Nathalie Peever <mdupuis@casselman.ca>

Cc: Alison Collard <alison.collard@champlain.ca>

Subject: FPPA Regulations - Firefighter Certification

Good morning,

On behalf of Ms. Collard, Clerk of Champlain Township, please find attached our Resolution 2018-119 seeking your municipality's support.

Thank you.

Diane Alexander
Secrétaire au Maire/Mayor's Secretary
Canton de **Champlain** Township
948 est, chemin Pleasant Corner Road East
Vankleek Hill, ON K0B 1R0
Tel: (613) 678-3003
Fax: (613) 678-3363

diane.alexander@champlain.ca

LA CORPORATION DU / THE CORPORATION OF

CANTON DE **CHAMPLAIN** TOWNSHIP

BUREAU ADMINISTRATIF / ADMINISTRATION OFFICE
 948 est, chemin Pleasant Corner Road East
 Vankeek Hill, Ontario (K0B 1R0)

613-678-3003
 (fax) 613-678-3363

March 21, 2018

Mrs. Andrée Latreille
 Clerk
 United Counties of Prescott-Russell
 59 Court Street, P.O. Box 304
 L'Orignal, ON K0B 1K0

Dear Mrs. Latreille,

RE: Fire Protection and Prevention Act (FPPA) Regulations – Firefighter Certification

At its meeting of March 13, 2018, the Champlain Township resolved to seek support of the United Counties of Prescott-Russell and its member municipalities to petition the Ministry of Community Safety and Correctional Services to put in place measures and funding to alleviate the financial burden that the draft fire regulations will create.

A copy of resolution 2018-119 is attached for your records.

Yours truly,

A handwritten signature in blue ink, appearing to read "Alison Collard".

Alison Collard
 Clerk

cc: Honourable Kathleen O. Wynne, Premier
 Honourable Marie-France Lalonde
 Minister of Community Safety and Correctional Services
 Mr. Grant Crack, M.P.P., Glengarry-Prescott-Russell
 Municipalities of Prescott-Russell

Attach.

/da



**TOWNSHIP OF CHAMPLAIN
RESOLUTION**

Agenda Number: 4.0
Resolution Number 2018-119
Title: FIRE PROTECTION AND PREVENTION ACT (FPPA) REGULATIONS -
Firefighter certification
Date: March 17, 2018

Moved By: Paul Emile Duval
Seconded By: Troy Carkner

WHEREAS the Ministry of Community Safety and Correctional Services released draft regulations under the *Fire Protection and Prevention Act (FPPA)* regarding Mandatory Certification and Training for Firefighters and Community Risk Assessments by municipalities;

WHEREAS the draft fire regulations will require, among other measures, that all municipalities train new firefighter recruits and establish community risk assessments for their territories;

WHEREAS these measures will require significant financial resources;

WHEREAS rural municipalities are currently struggling to finance additional responsibilities imposed by the Provincial government as well as maintaining current service levels and repairing and improving municipal infrastructure;

BE IT RESOLVED THAT the Township of Champlain seek support of the United Counties of Prescott Russell and its member municipalities to petition the Ministry of Community Safety and Correctional Services to put in place measures and funding to alleviate the financial burden that the draft fire regulations will create.

BE IT FURTHER RESOLVED THAT this Resolution be forward to the local Member of Provincial Parliament (MPP).

CARRIED

Certified True Copy of Resolution

Alison Collard, Clerk

Date:



RAPPORT N° AMÉ-18-16-R

Date	16/03/2018
Soumis par	Claire Lemay
Objet	Demande de remboursement des frais de demande
# du dossier	D-11-291; D-14-497

1) **NATURE / OBJECTIF :**

Le but de ce rapport est de présenter une demande fait par Mme Lise Saumure, M. Sylvain Drouin, et Mme Nathalie Drouin pour le remboursement des frais de demande qui ont été payés pour une demande de modification au règlement de zonage (2 340 \$) et pour une demande d'approbation de plan d'implantation (2 450 \$, dont 720\$ est remboursable).

2) **DIRECTIVE/POLITIQUE ANTÉCÉDENTE :**

N/A

3) **RECOMMANDATION DU SERVICE:**

QUE le Conseil municipal refuse la demande de remboursement complète des frais de demande de modification au Règlement de Zonage et d'approbation d'un plan d'implantation pour un montant de 4 790,00 \$ fait par Mme Lise Saumure, M. Sylvain Drouin et Mme Nathalie Drouin.

THAT the Municipal Council refuse the request for a complete reimbursement of application fees for a Zoning by-law amendment and Site Plan approval for the amount of \$4,790.00 made by Mrs. Lise Saumure, Mr. Sylvain Drouin, and Mrs. Nathalie Drouin.

4) **HISTORIQUE :**

Un terrain de camping existe depuis plus de 30 ans sur le terrain situé au 3584 chemin Drouin à Cheney. Après nombreuses interactions entre les propriétaires du terrain et le service de l'aménagement du territoire de la Cité et de la Conservation de la Nation Sud, les propriétaires ont fait une demande de modification au Règlement de zonage et une demande d'approbation d'un plan d'implantation en octobre 2017. Un délai fut nécessaire afin d'attendre l'approbation d'une modification administrative au Plan officiel des Comtés unis. La modification au Règlement de zonage fut approuvé par le conseil le 5 mars 2018 et l'entente de plan d'implantation fut préparé pour signature (l'exécution de l'entente n'était pas complète à la date de l'écriture de ce rapport, mais la signature et enregistrement de l'entente étaient prévus avant la fin du mois de mars).

5) **DISCUSSION :**

Les frais de demande pour les approbations en matière d'aménagement du territoire existent pour couvrir les frais de la municipalité en traitant les demandes.

Ces deux demandes (Modification au Règlement de Zonage No. D-14-497 et Demande d'approbation d'un plan d'implantation No. D-11-291) ont été traités par le personnel du Département d'infrastructures et aménagement de territoire. Les avis publics et circulation techniques ont été envoyés, la demande a été apporté à une réunion publique du Comité d'aménagement avec un rapport et une présentation préparée par le personnel, et une ébauche d'entente de plan d'implantation a été préparé pour signature. Le personnel a passé plusieurs heures à travailler sur ces deux dossiers. La longue durée de l'usage de la propriété comme terrain de camping n'a pas eu un impact sur le montant de travail que le personnel du Département a dû faire pour traiter le dossier.

6) **CONSULTATION :**

N/A

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

N/A

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

Les frais de demande qui ont été payés sont les suivants :

Demande de modification au règlement de zonage :	2 600 \$
(moins 10% pour deux demandes simultanées) :	- 260 \$
Sous-Total (Zonage) :	2 340 \$

Demande d'approbation de plan d'implantation :	1 000 \$
(moins 10% pour deux demandes simultanées) :	- 100 \$
Frais d'ingénierie (pour le plan d'implantation) :	550 \$
Dépôt d'ingénierie (pour le plan d'implantation)* :	1 000 \$
Sous-Total (Plan d'implantation) :	2 450 \$

TOTAL	4 790 \$
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*Le dépôt pour les frais d'ingénierie déduit du montant des frais d'ingénierie payables lors de la signature de l'entente et est remboursable si les frais sont moins que le dépôt soumis. Les frais payable à la signature de l'entente sont de 4% du coût estimé des travaux. Le coût estimé des travaux à la date de la préparation de ce rapport est de 7 000 \$. Les frais d'ingénierie demandés sont alors de 280 \$. Les demandeurs seraient alors normalement remboursé d'un

montant de 720 \$ lors de la signature de l'entente.

9) **IMPLICATIONS LÉGALES :**

N/A

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

N/A

11) **IMPLICATIONS STRATÉGIQUES :**

N/A

12) **DOCUMENTS D'APPUI:**

Lettre soumis par Mme Lise Saumure, M Sylvain Drouin, et Mme Nathalie Drouin

Le 12 Octobre, 2017

Corporation de la Cité de Clarence-Rockland
1560 Rue Laurier
Rockland, ON K4K 1P7

Attention à : Mr. Guy Desjardins et Mme Marie-Eve Bélanger

Sujet : Changement de Zonage et Plan d'implantation

À qui de droit,

Cette lettre fait suite à la demande de changement de zonage et du plan d'implantation exigés par La Cité Clarence-Rockland pour le terrain de camping situé au 3584 ch. Drouin, à Cheney, ON.

Étant donné que le camping existait bien avant que les règlements de zonage existe, ceci considère le camping comme possédant une clause Grand Père, c'est pourquoi que nous faisons demande à la Cité de Clarence-Rockland de nous rembourser le plein montant de \$4,790.00 pour les frais encourus.

Merci de l'attention que vous porterez à notre demande.

Bien à vous,



Lise Saumure, Nathalie Drouin, Sylvain Drouin

REÇU
23 OCT. 2017
AMÉNAGEMENT DU TERRITOIRE
D14-497



REPORT N° CLERK2018-06

Date	04/04/2018
Submitted by	Monique Ouellet, Clerk
Subject	Multi-Year Accessibility Plan / Accessible Customer Service Policy
File N°	A22-ACC

1) **NATURE/GOAL :**

The purpose of this report is to present the proposed 2018-2022 multi-year accessibility plan and an updated Accessible Customer Service Policy to Council for consideration.

2) **DIRECTIVE/PREVIOUS POLICY :**

In January 2003, an Accessibility Advisory Committee was established and subsequently an Annual Accessibility Plan was adopted.

In 2009, the Accessible Customer Service Policy was adopted.

In 2013, the Integrated Accessibility Standards Policy was adopted.

In 2013, a 5-year Accessibility Plan was adopted.

3) **DEPARTMENT'S RECOMMENDATION:**

THAT the Committee of the Whole recommends that Council adopts the 2018-2022 Accessibility Plan and Policy No. ADM2018-02, being an updated Accessible Customer Service Policy.

QUE le Comité plénier recommande que le Conseil adopte le Plan d'accessibilité de 2018-2022 et la Politique No. ADM2018-02, étant une politique sur l'accessibilité des services à la clientèle à jour.

4) **BACKGROUND:**

In June 2005, the Ontario government passed the *Accessibility for Ontarians with Disabilities Act (AODA)*.

5) **DISCUSSION:**

The Accessible Customer Service Policy, which is a requirement under the *Accessibility for Ontarians with Disabilities Act (AODA)*, describes how the City of Clarence-Rockland ensures that its employees are prepared to communicate with customers who have various types of disabilities in a way that takes into account their disability. The said policy also describes how public notice will be given when accessibility features or services require repair or are temporarily out of service. It also establishes a process to receive feedback from customers who have disabilities in order to improve service delivery.

The Accessibility Plan describes the measures that the City of Clarence-Rockland will take in the next five years to identify, remove and prevent barriers to people with disabilities who utilize the facilities and services of the City of Clarence-Rockland.

6) **CONSULTATION:**

The proposed updated Accessible Customer Service Policy as well as the proposed 2018-2022 Accessibility Plan were reviewed by the Accessibility Advisory Committee.

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

The Accessibility Advisory Committee recommends that the proposed Accessible Customer Service Policy and the proposed 2018-2022 Accessibility Plan be adopted by Council.

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

There is no direct financial impact related to the adoption of the proposed policy and the proposed multi-year accessibility plan; however, Council will be expected to consider the proposed identified measures in the annual budget deliberations.

9) **LEGAL IMPLICATIONS:**

The municipality must remain in compliance with the *Accessibility for Ontarians with Disabilities Act*.

10) **RISK MANAGEMENT:**

Penalties and fines may be imposed by the Province for non-compliance with the *Accessibility for Ontarians with Disabilities Act (AODA)*

11) **STRATEGIC IMPLICATIONS:**

The adoption of a 5 year multi-year accessibility plan is identified as a goal in the strategic plan.

12) **SUPPORTING DOCUMENTS:**

- Proposed Accessible Customer Service Policy (ADM2018-02)
- Proposed 2018-2022 Accessibility Plan

CORPORATION de la Cité de / of the City of Clarence-Rockland		Politique <i>Policy No.:</i>	ADM2018-02 <i>Repeals LOI2009-02</i>
		Sujet <i>Subject:</i>	Accessible Customer Service Accessibilité des services à la clientèle
		Categorie <i>Category:</i>	Administration
Date:	January 2018	Résolution <i>Resolution No:</i>	
Auteur <i>Author:</i>	Monique Ouellet, Clerk	Règlement <i>By-law No:</i>	

1.0 Énoncé de politique

1.0 Policy Statement

La Cité de Clarence-Rockland s'engage à fournir un accès équitable à tous ses programmes, services et installations à tous ses résidents, incluant les personnes handicapées.	The City of Clarence-Rockland is committed to providing equal access to its programs, services and facilities, to its residents, including people with disabilities.
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2.0 But/Objectif

2.0 Purpose/Objective

<p>Le but de cette politique est d'établir des lignes directrices sur la fourniture de biens et services aux personnes handicapées tout en prévoyant une opportunité d'intégration, d'indépendance, de dignité et d'équité.</p> <p>Cette politique a été préparée suivant les exigences et l'information fournie par le <i>Règlement de l'Ontario 429/07</i> fait en vertu de la <i>Loi de 2005 sur l'accessibilité pour les personnes handicapées de l'Ontario</i> (LAPHO).</p>	<p>The purpose of this Policy is to establish guidelines on providing goods and services to persons with disabilities while providing an opportunity for integration, independence, dignity and equal opportunity.</p> <p>This Policy has been prepared pursuant to requirements and information provided in the <i>Ontario Regulation 429/07</i> made under the <i>Accessibility for Ontarians with Disabilities Act, 2005</i> (AODA).</p>
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3.0 Définitions

3.0 Definitions

<p>« Appareils fonctionnels » sont des équipements supplémentaires tel que des appareils de communication, connaissance, mobilité personnelle et médicale (i.e. cannes, béquilles, fauteuil roulant, scooter ou appareils auditifs).</p> <p>« Handicap », conformément au <i>Code des droits de la personne de l'Ontario</i> signifie :</p> <ul style="list-style-type: none"> Tout degré d'handicap physique, d'infirmité, malformation ou défigurement qui est causé par une 	<p>« Assistive Devices » are auxiliary aids such as communication aids, cognition aids, personal mobility aids and medical aids (i.e. canes, crutches, wheelchairs, scooters or hearing aids).</p> <p>« Disabilities » as per the <i>Ontario Human Rights Code</i>, disability means:</p> <ul style="list-style-type: none"> any degree of physical disability, infirmity, malformation or disfigurement that is caused by bodily injury, birth defect or illness and,
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<p>lésion corporelle, anomalie congénitale ou maladie et sans restreindre la portée générale de ce qui précède, une lésion au cerveau, tout degré de paralysie, amputation, manque de coordination physique, cécité ou trouble visuel, surdité ou trouble auditif, mutisme ou trouble de la parole, ou la nécessité d'utiliser un chien guide ou tout autre animal ou d'un fauteuil roulant ou tout autre appareil ou dispositif ;</p> <ul style="list-style-type: none"> • Une condition de déficience intellectuelle ou de trouble du développement ; • Un trouble de l'apprentissage ou un dysfonctionnement de la compréhension ou de l'utilisation des symboles ou de la langue parlée ; • Un trouble mental ; ou • Une lésion ou une invalidité pour lesquels des bénéfices ont été réclamées ou reçus conformément au plan d'assurance établi sous la <i>Loi de 1997 sur la sécurité professionnelle et l'assurance contre les accidents du travail</i>. <p>« Employés » sont des personnes qui traitent avec des gens du public ou des tiers au nom de la Corporation de Cité de Clarence-Rockland, peu importe si la personne agissant de la sorte est un employé, un agent, un bénévole ou autre.</p> <p>« Personnes avec un handicap » sont des individus étant affectés par un handicap tel que décrit dans le <i>Code des droits de la personne de l'Ontario</i>.</p> <p>« Professionnel de la santé réglementé » inclut : audiologistes et orthophonistes, chiropraticiens, infirmières, ergothérapeutes, optométristes, médecin et chirurgiens, physiothérapeutes, psychologues, psychothérapeutes enregistrés et thérapeutes enregistrés en santé mentale.</p>	<p>without limiting the generality of the foregoing, includes diabetes mellitus, epilepsy, a brain injury, any degree of paralysis, amputation, lack of physical coordination, blindness or visual impediment, deafness or hearing impediment, muteness or speech impediment, or physical reliance on a guide dog or other animal or on a wheelchair or other remedial appliance or device;</p> <ul style="list-style-type: none"> • a condition of mental impairment or a developmental disability; • a learning disability or a dysfunction in one or more of the processes involved in understanding or using symbols or spoken language; • a mental disorder; or • an injury or disability for which benefits were claimed or received under the insurance plan established under the <i>Workplace Safety and Insurance Act, 1997</i>. <p>“Employees” are person(s) who deal with members of the public or other third parties on behalf of the Corporation of the City of Clarence-Rockland, whether the person does so as an employee, agent, volunteer or otherwise.</p> <p>“Persons with Disabilities” are individuals who are afflicted with a disability as defined under the <i>Ontario Human Rights Code</i>.</p> <p>“Regulated health professional” include the following: Audiologists and Speech-Language Pathologists, Chiropractors, Nurses, Occupational Therapists, Optometrists, Physicians and Surgeons, Physiotherapists, Psychologists, Registered Psychotherapists and Registered Mental Health Therapists.</p>
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<p>« Animaux d'assistance » sont tout animal individuellement entraîné pour effectuer des tâches pour le bénéfice d'une personne avec un handicap.</p> <p>« Personnes de soutien » sont toute personne étant soit un professionnel rémunéré, bénévole, membre de la famille ou un ami qui accompagne la personne atteinte d'un handicap afin de l'aider avec les communications, les soins personnels ou médicaux, ou avec l'accès aux biens et services.</p>	<p>“Service Animals” are any animal individually trained to do work or perform tasks for the benefit of a person with a disability.</p> <p>“Support Persons” are any person whether a paid professional, volunteer, family member, or friend who accompanies a person with a disability in order to help with communications, personal care or medical needs, or with access to goods or services.</p>
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4.0 Portée

4.0 Scope

<p>Cette politique s'applique à tous les employés de la Cité et tous les bénévoles, et toute personne ou organisation faisant affaire avec le public au nom de la Cité.</p>	<p>This policy applies to all City employees, and all volunteers, and to any individual or organization that deal with the public on behalf of the City.</p>
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5.0 Procédures et ligne directrices

5.0 Policy Procedure/Guidelines

<p>Dispositifs d'assistance</p> <p>Les gens atteints d'un handicap peuvent utiliser leur dispositifs d'assistance lorsque qu'ils accèdent à leurs biens, services ou installations.</p> <p>Dans les cas où le dispositif d'assistance présente une préoccupation importante pour la santé ou la sécurité ou ne peut être utilisé pour d'autres raisons, d'autres mesures doivent être prises pour assurer que la personne atteinte d'un handicap peut accéder à nos biens, services ou installations.</p> <p>Communication</p> <p>Lorsque la communication doit se faire avec une personne atteinte d'un handicap, les employés doivent prendre en considération le handicap de cette personne. Ceci peut inclure les communications par courrier, courriel, et/ou le téléphone.</p> <p>Les employés devront discuter avec la personne atteinte d'un handicap afin de déterminer le moyen de communiquer qui leur convient le mieux.</p>	<p>Assistive devices</p> <p>People with disabilities may use their personal assistive devices when accessing our goods, services or facilities.</p> <p>In cases where the assistive device presents a significant and unavoidable health or safety concern or may not be permitted for other reasons, other measures will be used to ensure the person with a disability can access our goods, services or facilities.</p> <p>Communication</p> <p>When communicating with people with disabilities, employees will do so in a manner that takes into account the person's disability. This may include regular mail, email, and/or telephone communications.</p> <p>Employees will discuss with the person with a disability to determine what method of communication works best for them.</p>
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Animaux d'assistance

Les gens atteints d'un handicap peuvent être accompagnés de leur animal d'assistance dans les espaces de la Cité qui sont ouverts au public, à condition que la personne maintienne le contrôle de l'animal en tout temps.

Un animal est un animal d'assistance pour une personne avec un handicap si :

- Il est clairement indiqué sur l'animal qu'il est utilisé à des fins reliées à son handicap; ou
- Si la personne fournit une lettre d'un professionnel de la santé réglementé confirmant que la personne a besoin d'un animal pour les raisons reliées à son handicap.

Si un animal d'assistance est exclu par la loi, la Cité doit s'assurer que des moyens alternatifs sont accessibles pour permettre à la personne atteinte d'un handicap d'obtenir des biens et services, de les utiliser et de les mettre à profit.

Si un client ou un membre du personnel a une allergie aux animaux, la Cité doit faire tous les efforts afin de rencontrer les besoins de chaque individu.

Personnes de soutien

Les gens atteints d'un handicap peuvent être accompagnés par une personne de soutien et la Cité doit s'assurer que chacune de ces personnes sont autorisées à entrer ensemble et que la personne atteinte d'un handicap puisse avoir accès à la personne de soutien pendant qu'elle se trouve dans ces lieux.

Si la Cité exige un droit d'entrée à la personne de soutien accompagnant une personne handicapée à un événement ou une activité, un avis doit être donné à l'avance le montant qu'il faudra déboursier à cet égard sur le site web de la Cité ainsi que de toute autre façon jugé opportune.

Service Animals

People with disabilities may be accompanied by their service animal in the areas of the City premises that are open to the public, provided that he/she maintains care and control of the animal at all times.

An animal is a service animal for a person with a disability:

- If it is readily apparent that the animal is used by the person for reasons relating to his or her disability; or
- If the person provides a letter from a regulated health professional confirming that the person requires the animal for reasons relating to the disability.

If a service animal is excluded by law, the City shall ensure that alternate means are available to enable the person with a disability to obtain, use or benefit from the goods and services.

If a customer or a staff member has an allergy to animals, the City shall make every reasonable effort to meet the needs of all individual.

Support Persons

People with disabilities may be accompanied by a support person and the City shall ensure that both persons are permitted to enter the premises together and that the person with a disability is not prevented from having access to the support person while on the premises.

If an amount is payable by a support person for admission to the premises or in connection with a support person's presence at the premises, notice shall be given in advance by including same on the City's website and in any other manner deemed appropriate.

<p>Dans les situations où la Cité a des obligations en vertu des lois sur la vie privée ou des enjeux de confidentialité ou d'obligations professionnelles, la personne de soutien peut être demandée de se conformer aux exigences de service comme la personne atteinte d'un handicap doit faire.</p> <p>La Cité peut demander qu'un visiteur avec un handicap soit accompagné d'une personne de soutien lorsqu'une personne de soutien est nécessaire pour protéger la santé ou la sécurité de la personne atteinte d'un handicap ou celle des autres. Dans ce cas, la Cité ne doit pas exiger de paiement de la part de la personne de soutien.</p> <ul style="list-style-type: none"> • Avant de prendre une décision à ce sujet, la Cité doit consulter la personne atteinte de handicap pour comprendre ses besoins; considérer les raisons de santé et de sécurité, basé sur les preuves tangibles; et déterminer s'il y a un autre moyen raisonnable de protéger la santé ou la sécurité de la personne ou des autres. <p>Avis de perturbation temporaire</p> <p>Si, dans le but d'obtenir, d'utiliser ou de bénéficier d'un bien ou service de la Cité les personnes atteintes d'un handicap utilisent des installations ou des services particuliers de la Cité et s'il y a une perturbation temporaire de ces installations ou services en toute ou en partie, la Cité doit donner un avis de perturbation temporaire au public.</p> <p>L'avis de perturbation doit inclure l'information suivante :</p> <ul style="list-style-type: none"> • La raison de la perturbation • La durée anticipée • Une description des services ou installations alternatifs étant disponibles, s'il y a lieu. <p>Un avis doit être donné par le formulaire autorisé d'avis de perturbation en affichant l'information à un endroit apparent à</p>	<p>In situations where the City has obligations under privacy laws or has issues of confidentiality or professional obligations, a support person may be requested to agree to requirements of service just as the person with a disability does.</p> <p>The City may require a visiting person with a disability to be accompanied by a support person when on the premises, but only if a support person is necessary to protect the health or safety of the person with a disability or the health or safety of others on the premises. In this case, the City shall not charge the amount payable for the support person.</p> <ul style="list-style-type: none"> • Before making a decision in this regard, the City shall consult with the person with a disability to understand their needs; consider health or safety reasons based on available evidence; and determine if there is no other reasonable way to protect the health or safety of the person or others on the premises. <p>Notice of Temporary Disruption</p> <p>If, in order to obtain, use or benefit from the City's goods or services, persons with disabilities usually use particular facilities or services of the City and if there is a temporary disruption in those facilities or services in whole or in part, the City shall give notice of the disruption to the public.</p> <p>Notice of the disruption must include the following information:</p> <ul style="list-style-type: none"> • the reason for the disruption • the anticipated duration • a description of what alternative facilities or services are available, if any. <p>Notice shall be given on the approved Notice of Disruption Form by posting the information at a conspicuous place at the</p>
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<p>l'endroit de la perturbation, lequel doit inclure toutes les entrées et en affichant l'information sur le site web de la Cité ou par n'importe quel moyen jugé raisonnable dans les circonstances.</p> <p>Le formulaire de perturbation temporaire est joint en Annexe A à cette politique.</p> <p>Formation</p> <p>La Cité doit fournir de la formation à tous les membres de l'organisation, incluant les employés, les bénévoles, les agents, entrepreneurs et autres faisant affaire avec le public ou les tierces parties et ceux impliqués dans le développement des politiques, pratiques et procédures de service à la clientèle, vont recevoir une formation sur la sensibilisation à l'accessibilité dans les six mois de leur entrée en fonction.</p> <p>La Cité fournira également de la formation continue relativement aux changements à ses politiques, pratiques et procédures aux individus demandant une formation le plus rapidement possible.</p> <p>La Cité conservera un registre de tout le personnel ayant reçu de la formation (i.e. dates, formateur, etc.)</p> <p><i>Formation sur la sensibilisation à l'accessibilité</i> inclut ce qui suit :</p> <ul style="list-style-type: none"> • Comment fournir les biens et services de façon à respecter la dignité et l'indépendance des personnes atteintes d'un handicap; • Comment interagir et communiquer avec les personnes en prenant conscience de leur handicap; • La procédure pour les gens de fournir leurs commentaires à la Cité, leur offre de biens et services aux personnes atteintes d'un handicap et comment la Cité répond aux commentaires et prends action suite à toute plainte; • Comment interagir avec les personnes atteintes d'un handicap utilisant un dispositif d'assistance ou 	<p>location of the disruption which may include any or all entrances and by posting it on the City's website or by such other method as is reasonable in the circumstances.</p> <p>Temporary Disruption Form is attached hereto as Schedule "A" to this Policy.</p> <p>Training</p> <p>The City shall provide training to all members within the organization, including employees, volunteers, agents, contractors and others who deal with the public or other third-parties and those involved in developing customer service policies, practices, and procedures, will receive Accessibility Awareness Training within six months of beginning their duties.</p> <p>The City will also provide ongoing training with respect to changes in its policies, practices, and procedures to those individuals who require such training as soon as practicable.</p> <p>The City will keep records of all staff who have received training (e.g., dates, trainer, etc.).</p> <p><i>Accessibility Awareness Training</i> will include the following:</p> <ul style="list-style-type: none"> • How to provide goods and services in a manner that respects the dignity and independence of persons with disabilities; • How to interact and communicate with persons in a manner that takes into account their disabilities; • The process for people to provide feedback to the City, its provision of goods and services to persons with disabilities, and how the City responds to the feedback and takes action on any complaint; • How to interact with persons with disabilities who use an assistive device or require the assistance of a
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<p>requérant l'assistance d'un animal d'assistance ou d'une personne de soutien pour accéder aux biens et services;</p> <ul style="list-style-type: none"> • L'information sur les autres politiques, pratiques et procédures municipales faisant affaire avec la LAPHO; • Une révision des objectifs de la LAPHO et les exigences liées aux normes de service à la clientèle; • Comment utiliser l'équipement ou les dispositifs disponibles dans les lieux de la Cité ou fournis par la Cité pouvant aider avec la prestation de biens et de services; et • Quoi faire si une personne atteinte d'un handicap a de la difficulté à avoir accès aux biens et services de la Cité. <p>La formation doit également être fournie sur une base régulière en conjonction avec les changements apportés aux politiques, pratiques et procédures gouvernant la fourniture de biens et de services aux personnes atteintes d'un handicap.</p> <p>Le contenu de la formation peut varier en fonction de la personne qui reçoit la formation et de la nature des services fournis et dépendant les exigences requises par les départements.</p> <p>Le format de la formation peut inclure une session en ligne avec un questionnaire, une auto-formation à l'aide d'un manuel et d'un questionnaire ou de toute autre format requis.</p> <p>Processus de rétroaction</p> <p>Un processus de cueillette et de réponse aux commentaires à l'égard de l'accessibilité des biens et services fournis par la Cité a été établi.</p> <p>Les clients désirant fournir des commentaires ou des suggestions peuvent le faire en personne, par téléphone, par écrit, par courriel, en ligne</p>	<p>service animal or a support person to access goods and services;</p> <ul style="list-style-type: none"> • Information on other Municipal policies, practices, and procedures dealing with the AODA; • A review of the purposes of the AODA and the requirements of the customer service standard; • How to use equipment or devices available on City premises or provided by the City that may help with the provision of goods and services; and • What to do if a person with a disability is having difficulty accessing the City's goods and services. <p>The training shall also be provided on an ongoing basis in connection with changes to the policies, practices and procedures governing the provision of goods or services to persons with disabilities.</p> <p>The training content may vary depending on who is receiving the training and the nature of the services provided and depending on the individual Departmental requirements.</p> <p>Training format may include an eLearning Session with Questionnaire, a Self-Training Manual with Questionnaire, or other formats as required.</p> <p>Feedback process</p> <p>A process for receiving and responding to feedback in regards to the accessibility of the goods and services provided by the City has been established.</p> <p>Customers who wish to provide feedback or suggestions may do so in person, by telephone, in writing, by email, online via the City's website, or other accessible formats upon request.</p>
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<p>ou par d'autres moyens accessibles sur demande.</p> <p>Le formulaire de commentaire est joint en Annexe B à cette politique.</p> <p>Disponibilité des documents Ce document doit être disponible sur le site web de la Cité et doit être disponible pour quiconque en fait la demande.</p> <p>Modification à cette ou d'autres politiques Toute politique de la Cité qui ne respecte pas la dignité, l'indépendance, l'intégration et une opportunité équitable aux gens atteints d'un handicap sera modifiée ou révoquée ou interprétée et appliquée de façon à inclure ces principes.</p>	<p>Feedback Form is attached hereto as Schedule "B" to this Policy.</p> <p>Availability of documents This document shall be made available on the City's website and shall be made available to anyone upon request.</p> <p>Modification to this or other Policies Any policy of the City that does not respect and promote the dignity, independence, integration and equal opportunity for people with disabilities will be modified or removed or interpreted and applied in order to include those principles.</p>
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Review and Amendments

<i>Date:</i>	<i>Révisé par : / Reviewed by:</i>	<i>Rapport No. / Staff Report No.</i>



NOTICE OF DISRUPTION AVIS D'INTERRUPTION

Type d'interruption:		Type of disruption:
Raison de l'interruption:		Reason for Disruption:
Durée de l'interruption:		Duration of Disruption:
Installations et services alternatifs:		Alternative Facilities and Services:
Informations additionnelles :		Additional information :
Contact :		Contact :



ACCESSIBLE CUSTOMER SERVICE FEEDBACK FORM

Providing Goods and Services to People with Disabilities

Thank you for visiting the City of Clarence-Rockland. We value all of our customers and strive to meet everyone's needs. This feedback form may be submitted by mail, fax, email or dropped off at the City Hall.

Please tell us about your visit:

Date: _____ Time : _____

Location: _____

Did we respond to your customer service needs on this visit?

☐ YES ☐ SOMEWHAT ☐ NO

Was our customer service provided to you in an accessible manner?

☐ YES ☐ SOMEWHAT ☐ NO (please explain below)

Did you have any problems accessing our goods and/or services?

☐ YES (please explain below) ☐ SOMEWHAT (please explain below) ☐ NO

Please add any other comments you may have.

☐ I provide my comments as information only and do not wish to receive a response

☐ I wish to receive a response

Contact information :

This information is collected by The Corporation of the City of Clarence-Rockland under the *Freedom of Information and Protection of Privacy Act R.S.O. 1990, c. F.31, s. 39 (2)* for the purposes of improving accessible customer service. Questions about the collection of this information can be addressed to the Clerk's Office, 1560 Laurier Street, Rockland, Ontario K4K 1P7, 613-446-6022.

This document is available in alternative formats upon request.

For Office Use Only

Date Feedback was received

Date forwarded

Responsible Department

Contact Person(s)

Follow-up Actions



FORMULAIRE DE COMMENTAIRES CONCERNANT L'ACCESSIBILITÉ DU SERVICE À LA CLIENTÈLE

Fournissant des biens et services aux personnes atteintes d'un handicap

Merci d'avoir visité la Cité de Clarence-Rockland. Nous apprécions chacun de nos clients et aspirons à combler les besoins de chacun. Ce formulaire de commentaires peut être soumis par courrier, télécopieur, courriel ou déposé à l'hôtel de ville.

Svp dites-nous en plus sur votre visite:

Date: _____ Heure : _____

Emplacement: _____

Avons-nous répondu à vos besoins de service à la clientèle durant cette visite?

☐ OUI ☐ UN PEU ☐ NON

Est-ce que notre service à la clientèle vous a été donné de manière accessible?

☐ OUI ☐ UN PEU ☐ NON (veuillez expliquer ci-dessous)

Avez-vous eu des problèmes à accéder à vos biens et/ou services?

☐ OUI (veuillez expliquer ci-dessous) ☐ UN PEU (veuillez expliquer ci-dessous) ☐ NON

Veuillez ajouter tout autre commentaire que vous pouvez avoir:

☐ Je donne mes commentaires à titre informatif seulement et ne désire pas recevoir de réponse

☐ J'aimerais obtenir une réponse

Coordonnées :

Cette information est recueillie par la Corporation de la Cité de Clarence-Rockland selon la *Loi sur l'accès à l'information et la protection de la vie privée, L.R.O. 1990, chap. F.31, a. 39 (2)* dans le but d'améliorer l'accessibilité au service à la clientèle. Les questions à propos de la cueillette de cette information peut être adressée au bureau de la Greffe, 1560 Laurier Street, Rockland, Ontario K4K 1P7, 613-446-6022.

Ce document est disponible dans des formats alternatives sur demande..

Réservé à l'usage du bureau

Date que le commentaire a été reçu

Date transféré

Département responsable	Personne(s) ressource
Actions de suivi	



Corporation de la Cité de / of the City of Clarence-Rockland

PLAN D'ACCESSIBILITÉ 2018-2022 2018 – 2022 ACCESSIBILITY PLAN

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PARTIE I LOIS ET RÈGLEMENTS

Loi de 2001 sur les personnes handicapées de l'Ontario

L'accessibilité permet tout simplement aux personnes de toutes capacités d'avoir la possibilité de participer pleinement aux activités de la vie quotidienne.

La *Loi sur l'accessibilité pour les personnes handicapées de l'Ontario* a été adoptée en 2005. Elle a pour but de rendre l'Ontario accessible pour les personnes handicapées d'ici à 2025.

Définition d'une personne avec un handicap

La *Loi de 2001 sur les personnes handicapées de l'Ontario* définit les handicaps de la façon suivante et selon le *Code des droits de la personne*.

A « Handicap » signifie:

- a) tout degré d'incapacité physique, d'infirmité, de malformation ou de défigurement dû à une lésion corporelle, une anomalie congénitale ou une maladie, et, notamment, le diabète sucré, l'épilepsie, un traumatisme crânien, tout degré de paralysie, une amputation, l'incoordination motrice, la cécité ou une déficience visuelle, la surdité ou une déficience auditive, la mutité ou un trouble de la parole, ou la nécessité de recourir à un chien-guide ou à un autre animal, à un fauteuil roulant ou à un autre appareil ou dispositif correctif;
- b) une déficience intellectuelle ou un trouble du développement;
- c) une difficulté d'apprentissage ou un dysfonctionnement d'un ou de plusieurs des processus de la compréhension ou de l'utilisation de symboles ou de la langue parlée;
- d) un trouble mental;
- e) une lésion ou une invalidité pour laquelle des prestations ont été demandées ou

PART I LEGISLATION AND REGULATIONS

Ontarians with Disabilities Act, 2001

Accessibility means giving people of all abilities the opportunity to fully participate in everyday life activities.

The *Accessibility for Ontarians with Disabilities Act* was passed in 2005. Its goal is to make Ontario accessible for people with disabilities by 2025.

Definition of Persons with Disabilities

The *Ontarians with Disabilities Act, 2001* defines persons with disabilities in the following manner, which is the same definition used in the *Ontario Human Rights Code*.

A "disability" is:

- a) Any degree of physical disability, infirmity, malformation or disfigurement caused by bodily injury, birth defect or illness, and includes, but is not limited to diabetes mellitus; epilepsy; a brain injury; any degree of paralysis; amputation; lack of physical coordination; blindness or visual impediment; deafness or hearing impediment; muteness or speech impediment; or physical reliance on a guide dog or other animal, or on a wheelchair or other remedial appliance or device;
- b) A condition of mental impairment or a developmental disability;
- c) A learning disability, or a dysfunction in one or more of the processes involved in understanding or using symbols or spoken language;
- d) A mental disorder; or
- e) An injury or disability for which benefits were claimed or received under the insurance

reçues dans le cadre du régime d'assurance créé aux termes de la *Loi de 1997 sur la sécurité professionnelle et l'assurance contre les accidents du travail*.

plan established under the *Workplace Safety and Insurance Act, 1997*.

Obstacle pour une personne handicapée

La *Loi de 2001 sur les personnes handicapées de l'Ontario* entend par «obstacle» toute chose qui empêche une personne handicapée de participer pleinement à toutes les facettes de la société en raison de son handicap. S'entend notamment d'un obstacle physique ou architectural, d'un obstacle au niveau de l'information ou des communications, d'un obstacle comportemental, d'un obstacle technologique, d'une politique ou d'une pratique.

Barriers to Persons with Disabilities

The *Ontarians with Disabilities Act, 2001* defines a "barrier" as anything that prevents a person with a disability from fully participating in all aspects of society because of his or her disability, including a physical barrier, an architectural barrier, an information or communications barrier, an attitudinal barrier, a technological barrier, a policy or a practice.

Loi de 2005 sur l'accessibilité pour les personnes handicapées de l'Ontario

En 2005, le gouvernement a adopté la *Loi sur l'accessibilité pour les personnes handicapées de l'Ontario*. Cette loi établit un cadre de travail pour l'élaboration de normes d'accessibilité dans les domaines du service à la clientèle, l'emploi, l'information et communications, le transport et la conception de lieux publics le ou avant le 1^{er} janvier 2025.

Accessibility for Ontarians with Disabilities Act, 2005

The *Accessibility for Ontarians With Disabilities Act, 2005* (AODA) was adopted in 2005. The Act provides for the development of standards in order to achieve accessibility for Ontarians with disabilities with respect to goods, services, facilities, accommodation, employment, buildings, structures and premises on or before January 1, 2025.

Il y aura une période de transition pendant laquelle le gouvernement et divers organismes du secteur parapublic devront continuer à respecter leurs obligations, notamment en matière de planification, au titre de la *Loi de 2001 sur les personnes handicapées de l'Ontario* (LPHO). Les dispositions relatives à ces obligations resteront en vigueur jusqu'à ce qu'elles soient abrogées et remplacées par des normes conformes à la nouvelle loi.

There will be a transition period during which government and parts of the broader public sector will continue to have planning and other obligations under the *Ontarians with Disabilities Act, 2001* until they are repealed. The planning requirements of the ODA, 2001 will not be repealed until they have been replaced by standards under the new act.

Le ministre responsable de la LPHO, est tenu d'établir un processus pour développer et mettre en œuvre toutes les normes d'accessibilité nécessaires pour satisfaire les besoins de la loi. Les comités d'élaboration des

The Minister responsible for the AODA is required to establish a process to develop and implement all accessibility standards necessary to achieving the purposes of this Act. Within this process, standards development

normes sont constitués par le Ministère pour développer les normes d'accessibilité.

Toute personne ou organisation peut avoir à répondre à plus d'une norme en vertu de la LPHO.

RÈGLEMENT SUR LES NORMES D'ACCESSIBILITÉ INTÉGRÉES

Le règlement sur les normes d'accessibilité intégrées (O.Reg 191/11) est en vigueur depuis le 1^{er} juillet 2011.

Pour rendre l'Ontario accessible aux personnes avec un handicap, le règlement sur les normes d'accessibilité intégrées demande que les organisations désignées du secteur public et les grandes organisations établissent, mettent en œuvre, tiennent à jour et documentent un plan d'accessibilité pluriannuel qui décrit sommairement leur stratégie pour, d'une part, prévenir et supprimer les obstacles et, d'autre part, satisfaire aux exigences que leur impose le présent règlement.

Le plan pluriannuel de la Cité de Clarence-Rockland présente une stratégie progressive visant à prévenir et éliminer les obstacles et répond aux exigences actuelles et futures de la LPHO. La Cité préparera un rapport annuellement sur les progrès et la mise en œuvre du plan, affichera les informations sur son site Web et fournira un autre format sur demande. Le plan sera révisé et mis à jour au moins une fois tous les cinq ans.

committees are established by the Minister to develop proposed accessibility standards.

Persons or organizations may be required to meet more than one accessibility standard under the AODA.

INTEGRATED ACCESSIBILITY STANDARDS REGULATION

The Integrated Accessibility Standards Regulation (O.Reg 191/11) came into force on July 1, 2011.

To help make Ontario accessible to people with disabilities, the Integrated Accessibility Standards regulation requires that designated public sector organizations and large organizations shall establish, implement, maintain and document a multi-year accessibility plan, which outlines the organization's strategy to prevent and remove barriers and meet its requirements under this Regulation

The City of Clarence-Rockland's Multi-Year Accessibility Plan outlines a phased-in strategy to prevent and remove barriers and addresses the current and future requirements of the AODA. The City will report annually on the progress and implementation of the plan, post the information on its website and will provide it in alternative formats upon request. The plan will be reviewed and updated at least once every five years.

PARTIE II

PART II

COMITÉ CONSULTATIF SUR L'ACCESSIBILITÉ

Mandat du comité

En janvier 2003, le Conseil de la Cité de Clarence-Rockland a établi un Comité consultatif sur l'accessibilité ayant pour mission d'adresser les exigences de la *Loi de 2001 sur les personnes handicapées de l'Ontario*. Le comité, tel qu'établi, peut comprendre jusqu'à huit (8) membres de la communauté incluant un (1) membre du Conseil.

Le Comité consultatif sur l'accessibilité est mandaté, entre autres, de :

- Fournir un forum pour les personnes ayant un handicap afin qu'elles puissent soulever des questions et préoccupations ;
- Offrir leurs avis à la Cité de Clarence-Rockland, par l'intermédiaire du bureau de la greffe, sur des questions relatives aux politiques, pratiques ou programmes qui ont un impact sur les personnes ayant un handicap;
- Assurer la défense des intérêts des personnes ayant un handicap;
- Informer le Conseil de l'efficacité des politiques et des pratiques de la Cité qui affectent les personnes ayant un handicap;
- Suivre l'évolution et donner des conseils sur l'élaboration et de mise en œuvre des règlements de la Corporation qui ont un impact sur la vie des personnes ayant un handicap (ex. stationnement, trottoirs, etc.) et collaborer étroitement avec le personnel de la Cité et/ou le Conseil municipal, selon le cas.

ACCESSIBILITY ADVISORY COMMITTEE

Committee's Mandate

In January 2003, the Council of the City of Clarence-Rockland established an Accessibility Advisory Committee to address the requirements of the Ontarians with Disabilities Act, 2001. The Accessibility Advisory Committee may comprise of up to eight (8) members of the general public including one (1) member of Council. At least the majority of the appointed members shall represent

Among other items, the mandate of the Accessibility Advisory Committee includes:

- provide a forum for persons with disabilities to raise issues and concerns;
- Provide advice and guidance to the City of Clarence-Rockland Council, through the clerk's office, on matters pertaining to the City's policies, practices and programs that impact on persons with disabilities;
- Conduct advocacy on behalf of persons with disabilities;
- Provide feedback to Council on the effectiveness of the City's policies and practices as they affect citizens with disabilities;
- Monitor and provide advice on the development and implementation of by-laws which have an impact on citizens with disabilities (e.g., parking, sidewalks, etc.) and work closely with City staff and/or City Council as appropriate;
- Raise issues and make recommendations concerning policies and programs that

- Soulever des questions et faire des recommandations relativement aux politiques et aux programmes qui font la promotion de l'égalité d'accès aux services pour les personnes ayant un handicap ;
- Coordonner la diffusion de l'information auprès des personnes handicapées et du public en général, de renseignements sur les décisions du Comité consultatif d'accessibilité et toutes décisions corporatives pertinentes;
- Consulter la communauté, les groupes et organisations afin de capturer et communiquer les questions émergentes au Conseil municipal et l'administration de la Cité.
- Sensibiliser les citoyens de la Cité de Clarence-Rockland et le secteur public sur les questions ayant une incidence sur les personnes ayant un handicap.

promote equal access to municipal services for citizens with disabilities;

- Coordinate the dissemination of information to persons with disabilities and the public at large regarding the Advisory Committee and any pertinent corporate decisions;
- Consult with the community, groups and organizations to capture and communicate emerging issues to City Council and the City administration;
- Raise the awareness of the citizens of the City of Clarence-Rockland and the public sector on issues impacting on persons with disabilities.

PARTIE III PORTRAIT DE LA CITÉ DE CLARENCE-ROCKLAND

Aperçu général

La Cité de Clarence-Rockland est une communauté bilingue avec plus de 22 000 habitants. Environ 68 % de la population est francophone et 32 % anglophone. La ville est située à environ 30 kilomètres à l'est d'Ottawa et elle borde la rivière des Outaouais au nord et la forêt Larose au sud. La Cité de Clarence-Rockland offre une grande variété de services ; Il a un parc d'affaires important et son parc industriel est en développement. Les deux parcs bordent la route 174. La municipalité compte environ 500 entreprises. Il a une structure sociale forte et d'excellentes installations récréatives. La Cité de Clarence-Rockland est un endroit idéal pour vivre et élever une famille.

PART III PORTRAIT OF THE CITY OF CLARENCE-ROCKLAND

General Overview

The City of Clarence-Rockland is a bilingual community with more than 22,000 residents. Approximately 68% of the population is francophone and 32% Anglophone. The City is located approximately 30 kilometres east of Ottawa and it borders the Ottawa River to the North and the Larose forest to the South. The City of Clarence-Rockland offers a wide variety of services; it has an important business park and its industrial park is in development. Both parks border highway 174. The municipality counts approximately 500 businesses. It has a strong social structure and excellent recreational facilities. The City of Clarence-Rockland is an ideal place to live and raise a family.

La Cité de Clarence-Rockland offre aux citoyens de tous âges un environnement agréable et enrichissant. La ville combine les avantages d'un milieu urbain et rural, avec ses activités de plein air et ses facilités.

Gouvernement municipal

Le conseil municipal de la Cité de Clarence-Rockland est composé de neuf membres, incluant le Maire.

La Cité de Clarence-Rockland offre une grande variété de services pour ses citoyens. Les départements et les services sont divisés comme suit :

Services administratifs

- Direction générale
- Greffe
- Ressources humaines

Finances et Développement économique

- Finances
- Développement économique

Services communautaires

- Relations communautaires
- Parcs et installations récréatives
- Loisirs et culture
- Garderie
- Transport en commun

Service de la protection

- Service de la réglementation
- Service d'incendies

Infrastructure et aménagement

- Maintenance des routes
- Ingénierie
- Environnement
- Aménagement du territoire

The City of Clarence-Rockland offers to citizens of all ages a pleasant and enriching environment. The City combines the advantages of both an urban and rural setting, with its outdoor activities and city amenities.

Municipal Government

The Council of the City of Clarence-Rockland is composed of nine members, including the Mayor.

The City of Clarence-Rockland provides a wide range of services for its citizens. The different departments and services are organized as follows:

Administrative Services

- Administration
- Clerk's Office
- Human Resources

Finance & Economic Development

- Finance
- Economic Development

Community Services

- Community relations
- Parks and Recreation
- Leisure and Culture
- Daycare
- Public transit

Protective Services

- By-law enforcement
- Fire Department

Infrastructure and planning

- Road maintenance
- Engineering
- Environment
- Planning

L'engagement de la Cité de Clarence-Rockland en matière d'accessibilité

La Cité s'est engagée à enlever et à prévenir tous les types d'obstacles afin de devenir plus accessible pour les personnes handicapées. Afin de réaliser cet objectif, la Cité :

- Met en œuvre des politiques, pratiques et procédures régissant la fourniture de biens et services aux personnes handicapées. Tous les efforts sont faits pour assurer que ces politiques soient conformes aux principes d'indépendance, de dignité, d'intégration et d'égalité des chances
- Permet aux personnes handicapées d'être accompagnées de leurs animaux d'assistance dans les lieux qui sont ouverts au public.
- Permet aux personnes de soutien qui accompagnent les personnes handicapées de rester avec eux dans les lieux qui sont ouverts au public.
- Affiche sur les portes d'entrée et sur le site web confirmant toute perturbation dans les établissements ou les services utilisés par les personnes handicapées.
- Reçoit et répond aux commentaires sur la façon dont ses produits et services sont offerts aux personnes handicapées.
- Assure la formation du personnel et des bénévoles sur la fourniture de services aux personnes handicapées, sur les normes d'accessibilité intégrées et le Code des droits de la personne.
- Initie l'amélioration de l'accessibilité physique dans le cadre des travaux de rénovation ou des projets spéciaux. Ceci inclut l'amélioration de portes, les toilettes, les couloirs et les salles intérieures, rampes, signalisation, etc.

The City of Clarence-Rockland's Commitment to Accessibility

The City is committed to the removal and prevention of all types of barriers, in order to achieve full accessibility for persons with disabilities. To help realize this goal, the City:

- Implements policies, practices and procedures on the provision of goods and services to people with disabilities. Every effort is made to ensure that these policies are consistent with the principles of independence, dignity, integration and equal opportunity.
- Welcomes people with disabilities to keep their service animals with them in all areas which are open to the public.
- Welcomes support persons for people with disabilities to remain with them in all areas which are open to the public.
- Posts notices on entrance doors and the City's website of any disruptions in facilities or services that are usually used by people with disabilities.
- Receives and responds to feedback on how its goods and services are provided to people with disabilities.
- Provides training to all staff and volunteers on the provision of the City's services to people with disabilities, on the Integrated Accessibility Standards and the Human Rights Code.
- Initiates physical accessibility improvements as part of renovations or as special projects. This includes improvements to doors, washrooms, interior hallways and rooms, ramps, signage, etc.

- | | |
|---|---|
| <ul style="list-style-type: none"> • Assure que l'emploi est accessible aux personnes handicapées tout au long de l'emploi. • Offre de l'aide individuelle au personnel, s'il y a lieu. • Prend en considération l'accessibilité pour les personnes handicapées dans les plans d'urgence et dans la communication des situations d'urgence. • Surveille et révisé régulièrement son site Web pour assurer l'accessibilité. • Tient compte des caractéristiques d'accessibilité lors de l'acquisition ou l'achat de biens, des services ou des installations. • Encourage l'intégration d'environnements exempts d'odeur. • Assure l'application de la réglementation sur le stationnement réservé aux personnes handicapées. | <ul style="list-style-type: none"> • Ensures employment is accessible for persons with disabilities throughout the employment relationship. • Provides individual accommodations to members of staff when necessary. • Considers accessibility for persons with disabilities in the Emergency Plans and in the communication of emergency situations. • Monitors and reviews its website regularly to ensure accessibility. • Has regard for accessibility features when acquiring or purchasing goods, services or facilities. • Encourages the integration of scent free environments • Ensures the enforcement of the reserved parking for persons with disabilities. |
|---|---|

PARTIE V

OBJECTIFS DU PLAN PLURI-ANNUEL

Ce plan prévoit un certain nombre d'améliorations spécifiques au cours des cinq prochaines années, visant à rendre les programmes et services de la Cité plus accessibles pour les personnes handicapées.

2018

- ❖ Faire une révision complète de la politique sur l'accessibilité des services à la clientèle ;
- ❖ Faire une révision complète des services de transport en commun pour répondre aux exigences en matière d'accessibilité ;
- ❖ Faire la promotion du programme d'amélioration communautaire (PIC) à la

PART V

FIVE YEAR OBJECTIVES

This plan sets out a number of specific improvements over the next five years, aimed at making the City's programs and services more accessible for people with disabilities.

2018

- ❖ Conduct a complete review of the Accessible Customer Service Policy;
- ❖ Conduct a complete review of the public transportation service in order to ensure that the service is fully compliant;

disposition des commerces sur la rue Laurier à Rockland.

- ❖ Faire la révision du règlement sur la circulation et le stationnement.
- ❖ Faire la rénovation des salles de toilettes à la salle communautaire de Clarence Creek
- ❖ Faire des améliorations à l'aménagement du Parc naturel Lavigne (stationnement, lumières, développement de pistes).
- ❖ Faire la construction d'un sentier accessible pour accéder au parc Alphonse Carrière
- ❖ Faire la construction d'un sentier accessible au parc de jeux d'eau à Bourget
- ❖ Faire la construction d'un sentier accessible aux jeux d'eau au parc Jules Saumure
- ❖ Améliorer l'accès aux structures de jeux au Parc Laviolette en remplaçant le sable par des matériaux acceptables
- ❖ Faire la construction d'un trottoir du côté Est de la rue St-Jean à partir de l'entrée du Carrefour Jeunesse jusqu'au boulevard Docteur Jérôme Corbeil.
- ❖ Apporter des améliorations au centre-ville (rue Laurier).
- ❖ Promote the Community Improvement Program (CIP) available to businesses on Laurier Street in Rockland.
- ❖ Conduct a complete review of the traffic and parking by-law.
- ❖ Renovate the Clarence Creek Community Centre washrooms.
- ❖ Improve the Lavigne Natural Park site (parking lot, lighting, path development).
- ❖ Construct an accessible path to access the Alphonse Carrière Park.
- ❖ Construct an accessible path for the splash pad in Bourget.
- ❖ Construct an accessible path for the splash pad at the Jules Saumure Park.
- ❖ Improve accessibility to the Laviolette Park play structures by replacing the sand with acceptable material.
- ❖ Construct a sidewalk on the East side of St-Jean Street from the Carrefour Jeunesse to the Docteur Jérôme Corbeil Boulevard
- ❖ Improve the downtown core (Laurier Street)

2019

- ❖ Améliorer l'accès aux structures de jeux dans un parc en remplaçant le sable par des matériaux acceptables.
- ❖ Compléter un plan directeur pour le transport en incluant des méthodes de transportation active.
- ❖ Continuer d'évaluer et d'améliorer les bâtiments et propriétés dans le but

2019

- ❖ Improve accessibility to play structures in a park by replacing the sand with acceptable material.
- ❖ Complete a master transportation plan while including active transportation methods.
- ❖ Continue to evaluate and improve City buildings and properties with the

d'éliminer les barrières et de les rendre plus accessibles.

- Élévateur / monte-chaise à l'aréna Jean-Marc Lalonde

2020

- ❖ Améliorer l'accès aux structures de jeux dans un parc en remplaçant le sable par des matériaux acceptables.
- ❖ Projet d'amélioration du Parc duMoulin le long de la rivière des Outaouais.
- ❖ Continuer d'évaluer et d'améliorer les bâtiments et propriétés dans le but d'éliminer les barrières et de les rendre plus accessibles.

2021

- ❖ Améliorer l'accès aux structures de jeux dans un parc en remplaçant le sable par des matériaux acceptables
- ❖ Projet d'expansion des espaces récréatives intérieures.
- ❖ Continuer d'évaluer et d'améliorer les bâtiments et propriétés dans le but d'éliminer les barrières et de les rendre plus accessibles.

2022

- ❖ Améliorer l'accès aux structures de jeux dans un parc en remplaçant le sable par des matériaux acceptables.
- ❖ Continuer d'évaluer et d'améliorer les bâtiments et propriétés dans le but d'éliminer les barrières et de les rendre plus accessibles.

objective of removing barriers and to make them more accessible.

- Wheelchair Lift / Elevator at the Jean-Marc Lalonde Arena

2020

- ❖ Improve accessibility to play structures in a park by replacing the sand with acceptable material.
- ❖ Improvements to the duMoulin Park along the Ottawa River.
- ❖ Continue to evaluate and improve City buildings and properties with the objective of removing barriers and to make them more accessible.

2021

- ❖ Improve accessibility to play structures in a park by replacing the sand with acceptable material.
- ❖ Interior recreational space expansion project.
- ❖ Continue to evaluate and improve City buildings and properties with the objective of removing barriers and to make them more accessible.

2022

- ❖ Improve accessibility to play structures in a park by replacing the sand with acceptable material.
- ❖ Continue to evaluate and improve City buildings and properties with the objective of removing barriers and to make them more accessible.



RAPPORT N° LOI2018-04-02

Date	Le 22 mars 2018
Soumis par	Pierre Boucher
Objet	Demande Club de badminton l'Escale
# du dossier	A09 BAD

1) **NATURE / OBJECTIF :**

Les Services communautaires ont reçu une demande du Club badminton de l'Escale afin de les ajouter à la liste des organismes sans but lucratif reconnus de la Cité de Clarence-Rockland.

2) **DIRECTIVE/POLITIQUE ANTÉCÉDENTE :** N/A

3) **RECOMMANDATION DU SERVICE:**

QUE le comité plénier recommande au conseil d'accepter la demande du Club de badminton l'Escale afin d'être reconnu à titre d'organisme sans but lucratif afin qu'il soit ajouté à la liste d'organisme à but non-lucratif reconnu dans la politique de location de salles communautaires, tel que recommandé.

THAT the Committee of the Whole recommends that Council accepts the request from the l'Escale Badminton Club to be recognized as a non-profit organization in order to add them to the list of non-profit organization in the Community Hall rental policy, as recommended.

4) **HISTORIQUE :**

Le Club de badminton de l'Escale offre les activités à tous les gens de la communauté de la Cité de Clarence-Rockland ainsi que les municipalités environnantes avec 130 membres annuellement

À l'occasion, le Club de badminton de l'Escale offre un tournoi plus compétitif dans un autre gymnase de la région et les directions de ces gymnases leur demande souvent une preuve d'organisme à but non-lucratif pour qu'il puisse obtenir les locaux à un tarif préférentiel pour la tenue du tournoi.

5) **DISCUSSION :**

Le fait d'être reconnue comme un organisme sans but lucratif leur donnerait accès à des tarifs plus abordables lors de locations de gymnases et permettrait ainsi de continuer à offrir toutes leurs activités à un coût abordable pour les jeunes et adultes.

La politique existante donne l'accès gratuit aux organismes locaux pour une soirée de reconnaissance et une activité de levée de fonds dans nos salles communautaires. Ces organismes reconnus sont tous des groupes communautaires qui en très grandes parties organisent des activités pour la communauté.

Voici quelques exemples des groupes reconnus dans cette politique:

Clubs de hockey Jr	Associations sportives mineures
Clubs d'âge des aînés	Clubs sociaux
UCFO	UAPCC
Centres d'aide	Centre culturel
Comités de loisirs	Associations de parcs
Dénominations religieuses	Scouts et guides
Maison de la Famille	La Légion
Association des Artistes de De Clarence-Rockland	Coloris de la Baie

6) **CONSULTATION :**

N/A

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

N/A

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

N/A

9) **IMPLICATIONS LÉGALES :**

N/A

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

N/A

11) **IMPLICATIONS STRATÉGIQUES :**

N/A

12) **DOCUMENTS D'APPUI:**

Formulaire de demande de reconnaissance



CITÉ DE CLARENCE-ROCKLAND
- SERVICES COMMUNAUTAIRES -

FORMULAIRE DE DEMANDE DE RECONNAISSANCE D'UN ORGANISME SANS BUT- LUCRATIF (OSBL)

Section 1 : PROFIL DE L'ORGANISME

This form is also available in English

Nom de l'organisme :

Club de badminton L'Escale

Adresse (siège social):

1535, avenue du Parc,

Ville:

Rockland

Province:

Ontario

Code postal:

K4K 1C3

Personne-ressource :

Dominique Guertin

Titre :

Présidente

Adresse courriel :

drguertin@videotron.ca

N° de téléphone :

613-446-4820

N° de télécopieur :

Votre organisme offre quel(s) type(s) de service(s)?

- ☐ Humanitaire ☐ Éducatif
☒ Récréatif ☐ Communautaire
☐ Culturel ☒ Sportif
☐ Social
☐ Autres: _____

Votre organisme est-il reconnu en tant qu'organisme de bienfaisance auprès du gouvernement?

☐ Oui ☒ Non

Si oui, avez-vous ajouté une preuve de reconnaissance en annexe à cette demande de reconnaissance?

☐ Oui ☐ Non

Nombre d'années en activité :

- ☐ 0 à 3 ans
☐ 3 à 5 ans
☐ 5 à 10 ans
☒ plus de 10 ans

Veillez décrire en détail la nature de votre organisme (p.ex., mandat, mission, responsabilité, etc.):

Le Club de badminton L'Escale (CBL) a comme mission la promotion du français ainsi que la promotion de la pratique du badminton dans un environnement récréatif. Il nous tient à coeur d'améliorer la santé des citoyens de la communauté en favorisant la pratique d'un sport. Depuis 1977, les activités de badminton se déroulent les mardi et jeudi soirs entre 18h et 22h dans le gymnase de l'école secondaire catholique L'Escale avec la généreuse et précieuse collaboration de celle-ci. Un comité de bénévoles se réunit sur une base mensuelle pour organiser les activités du CBL et gérer son budget. Un des buts du CBL est de favoriser la pratique du sport chez les enfants, entre autre en offrant l'adhésion au CBL à un coût très abordable (\$30/an), qui inclu des cliniques d'entraînement, des activités sociales et des prix de présence plus un souper de fin d'année.

Veillez décrire en détail le genre d'activité que vous organisez (p.ex., fréquence, public cible, etc.) :

Nos activités sont offertes à tous les gens de la communauté de la cité de Clarence-Rockland ainsi que des municipalités environnantes avec environ 130 membres annuellement. Les groupes d'âges ciblés sont les enfants (filles et garçons) de 10 ans et plus, ainsi que tous les adultes (femmes et hommes), certains de nos membres étant retraités. Les jeunes de 10 à 16 ans jouent de 18h à 19h30 et les jeunes de plus de 16 ans ainsi que les adultes jouent de 19h30 à 22h.

Un partenariat avec L'Escale s'est installé au fil des ans et c'est ainsi que certains bénévoles du CBL offrent gratuitement de l'entraînement plus avancé aux élèves de L'Escale tout en offrant également aux membres des activités sociales telles que tournois internes récréatifs pour l'Halloween, Noël, Pâques et un souper de fin d'année pour tous les membres. Certains de nos bénévoles offrent également du support durant les cours, tournois scolaires régionaux et provinciaux. Et d'autres membres font également des tournois plus compétitifs et apprécient énormément l'entraînement offert gratuitement.

Veuillez décrire comment la reconnaissance en tant qu'OSBL vous aidera à atteindre vos objectifs / mission :

Depuis ses débuts le comité du CBL gère son budget de façon adéquate pour répondre aux dépenses de ses activités.

Par contre au fil des ans 2 facteurs rendent précaires la tenue de nos activités à un coût abordable:

1. par le passé la cité de Clarence-Rockland (et le YMCA) a voulu augmenté de façon substantielle la location du gymnase pour nos activités (nous avons calculé un coût de \$10 000/an) ce qui aurait conduit à une sérieuse augmentation des frais d'adhésion et donc une baisse significative des membres et même fin du CBL

2. à l'occasion le CBL offre un tournoi plus compétitif dans un autre gymnase de la région et les directions de ces gymnases nous demandent souvent une preuve d'organisme à but non-lucratif pour que nous puissions obtenir les locaux à un tarif préférentiel pour la tenue de ce tournoi (le gymnase de L'Escale a malheureusement un plafond bas qui diminue la qualité du local pour la tenue d'un tournoi plus compétitif)

Donc être reconnu en tant qu'OSBL nous assurerait l'accès à des gymnases pour continuer nos activités.

De plus le CBL fait annuellement des dons à L'Escale pour, entre autre, son programme Sport-études, cela fait partie intégrante du partenariat établi au fil des ans; des taux préférentiels pour la location des gymnases nous permettront de continuer ces dons.

Veuillez inscrire toutes les activités pour laquelle du soutien sera demandé :

Le fait d'être reconnu comme un OSBL nous donnerait accès à des tarifs plus abordables lors de la location de gymnases et permettrait ainsi de continuer à offrir toutes nos activités à un coût également abordable pour les jeunes et les adultes.

Vous trouverez d'autres informations sur notre site internet au:

www.badmintonrockland.com

Veuillez cocher, quelle(s) forme(s) de soutien vous sera le plus utile :

☒ Taux préférentiel de location ☐ Prêt d'équipement ☐ Soutien technique ☐ Programme de soutien financier

Section 2 : DÉCLARATION ET SIGNATURE

Attention : L'inscription volontaire de faux renseignements sur ce formulaire peut entraîner la cessation et l'exclusion de toute forme de soutien de la part de la Cité de Clarence-Rockland

L'organisme / le groupe s'engage à :

- a) avertir la Cité de Clarence-Rockland s'il y a des changements dans les informations fournies ci-haut (p.ex., mandat, adresse, etc.) ou s'il cesse ses activités;
- b) utiliser les avantages accordés à un OSBL afin d'offrir un service à la communauté;
- c) ne pas utiliser le soutien fourni par la Cité au bénéfice des membres de l'organisme seulement;
- d) remettre à la Cité de Clarence-Rockland les rapports financiers des activités ayant eu recours à une forme de soutien, si la Cité l'exige;
- e) placer le logo de la Cité de Clarence-Rockland sur l'ensemble des documents publicitaires relié aux activités ayant reçu un soutien;

Je suis autorisé(e) à agir au nom de l'organisme et confirme que les renseignements inscrits sur ce formulaire sont complets et exacts.

Signature :

X Dominique Guertin

Titre :

Présidente du Club de badminton L'Escale

Date :

17 novembre 2017



RAPPORT N° FIN 2018-011

Date	14/03/2018
Soumis par	Frédéric Desnoyers
Objet	État des transactions du fonds de réserve des redevances d'aménagement de l'année 2017/ Statement of development charges 2017
# du dossier	F21 DEV

1) **NATURE / OBJECTIF :**

Faire état des transactions du fonds de réserve des redevances d'aménagement de l'année 2017.

2) **DIRECTIVE/POLITIQUE ANTÉCÉDENTE :**

La section 18 du règlement 2010-47, étant un règlement pour imposer des frais de redevances d'aménagement, stipule que le (la) Trésorier (ère) de la municipalité doit remettre chaque année au Conseil de la municipalité, des états financiers sur les règlements de redevances d'aménagement et sur les fonds de réserve créés aux termes de l'article 33. 1997, chap. 27, par. 43 (1) de la Loi de 1997 sur les redevances d'aménagement.

3) **RECOMMANDATION DU SERVICE:**

ATTENDU QUE le Trésorier de la municipalité doit remettre chaque année au Conseil de la municipalité, des états financiers sur les règlements de redevances d'aménagement et sur les fonds de réserve créés aux termes de l'article 33. 1997, chap. 27, par. 43 (1) de la Loi de 1997 sur les redevances d'exploitation, par conséquent

QU'IL SOIT RÉSOLU que le conseil municipal de la Corporation de la Cité de Clarence-Rockland accepte l'état des fonds de réserve des redevances d'aménagement pour l'année 2017

4) **HISTORIQUE :**

Les redevances d'aménagement ont été approuvées en 2015 et, en vertu de la Loi sur les municipalités, nous devons produire des rapports à la province annuellement.

5) **DISCUSSION :**

Vous trouverez ci-joint l'état consolidé des fonds de réserve des redevances d'aménagement (résidentiels et non résidentiels) pour l'année 2017 et un sommaire :

CITE DE CLARENCE-ROCKLAND
Redevances d'aménagement - 2017

	<u>Montant</u>
Solde 31 décembre 2016	<u>2 912 824 \$</u>
<u>Revenus perçus</u>	
Résidentielle - à la ville entière	117 592
Résidentielle - eau	186 196
Résidentielle - services complets	1 780 298
Non - résidentielle - à la ville entière	3 332
Non - résidentielle - eau	9 235
Non - résidentielle - services complets	418 138
revenus perçus	<u>2 514 791</u>
Intérêts	37 300
Total revenus perçus et intérêts	<u>2 552 091</u>
<u>Projets financés</u>	
Projets financés	<u>(1 482 629)</u>
Solde 31 décembre 2017	<u><u>3 982 286 \$</u></u>

Le solde au 31 décembre 2016 était de 2 912 824 \$. Nous avons perçu 2 514 791\$ de redevances d'aménagement durant l'année et le fonds a généré 37 300 \$ d'intérêts pour un total de 2 552 091 \$ de revenus. Les projets financés au cours de l'année totalisent 1 482 629 \$. La balance des fonds de réserve des redevances d'aménagement totalise 3 982 286 \$ au 31 décembre 2017.

Selon le rapport FIN2017-023, une prévision de 175 nouvelles constructions résidentielles a été établie.

En 2017 il y a eu 184 unités résidentielles pour lequel des redevances d'aménagement ont été collectées, comparativement à 137 en 2016.

6) **CONSULTATION :**
N/A

7) **RECOMMANDATION OU COMMENTAIRES DU COMITÉ :**
N/A

- 8) **IMPACT FINANCIER (monétaire/matériaux/etc.):**
Le solde du fonds de réserve au 31 décembre 2017 est de 3 982 286 \$.
- 9) **IMPLICATIONS LÉGALES :**
N/A
- 10) **GESTION DU RISQUE (RISK MANAGEMENT) :**
N/A
- 11) **IMPLICATIONS STRATÉGIQUES :**
N/A
- 12) **DOCUMENTS D'APPUI:**
Schedule A – Sommaire des projets en capitaux 2017 dans le fond de redevances d'aménagement.

Schedule B - Redevances d'aménagement sommaire – 2017

Schedule C - Redevances d'aménagement 2017 – Résidentielle

Schedule D - Redevances d'aménagement 2017 - Non- Résidentielle

CORPORATION OF THE CITY OF CLARENCE-ROCKLAND
CONSOLIDATED STATEMENT OF TREASURER
Schedule A - Statement of Capital Fund Activity in 2017 of Development Charge related Projects

					FINANCEMENT (COLONNE "A") / FUNDING (COLUMN "A")								
Année/ Year	Compte/ Account	TITLE / TITRE	--- A --- Année a date/ Year To Date 31-12-2017	Budget	Growth Dev. Charge	General Fund reserve Reserve -Fond général	Roads Routes	Fleet Véhicules	Sewer Égouts	Water Eau	Federal Gas tax	Debt Dette	Unfinanced
2014	2-4-9300-9271	Pre Screening Bar System	50,420.85	12,454,903.00	50,420.85								0.00
2014	2-4-3200-9275	Snow dump land	13,048.52	347,561.00	11,743.67								1,304.85
2017	2-4-2140-9897	Fire Station #1 - Bourget	8,780.87	3,000,000.00	4,390.44								4,390.43
2015	2-4-2140-9221	Rockland Fire Station Expansion	259,895.45	3,534,135.00	155,937.27								103,958.18
2017	2-4-7250-9495	Morris Village Major Park	9,284.58	285,000.00	8,356.12						928.46		0.00
2015	2-4-7250-1501	Hammond Tennis Court	43,655.06	44,829.00	40,345.76						3,309.30		0.00
2016	2-4-7110-9440	Cube Van - Recreation	53,328.51	55,000.00	47,995.66			5,332.85					0.00
2017	2-4-3200-9074	Poupart - Project	108,006.68	200,000.00	108,006.68								0.00
2017	3133-3210	Master Transportation Study	27,720.77	100,000.00	7,720.77						20,000.00		0.00
2014	3224-4201	Storm Sewer Master Plan	15,696.49	400,000.00	12,557.19		3,139.30						0.00
2015	6113-3500	Daycare Equipment	24,370.14	91,577.00	21,933.13	2,437.01							0.00
	3200-9277	St-Joseph Street	2,336,406.30	2,514,902.00	602,593.51		160,425.49		70,000.00	50,000.00	70,981.00		1,382,406.30
Total			2,950,614.22	23,027,907.00	1,072,001.05	2,437.01	163,564.79	5,332.85	70,000.00	50,000.00	95,218.76	0.00	1,492,059.76

CORPORATION OF THE CITY OF CLARENCE-ROCKLAND
CONSOLIDATED STATEMENT OF TREASURER
Schedule B - DEVELOPMENT CHARGES SUMMARY - 2017

	TOTAL	General Government	Fire protection	P.W. Building / Equipment	P.W. Roads	P.W. Sewers	P.W. Waterworks	Recreation	Library	Daycare	By-Law	Transit	Engineering Studies	TOTAL
BALANCE DEC 31 2016	2,912,823.87	45,791.86	46,724.35	50,245.22	1,465,293.81	1,269,304.13	99,235.51	-554,883.58	24,394.02	370,547.95	-27,490.64	39,329.76	84,331.47	2,912,823.87
<u>LEVIES COLLECTED</u>														
Per By-Law 2015-13														
RESIDENTIAL - city wide charge	117,592.00	2,751.65	12,276.60	11,194.76	50,976.13	0.00	0.00	35,618.62	2,963.32	0.00	58.80	1,752.12	0.00	117,592.00
RESIDENTIAL - waterworks	186,196.00	3,910.12	17,427.95	15,882.52	72,337.15	0.00	19,327.14	50,552.21	4,208.03	0.00	74.48	2,476.40	0.00	186,196.00
RESIDENTIAL - fully serviced	1,780,298.19	23,499.94	104,681.53	95,423.98	434,570.79	661,558.81	116,253.47	303,540.84	25,280.23	0.00	534.09	14,954.51	0.00	1,780,298.19
NON - RESIDENTIAL - city wide charge	3332.07	116.96	518.14	472.49	2,148.85	0.00	0.00	0.00	0.00	0.00	1.67	73.97	0.00	3,332.07
NON - RESIDENTIAL - waterworks	9,235.00	276.13	1,224.56	1,116.51	5,079.25	0.00	1,359.39	0.00	0.00	0.00	4.62	174.54	0.00	9,235.00
NON - RESIDENTIAL - fully serviced	418,137.72	6,815.64	30,189.54	27,555.28	125,232.25	190,419.92	33,534.65	0.00	0.00	0.00	83.63	4,306.82	0.00	418,137.72
TOTAL	2,514,790.98	37,370.44	166,318.33	151,645.53	690,344.42	851,978.73	170,474.65	389,711.67	32,451.58	0.00	757.28	23,738.36	0.00	2,514,790.98
INTEREST	37,300.00	387.13	1,545.00	-60.18	20,509.04	14,523.44	1,367.29	-6,511.23	289.89	4,403.43	-337.08	401.07	782.21	37,300.00
	2,552,090.98	37,757.56	167,863.33	151,585.35	710,853.46	866,502.17	171,841.93	383,200.44	32,741.47	4,403.43	420.20	24,139.43	782.21	2,552,090.98
<u>PROJECTS FINANCED</u>														
Pre Screening Bar System	50,420.85	-	-	-	-	50,420.85	-	-	-	-	-	-	-	50,420.85
Snow dump land	11,743.67	-	-	11,743.67	-	-	-	-	-	-	-	-	-	11,743.67
Fire Station #1 - Bourget	4,390.44	-	4,390.44	-	-	-	-	-	-	-	-	-	-	4,390.44
Rockland Fire Station Expansion	155,937.27	-	155,937.27	-	-	-	-	-	-	-	-	-	-	155,937.27
Morris Village Major Park	8,356.12	-	-	-	-	-	-	8,356.12	-	-	-	-	-	8,356.12
Hammond Tennis Court	40,345.76	-	-	-	-	-	-	40,345.76	-	-	-	-	-	40,345.76
Cube Van - Recreation	47,995.66	-	-	-	-	-	-	47,995.66	-	-	-	-	-	47,995.66
Poupart - Project	108,006.68	-	-	-	108,006.68	-	-	-	-	-	-	-	-	108,006.68
Master Transportation Study	7,720.77	-	-	-	7,720.77	-	-	-	-	-	-	-	-	7,720.77
Storm Sewer Master Plan	12,557.19	-	-	-	12,557.19	-	-	-	-	-	-	-	-	12,557.19
Daycare Equipment	21,933.13	-	-	-	-	-	-	-	-	21,933.13	-	-	-	21,933.13
St-Joseph Street	602,593.51	-	-	-	602,593.51	-	-	-	-	-	-	-	-	602,593.51
sub-total	1,072,001.05	0.00	160,327.71	11,743.67	730,878.15	50,420.85	0.00	96,697.54	0.00	21,933.13	0.00	0.00	0.00	1,072,001.05
<u>Loans and Other</u>														
Complexe debt payment	112,594.00	-	-	-	-	-	-	112,594.00	-	-	-	-	-	112,594.00
Clarence-Rockland Arena	145,440.00	-	-	-	-	-	-	145,440.00	-	-	-	-	-	145,440.00
Caron debt payment	133,942.28	-	-	-	133,942.28	-	-	-	-	-	-	-	-	133,942.28
Library - Books	18,651.60	-	-	-	-	-	-	-	18,651.60	-	-	-	-	18,651.60
Total Capital Expenses	1,482,628.93	0.00	160,327.71	11,743.67	864,820.43	50,420.85	0.00	354,731.54	18,651.60	21,933.13	0.00	0.00	0.00	1,482,628.93
BALANCE DEC 31, 2017	3,982,285.92	83,549.42	54,259.97	190,086.90	1,311,326.84	2,085,385.45	271,077.44	-526,414.69	38,483.88	353,018.26	-27,070.44	63,469.20	85,113.68	3,982,285.91

CORPORATION OF THE CITY OF CLARENCE-ROCKLAND
STATEMENT OF TREASURER
Schedule C - DEVELOPMENT CHARGES 2017 - Residential

Per By-Law 2015-13															
RESIDENTIAL - city wide charge	100.00%	2.34%	10.44%	9.52%	43.35%	0.00%	0.00%	30.29%	2.52%	0.00%	0.05%	1.49%	0.00%		
RESIDENTIAL - waterworks	100.00%	2.10%	9.36%	8.53%	38.85%	0.00%	10.38%	27.15%	2.26%	0.00%	0.04%	1.33%	0.00%		
RESIDENTIAL - fully serviced	100.00%	1.32%	5.88%	5.36%	24.41%	37.16%	6.53%	17.05%	1.42%	0.0%	0.03%	0.84%	0.00%		
	Eligible %	TOTAL	General Government	Fire protection	P.W. Building / Equipment	P.W. Roads	P.W. Sewers	P.W. Waterworks	Recreation	Library	Daycare	By-Law	Transit	Engineering Studies	TOTAL
BALANCE DEC 31, 2016		3,173,288.75	30,558.83	142,728.13	-13,508.92	1,765,611.74	1,214,943.64	117,472.66	-546,855.20	24,394.02	370,547.95	-28,498.80	32,898.14	62,996.56	3,173,288.75
LEVIES COLLECTED															
NEW BY-LAW:															
RESIDENTIAL - city wide charge		117,592.00	2,751.65	12,276.60	11,194.76	50,976.13	0.00	0.00	35,618.62	2,963.32	0.00	58.80	1,752.12	0.00	117,592.00
RESIDENTIAL - waterworks		186,196.00	3,910.12	17,427.95	15,882.52	72,337.15	0.00	19,327.14	50,552.21	4,208.03	0.00	74.48	2,476.40	0.00	186,196.00
RESIDENTIAL - fully serviced		1,780,298.19	23,499.94	104,681.53	95,423.98	434,570.79	661,558.81	116,253.47	303,540.84	25,280.23	0.00	534.09	14,954.51	0.00	1,780,298.19
TOTAL		2,084,086.19	30,161.71	134,386.08	122,501.26	557,884.07	661,558.81	135,580.61	389,711.67	32,451.58	0.00	667.37	19,183.03	0.00	2,084,086.19
INTEREST		37,710.00	363.15	1,696.12	-160.53	20,981.77	14,437.87	1,395.99	-6,498.59	289.89	4,403.43	-338.67	390.95	748.62	37,710.00
TOTAL RECEIVED		2,121,796.19	30,524.86	136,082.20	122,340.72	578,865.84	675,996.68	136,976.60	383,213.07	32,741.47	4,403.43	328.70	19,573.98	748.62	2,121,796.19
PROJECTS FINANCED															
Pre Screening Bar System	88%	44,370.35					44,370.35								44,370.35
Snow dump land	88%	10,334.43			10,334.43										10,334.43
Fire Station #1 - Bourget	88%	3,863.59		3,863.59											3,863.59
Rockland Fire Station Expansion	88%	137,224.80		137,224.80											137,224.80
Morris Village Major Park	100%	8,356.12							8,356.12						8,356.12
Hammond Tennis Court	100%	40,345.76							40,345.76						40,345.76
Cube Van - Recreation	100%	47,995.66							47,995.66						47,995.66
Poupart - Project	88%	95,045.88				95,045.88									95,045.88
Master Transportation Study	88%	6,794.28				6,794.28									6,794.28
Storm Sewer Master Plan	88%	11,050.33				11,050.33									11,050.33
Daycare Equipment	100%	21,933.13									21,933.13				21,933.13
St-Joseph Street	88%	530,282.29				530,282.29									530,282.29
Loans and Other															0.00
Complexe debt payment	100%	112,594.00							112,594.00						112,594.00
Clarence-Rockland Arena *	100%	145,440.00							145,440.00						145,440.00
Caron debt payment	88%	117,869.21				117,869.21									117,869.21
Library - Books	100%	18,651.60								18,651.60					18,651.60
Total Capital Expenses		1,352,151.41	0.00	141,088.38	10,334.43	761,041.98	44,370.35	0.00	354,731.54	18,651.60	21,933.13	0.00	0.00	0.00	1,352,151.41
BALANCE DEC 31, 2017		3,942,933.53	61,083.68	137,721.95	98,497.38	1,583,435.60	1,846,569.97	254,449.26	-518,373.67	38,483.88	353,018.26	-28,170.10	52,472.12	63,745.19	3,942,933.52

* By-law 2015-89 Agreement for the Clarence-Rockland arena includes the refinancing of the \$6.8 million debt from tax-supported to \$3.8 million development charges supported. The annual amount included in the Development charges report By-law 2015-13 is \$145,440.

CORPORATION OF THE CITY OF CLARENCE-ROCKLAND
STATEMENT OF TREASURER
Schedule D - DEVELOPMENT CHARGES 2017 - Non-Residential

er By-Law 2015-13															
NON - RESIDENTIAL - city wide charge	100.00%	3.51%	15.55%	14.18%	64.49%	0.00%	0.00%	0.00%	0.00%	0.00%	0.05%	2.22%	0.00%		
NON - RESIDENTIAL - waterworks	100.00%	2.99%	13.26%	12.09%	55.00%	0.00%	14.72%	0.00%	0.00%	0.00%	0.05%	1.89%	0.00%		
NON - RESIDENTIAL - fully serviced	100.00%	1.63%	7.22%	6.59%	29.95%	45.54%	8.02%	0.00%	0.00%	0.00%	0.02%	1.03%	0.00%		
	Eligible %	TOTAL	General Government	Fire protection	P.W. Building / Equipment	P.W. Roads	P.W. Sewers	P.W. Waterworks	Recreation	Library	Daycare	By-Law	Transit	Engineering Studies	TOTAL
BALANCE DEC 31, 2016		-260,464.88	15,233.03	-96,003.77	63,754.14	-300,317.93	54,360.50	-18,237.15	-8,028.38	0.00	0.00	1,008.16	6,431.62	21,334.91	-260,464.88
<u>LEVIES COLLECTED</u>															
NEW BY-LAW:															
NON - RESIDENTIAL - city wide charge		3332.07	116.96	518.14	472.49	2,148.85	0.00	0.00	0.00	0.00	0.00	1.67	73.97	0.00	3,332.07
NON - RESIDENTIAL - waterworks		9235.00	276.13	1,224.56	1,116.51	5,079.25	0.00	1,359.39	0.00	0.00	0.00	4.62	174.54	0.00	9,235.00
NON - RESIDENTIAL - fully serviced		\$418,137.72	6,815.64	30,189.54	27,555.28	125,232.25	190,419.92	33,534.65	0.00	0.00	0.00	83.63	4,306.82	0.00	418,137.72
TOTAL		430,704.79	7,208.73	31,932.24	29,144.27	132,460.35	190,419.92	34,894.04	0.00	0.00	0.00	89.91	4,555.33	0.00	430,704.79
INTEREST		-410.00	23.98	-151.12	100.36	-472.73	85.57	-28.71	-12.64	0.00	0.00	1.59	10.12	33.58	-410.00
TOTAL RECEIVED		430,294.79	7,232.71	31,781.12	29,244.63	131,987.62	190,505.49	34,865.33	-12.64	0.00	0.00	91.50	4,565.46	33.58	430,294.79
<u>PROJECTS FINANCED</u>															
Pre Screening Bar System	12%	6,050.50					6,050.50								6,050.50
Snow dump land	12%	1,409.24			1,409.24										1,409.24
Fire Station #1 - Bourget	12%	526.85		526.85											526.85
Rockland Fire Station Expansion	12%	18,712.47		18,712.47											18,712.47
Morris Village Major Park	0%	0.00							0.00						0.00
Hammond Tennis Court	0%	0.00							0.00						0.00
Cube Van - Recreation	0%	0.00							0.00						0.00
Poupart - Project	12%	12,960.80				12,960.80									12,960.80
Master Transportation Study	12%	926.49				926.49									926.49
Storm Sewer Master Plan	12%	1,506.86				1,506.86									1,506.86
Daycare Equipment	0%	0.00								0.00					0.00
St-Joseph Street	12%	72,311.22				72,311.22									72,311.22
<u>Loans and Other</u>															
Complexe debt payment	0%	0.00							0.00						0.00
Clarence-Rockland Arena	0%	0.00							0.00						0.00
Caron debt payment	12%	16,073.07				16,073.07									16,073.07
Library - Books	0%	0.00								0.00					0.00
Total Expenses		130,477.52	0.00	19,239.33	1,409.24	103,778.45	6,050.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	130,477.52
BALANCE DEC 31, 2017		39,352.39	22,465.74	-83,461.98	91,589.53	-272,108.76	238,815.48	16,628.18	-8,041.02	0.00	0.00	1,099.66	10,997.07	21,368.49	39,352.39



RAPPORT N° LOI2018-04-03

Date	04/04/2018
Soumis par	Jean-Luc Jubinville
Objet	Projet de réaménagement – Aréna Jean-Marc Lalonde
# du dossier	A19 JML

1) **NATURE / OBJECTIF :**

L'objectif de ce rapport est de présenter et de faire approuver le plan concept du projet de réaménagement de l'aréna Jean-Marc Lalonde (JML). Une fois le plan concept du projet de réaménagement approuvé par le conseil municipal, les Services communautaires pourront procéder à la conception des plans et devis officiels.

2) **DIRECTIVE/POLITIQUE ANTÉCÉDENTE :**

Lors du processus budgétaire 2018, le conseil municipal a approuvé une somme de 110 000\$ afin de concevoir les plans et devis du projet de réaménagement de l'aréna JML.

3) **RECOMMANDATION DU SERVICE:**

QUE le comité plénier recommande au conseil municipal d'approuver le plan concept de réaménagement de l'aréna Jean-Marc Lalonde tel que présenté dans le rapport LOI2018-04-03; et que

QUE le comité plénier recommande au conseil municipal de mandater les Services communautaires de procéder à la conception des plans et devis pour le projet de réaménagement de l'aréna Jean-Marc Lalonde selon le plan concept du projet de réaménagement présenté dans le rapport LOI2018-04-03, tel que recommandé;

THAT the committee of the whole recommends that municipal council approves the Jean-Marc Lalonde Arena reorganization concept plan as presented in the report LOI2018-04-03; and

THAT the committee of the whole recommends that municipal council mandates the Community Services to proceed with the conception of the plans and specifications for the Jean-Marc Lalonde reorganization project as per the concept plan presented in the report LOI2018-04-03, as recommended;

4) **HISTORIQUE :**

Les faits mentionnés ci-dessous exposent de façon chronologique les étapes ayant menées au présent rapport :

- **Été 2011** – Fin de la construction de l'aréna de Clarence-Rockland
- **Avril 2011** – Fermeture du système de réfrigération de l'aréna Jean-Marc Lalonde
- **Novembre 2012** – Résolution du conseil municipal afin de débiter le processus de vente ou de location de l'aréna Jean-Marc Lalonde
- **Décembre 2014** – Résolution du conseil municipal afin d'arrêter le processus de vente ou de location de l'aréna Jean-Marc Lalonde
- **Janvier 2017** – Embauche d'une tierce partie afin de faire une évaluation de la pertinence de l'aréna JML et du garage des Services communautaires
- **Août 2017** – Présentation de l'étude de la pertinence des édifices aux membres du conseil municipal
- **Novembre 2017** – Le conseil municipal approuve une somme de 110 000\$ afin de procéder à la conception des plans et devis du projet de réaménagement de l'aréna JML
- **Avril 2018** – Les Services communautaires présentent le plan concept du projet de réaménagement de l'aréna JML au conseil municipal afin d'obtenir leur approbation

5) **DISCUSSION :**

Plan concept – Annexe : Un plan concept est annexé à ce rapport afin de permettre aux membres du conseil de visuellement comprendre les impacts des modifications proposées. Les trois plans suivants ont été annexés :

- A01 – Disposition / Utilisation existante
- A02 – Disposition / Utilisation proposée – 1^{er} étage
- A03 – Disposition / Utilisation proposée – 2^e étage

Fondement du plan concept : À l'intérieur du mandat de l'étude sur la pertinence des bâtiments effectuée à l'été 2017, l'administration a demandé à ce que les experts dans le domaine présentent la solution la plus réaliste considérant les réalités de la Cité de Clarence-Rockland (p.ex., besoin de la population, réalités financières, etc.) Les Services communautaires ont pris cette option afin de créer le plan concept retrouvé à l'annexe A. Voici donc en résumer la solution réaliste

proposée par l'étude et représentée dans le plan concept :

Item #1 - Surface glacée - Aréna JML :

<u>ACTION :</u>	- Démantèlement de façon permanente du système de réfrigération
<u>EXPLICATION :</u>	Selon les données recueillies, il n'y a aucun besoin pour une surface de glace supplémentaire pour la Cité de Clarence-Rockland à court ou moyen terme. L'investissement pour remettre en marche le système de réfrigération selon les normes actuelles serait extrêmement élevé.

Item #2 - Surface de béton:

<u>ACTION :</u>	<ul style="list-style-type: none"> - Fournir un environnement propice à tous les sports qui sont présentement pratiqués sur la surface de béton. - Encourager/Maximiser l'utilisation de la surface de béton - Discuter avec le conseil scolaire afin d'en venir à une entente pour l'utilisation de la surface (Possibilité de revenue) - Discuter avec le YM-YWCA afin d'encourager la mise sur pieds de nouveaux programmes sur la surface de béton
<u>EXPLICATION :</u>	La Cité ne possède aucune autre surface multifonctionnelle de grande taille pouvant opérer à l'année à l'intérieur de la Cité de Clarence-Rockland. Il est donc important de garder ce service à la population tout en améliorant la qualité du service offert.

Item #3 - Transfert – Garage des Services communautaires:

<u>ACTION :</u>	<ul style="list-style-type: none"> - Transfert des opérations du garage des Services communautaires à l'aréna JML - Transformation d'une partie de l'aréna JML sous forme de garage et d'entrepôt - Transformation de la cours arrière et d'une partie du stationnement de l'aréna JML en espace clôturée
<u>EXPLICATION :</u>	Ce changement adresse tous les défis actuels et futurs du garage des Services communautaires

Item #4 - Transfert - Centre d'aide:

ACTION :	<ul style="list-style-type: none"> - Transfert des opérations du centre d'aide dans la salle Paul-Guy Lalonde de l'aréna JML - Installation d'un ascenseur de service à la salle Paul-Guy Lalonde afin de rendre la salle accessible - Utilisation d'une partie du stationnement pour les besoins du Centre d'aide - Responsabilité du Centre d'aide d'adapter la salle selon leurs besoins
EXPLICATION :	Adresse tous les défis actuels et futurs du Centre d'aide

Item #5 - Garage transitoire - Travaux publics:

ACTION :	- Adapter l'aréna JML afin de permettre aux travaux publics d'avoir un garage transitoire adapté à leurs besoins
EXPLICATION :	Adresse les défis actuels du garage transitoire des travaux publics

Item #6 - Édifice du 2815 Chamberland :

ACTION :	<ul style="list-style-type: none"> - Procéder à la vente de l'édifice - Relocaliser le Centre d'aide et le garage des Services communautaires à l'aréna JML
EXPLICATION :	Une fois les deux services relocalisés à l'aréna JML, la Cité ne prévoit aucune utilité municipale pour l'édifice du 2815 Chamberland. Les revenus de la vente de cet édifice pourront être appliqués directement aux coûts des travaux d'aménagement.

Approbation du plan concept : L'élaboration des plans et devis pour le projet de réaménagement de l'aréna JML coûtera plusieurs dizaines de milliers de dollars. Plus nombreux seront les changements demandés par la Cité, plus les coûts augmenteront. Avant de procéder à l'élaboration de ces plans et devis, les Services communautaires veulent confirmer que le conseil municipal approuve et supporte le plan concept proposé. Cette approbation du conseil :

- évitera de produire des plans et devis inutiles
- diminuera les coûts de conception
- évitera la perte de temps de la part des employés

Il est donc important que le conseil municipal approuve et supporte le plan concept sans changer d'idées une fois que les plans et devis seront produits.

6) **CONSULTATION :**

Les Services communautaires consulteront tous les organismes touchés par le projet de réaménagement lors du processus d'élaboration des plans et devis.

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

N/A

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

Aucun impact financier direct n'est associé à ce rapport.

Les Services communautaires en collaboration avec le coordonnateur de projet ont évalué les frais de conception des plans et devis du projet de réaménagement de l'aréna JML à environ 110 000\$. Cette somme fût approuvée par le conseil municipal lors du processus budgétaire 2018.

Il est à noter que les Services communautaires reviendront au conseil municipal afin d'octroyer le contrat à la firme d'ingénieur qui sera choisie pour compléter les plans et devis.

9) **IMPLICATIONS LÉGALES :**

N/A

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

N/A

11) **IMPLICATIONS STRATÉGIQUES :**

La recommandation #2 et #3 du plan directeur des loisirs nous indique que :

*« **Recommandation 2 :** Mettre hors service l'aréna Jean Marc Lalonde et identifier des occasions de la transformer en installation récréative intérieure non fondée sur la glace, fournissant des occasions de s'adonner à une gamme d'activités sportives et récréatives.*

***Justification :** Le bâtiment de l'aréna Jean Marc Lalonde (JML) est en bon état physique et pourrait accueillir l'espace requis pour les sports et les activités récréatives. De plus, le bâtiment est situé au centre-ville de Rockland, à proximité des écoles et d'autres infrastructures récréatives. Les*

dimensions de l'ancienne surface de glace sont propices à une transformation en installation de sport intérieure mixte.

Recommandation 3 : *Conclure un partenariat avec les conseils scolaires locaux afin de partager le coût de la transformation de l'aréna Jean Marc Lalonde en installation récréative intérieure non fondée sur la glace.*

Justification : *Les conseils scolaires locaux ont pris contact avec la Cité en indiquant qu'ils avaient besoin de gymnases supplémentaires pour les cours d'éducation physique, dans le contexte du nombre croissant d'inscriptions. L'aréna Jean Marc Lalonde est situé à proximité de quatre écoles locales, et est donc en bonne position pour servir de gymnase supplémentaire pour les conseils scolaires. »*

Ceci dit, le plan concept proposé dans le présent rapport respecte le plan directeur des parcs et loisirs.

12) **DOCUMENTS D'APPUI:**

- Plan concept pour le projet de réaménagement de l'aréna JML
- Étude sur la pertinence des édifices



SUITABILITY ASSESSMENT REPORT

**JEAN-MARC LALONDE ARENA
RECREATION GARAGE/ROCKLAND HELP CENTRE**

RELEASE 17-01 (WINTER/SPRING 2017)

Prepared for:

COMMUNITY SERVICES DEPARTMENT
CITY OF CLARENCE-ROCKLAND

Prepared by:

PIERRE JOLICOEUR AND JAMES BARRETT

June 14, 2017

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Overview

Background

The City of Clarence-Rockland has exhibited a leading edge practice through the adoption of an asset management policy. This policy reflects the municipality's commitment toward the preservation of city assets while ensuring the effective and efficient deployment of city resources. The City's Community Services Department has pursued a similar progressive stance in response to its mandate to the parks and buildings inventory.

In 2014, a preliminary asset management plan for the entire parks and buildings inventory was commissioned. This condition review and subsequent capital renewal forecast has been integrated within the City's long-term capital forecast. In 2016, the Department received the final Parks and Recreation Master Plan which sets out the priorities for the provision of parks and recreation services in the City to the year 2031. These studies serve as a solid foundation for decision-making related to the acquisition, remediation or disposition of park and building assets.

The Community Services Department wishes to further its asset management approach and has indicated a requirement to confirm the vocation and future plans of several municipal buildings and has commissioned this asset rationalization exercise in order to complete this analysis. This final report outlines the rationale and process used and, more importantly, the outcomes of this assignment.

Details of the Assignment

The primary intent of the assignment was to complete a suitability assessment review of the Jean-Marc Lalonde Arena and the Recreation Garage in order to establish the overall suitability of these buildings to meet currently defined program and service delivery needs of the resident clientele.

The suitability assessment review necessitated a confirmation of each building's baseline data as well as interviews with the primary occupants and users to best understand the programs and activities delivered from each site. A compatibility analysis was then performed in order to compare all operating conditions in relation to the defined service delivery requirements. A commentary on the degree of convergence with identified service requirements was to be tendered, complete with cost estimates for building retrofits and operating costs where applicable.

Asset Rationalization

The Suitability Assessment Review (SAR) process developed for this assignment was specifically tailored in response to the requirements of the City of Clarence-Rockland. The SAR is considered to be a method of "asset rationalization". The overall intent of an asset rationalization effort is to;

- i) Review building condition information;
- ii) Consider functional reviews in order to confirm the long-term support role of each building in relation to core programming and;

- iii) Achieve a financially sustainable building and asset inventory.

Asset rationalization is a key element of a comprehensive asset management strategy.

The Community Services Department exemplifies innovative thinking by pursuing an asset rationalization exercise for these buildings. Municipal buildings are considered to be unique since they were designed and built to meet a specific service or program need. However, the program that initially confirmed the need for the building may have evolved or ceased entirely. Confirming the vocation or mission intent of the building asset is critical in setting the level of investment in maintenance, repair and life cycle renewal of the City's building inventory. It is essential that the City maximize the use of City-owned assets wherever possible and consider disposition should the program need remain unsubstantiated.

Suitability Assessment Review Process

In considering individual facilities within any real property portfolio, it is relevant to establish the overall suitability of candidate facilities to address the program and service delivery needs of the resident clientele. This concept is often reinforced by a corporate mandate which requires that "real property shall exist in support of 'core' program".

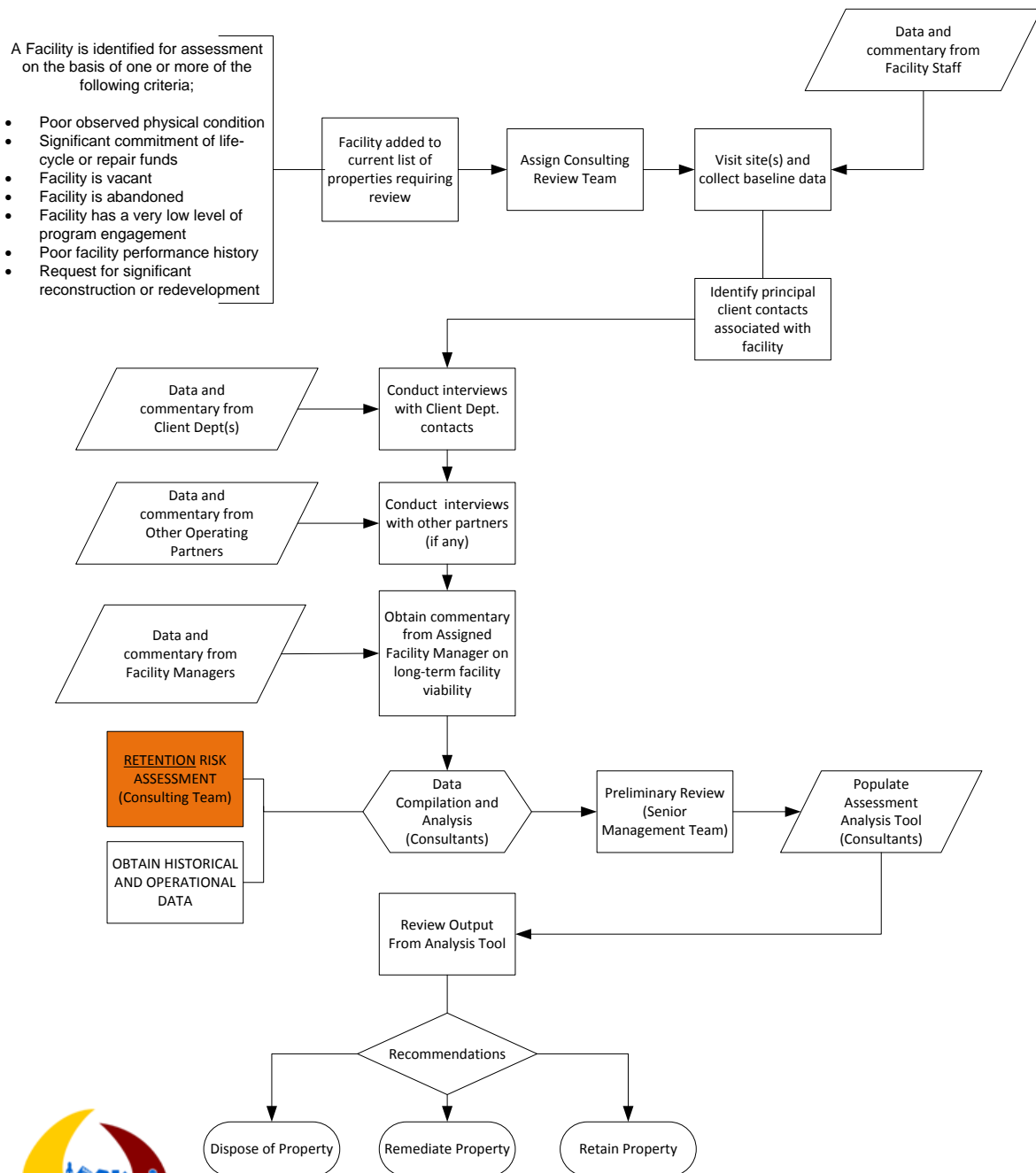
It is recognized, however, that there is a need to *proactively* engage in a continuing process of portfolio review and to *periodically assess the relative suitability of the real property holdings which are contained within the corporate inventory*.

By definition, a "suitable" facility is one which is in reasonable physical condition, which is well utilized and which is appropriately designed and equipped to support the programs or services mandated for delivery at that location. Any decision to remediate, abandon, demolish or dispose of a facility must, therefore, be predicated by an evaluation of that facility from the perspective of four key issues, specifically;

- Facility condition and sustainability.
- Net facility operating, maintenance and repair costs.
- Program to facility compatibility.
- Level of facility utilization (level of program engagement).

In support of this proactive and critical need for periodic review of the real property portfolio, the consultants have previously developed a standardized "Facility Profile and Suitability Assessment" process. This can be applied to select elements of the Corporate portfolio and can be used to determine whether a specific facility requires a more extensive asset rationalization effort or if there is an immediate and obvious rationale supporting the decision to retain or release (dispose of) the facility.

In addition, whenever a client group or a property manager identify a facility as a candidate for disposal, demolition or significant remediation, that facility is then subject to a Facility Profile and Suitability Assessment. Those conducting the facility profile exercise typically issue a periodic Suitability Assessment Report (SAR) summarizing the outcome of the suitability assessment process and recommending specific retention, disposal or rationalization action for each facility referenced therein.

SAR Process Steps**Suitability Assessment Review Process**City of Clarence
Rockland

30/03/2017

JTB/PWJ

It is presumed that at the conclusion of this process, the Suitability Assessment Report and the observations and recommendations contained therein will be subject to discussion and review at the Branch level prior to the transmission of any specific recommendations to the level of Corporate SMT, Council or Committee.

Risk Assessment for Facility Assets Undergoing Suitability Assessment Review

A key element in the Suitability Assessment Review process involves a “sub-process” of risk assessment, more specifically calculating the relative “risk index” arising from the deferral of any action relating to the specific facility under review.

In brief, the risk index considers the potential likelihood and impact of any decision NOT to move forward with any change (remediation, disposal, demolition, modification or re-purposing) to the facility and to maintain the “status quo” conditions of design, useage, and affordability as determined during the SAR process.

Risk is defined as the combination of the probability of an ‘event’ and its consequences. For organizations, risk is an expression of the likelihood and impact of an uncertain future event with the potential to influence the achievement of an organization’s objectives. The IAEA (2003) definition further states that risk is;

“...the possibility that an event, activity or action will affect the ability of an organization to execute its tactical and strategic plans and achieves its objectives.”

Risk (Deferral Risk Assessment): Deferral risk assessment is a mechanism that assists in considering the potential for risk in the event that a specific facility continues to operate in a “status quo” (unchanged) manner for a defined period, usually a future 12 to 24 months or longer.

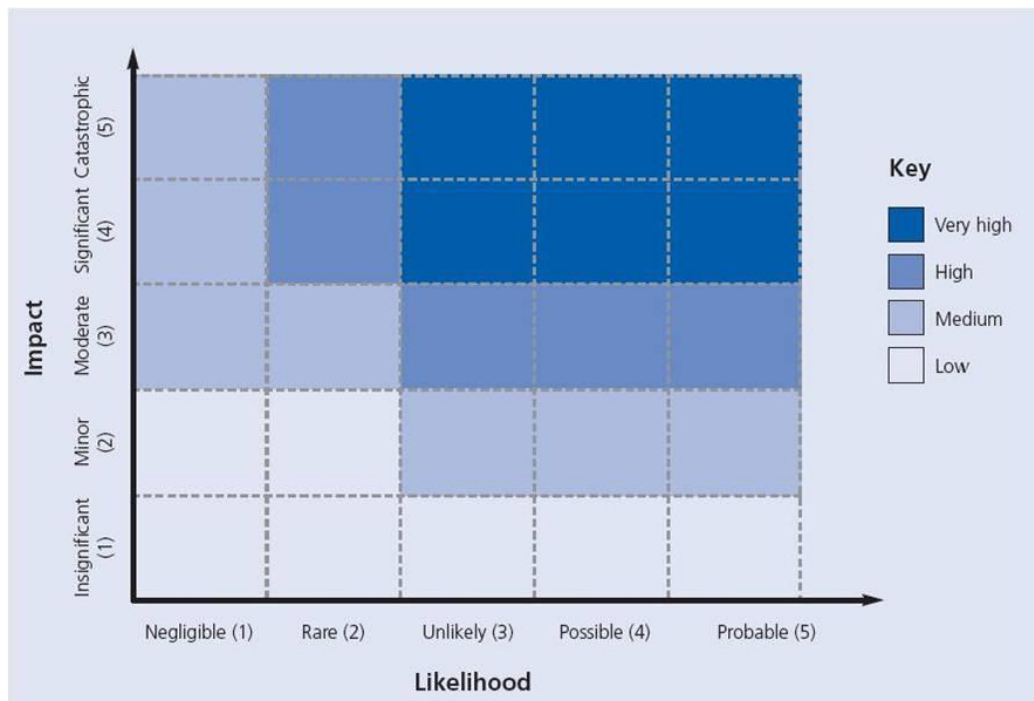
Each facility undergoing a suitability assessment review (SAR) can be evaluated on the basis of the likelihood and impact of specific risks should any proposed action with respect to any future disposition of the facility *be subject to deferral*. The risk matrices contained within the Deferral Risk Assessment table generate an overall Risk Index for each facility. The resulting Risk Indices can be used to prioritize budget and work plans when funding is limited or they can be used to determine the service delivery impact to clients and taxpayers.

Risk (Categories of Risk): The five risk categories included in a typical Deferral Risk Assessment are described and defined as follows;

1. Property and Asset Damage: An evaluation of the risk of deferring any action regarding the facility in terms of significant damage to the associated property or asset. The rating is based on the likelihood that the property or asset may be damaged as a consequence of deferral and an assessment of the impact on the property or the asset should the deferral of any action (related to the specific facility in question) result in property damage.
2. Reduced Occupant Safety: An evaluation of the risk of deferring any action regarding the facility in terms of a reduction to the general safety of occupants and clients making use

of the property or asset. The rating is based on the likelihood that occupant safety will be reduced as a consequence of deferral and an assessment of the degree of threat to occupant safety, which is presented by deferring any action (related to the specific facility in question).

3. Interruption to Programs or Services: An evaluation of the risk of deferring any action regarding the facility in terms of the potential to interrupt programs or services originating within the property or the asset. The rating is based on the likelihood that programs or services will be interrupted as a consequence of deferral and an assessment of the degree and duration of any interruption, which could occur (as a consequence of deferring any action related to the specific facility in question).
4. Reduced Affordability: An evaluation of the risk of deferring any action regarding the facility in terms of the operating, revenue and capital budgets associated with the property or asset. The rating is based on the likelihood that current or future affordability will be reduced as a consequence of deferral and an assessment of the degree to which operating, revenue and capital budget tolerances could be exceeded by deferring any action (related to the specific facility in question).
5. Damage to Reputation: An evaluation of the risk of deferring any action regarding the facility in terms of damage to the reputation of the City, Elected Officials, Management and Staff. The rating is based on the likelihood that public confidence will be reduced, professional reputation damaged or that media criticism will be generated as a consequence of deferral. The evaluation will also consider the severity and duration of any reputational damage which might occur as a consequence of deferring any action (related to the specific facility in question).



5 x 5 Risk Assessment Matrix

Suitability Assessment Review Jean-Marc Lalonde Arena

The Jean-Marc Lalonde Arena is the subject of a Suitability Assessment Review on the basis that the facility no longer fulfills its original mandate and has been partially de-commissioned for the last 7 years.

Design Considerations

The Jean-Marc Lalonde Arena was built in 1972 and is an example of the functional design approach for a single pad community arena that was in vogue at that time. There are many examples in Eastern Ontario of community arenas that housed a single ice surface, multiple dressing rooms, a canteen and community hall under a single structure. As the recreation hub of the Rockland community, the Jean-Marc Lalonde Arena offered ice-based activities such as hockey, figure skating and broomball, to name a few, for approximately seven (7) months of the year. During the summer months, the concrete slab supported floor-based activities such as lacrosse, ball hockey, summer day camps and community events.

The Jean-Marc Lalonde Arena includes the upper level Paul-Guy Lalonde community hall that offered valuable ancillary space in support of arena programming, special events and tournaments. The Paul-Guy Lalonde community hall was also used exclusively from the arena portion to host weddings, meetings, fundraising and special events associated with the sportsfields located immediately adjacent to the facility. The community hall has a seating capacity of 275 persons and is licenced for alcohol consumption under the terms of a special occasion permit.

The Jean-Marc Lalonde Arena has public washrooms located on the main floor, but they do not have a separate and direct access to the outside. The front entrance area of the arena must be opened if the facility public washrooms are to be made available for external activities. Storage space is limited on the premises for arena purposes. Since the partial de-commissioning of the arena, some of the dressing rooms and community office space have been re-assigned for storage purposes.

From a contemporary design perspective, the Jean-Marc Lalonde Arena is deficient in many of the attributes associated with a modern indoor ice facility. To summarize:

- Newer facilities will encompass minimally a twin-pad arrangement in order to minimize staff and equipment resources.
- The number and size of dressing rooms need to reflect current amenities (# of shower stalls, video display, etc.), and for women in sport and special needs programming.
- A slab refrigeration system that allows an 11 month ice operation and underfloor heating system to prevent frost build-up.

- Accessibility features that satisfy the spirit of the “Ontarians with Disabilities Act” (AODA), notably an elevator to the second floor community Paul-Guy Lalonde community hall, wider circulation paths, an accessible seating area in the spectator stands upgraded washrooms and power-assisted devices throughout the facility.
- Contemporary facilities will highlight energy conservation through the use of modern lighting systems, desiccant dehumidifiers, upgraded building insulation, natural gas or ground source heating, sequenced refrigeration compressors and control systems, energy management monitoring and control systems, water consumption limiters, heat reclaim devices and upgraded glazing. The Jean-Marc Lalonde Arena is 45 years old and has limited energy conservation features.

Utilization Considerations

The initial primary vocation of the Jean-Marc Lalonde Arena was to serve as a single pad artificial ice indoor arena and community hall for the duration of its estimated service life of 60 years. Since 2010, the arena has been partially de-commissioned with only the concrete floor slab and dressing rooms available. The upper community Paul-Guy Lalonde community hall has also remained available for bookings.

Ice Operations

The cessation of ice operations from a utilization perspective is due mainly to the launch of the twin-pad Clarence-Rockland Arena Complex in 2012. The availability of approximately 6000 new prime time hours as well as the on-going operation of the Clarence Creek Arena has more than satisfied the expressed prime time ice requirements of the City. With a population of approximately 24,500 residents, the City of Clarence-Rockland has three ice pads, resulting in a ratio of 1 ice pad per 8,170 residents as compared to an average of 1 major skating arena per 20,000 residents using a national comparison chart. The 2015 City of Clarence-Rockland Parks and Recreation Master Plan concluded that the current availability of ice time was within the range of communities of comparable size and with similar tax-based characteristics.

The Clarence-Rockland Arena Complex has the operational capacity to provide artificial ice for eleven to twelve months of the year in addition to offering amenity spaces that are more closely aligned with the expectations of the users. The size and finish detail of the dressing rooms and public spaces, coupled with the comfort and allure of the program spaces, entice users to this facility. The Jean-Marc Lalonde Arena is ill-equipped to offer a similar ice use experience, especially if an equivalent fee structure is applied.

The Clarence-Rockland Arena Complex is located within a reasonable distance of the service quadrant covered by the Jean-Marc Lalonde Arena and, as such, does not represent a drop in the community service standard. The Clarence-Rockland Arena Complex fulfills the City’s mandate to deliver ice-based activities throughout the geographical boundaries of the City.

It would appear that the City has sufficient ice time capacity and availability in the short and mid-term. The Clarence-Rockland Arena Complex has revealed more prime time ice availability in the last few years as a result of less demand from outlining municipalities. In particular, the addition of a 4-pad arena complex to replace the City of Ottawa's former JB Potvin Arena has had a profound impact on filling ice time demands in the eastern section of that city. Table 1 below is a comparison of the percentages of prime time used and not used during the 2016-2017 ice season at the Clarence-Rockland Complex and the Clarence Creek Arena.

FACILITY	RINK	USED/NOT USED	SEPT	OCT	NOV	DEC	JAN	FEB	MAR
CLARENCE ROCKLAND COMPLEX	NO. 1	USED	73%	74%	80%	N/A	76%	78%	48%
CLARENCE ROCKLAND COMPLEX	NO. 1	NOT USED	27%	26%	20%	N/A	24%	22%	52%
CLARENCE ROCKLAND COMPLEX	NO. 2	USED	71%	69%	77%	N/A	75%	74%	62%
CLARENCE ROCKLAND COMPLEX	NO.2	NOT USED	29%	31%	23%	N/A	25%	26%	38%
CLARENCE CREEK ARENA		USED	63%	63%	77%	N/A	74%	76%	44%
CLARENCE CREEK ARENA		NOT USED	37%	37%	23%	N/A	26%	24%	56%

Table 1

There will be a continuing need for the Community Services Department to monitor ice time use and demand over an extended period so as to best gauge the impact of growth and demographics, rate structures and recreation activity trends on arena use.

Arena Floor Operations

Under a partial de-commissioning plan, the Jean-Marc Lalonde Arena has principally made the concrete floor slab available for use. If we assume that the floor is available from 9:00 am to 9:00 pm each day and the floor area is closed two (2) weeks for annual maintenance, the total number of hours of floor time available is 4,200 hours (12 hours/day x 7 days x 50 weeks). General statistics concerning the use of the floor show a total yearly use of approximately 1123 hours or 27% of the total available hours.

The arena floor is used primarily for the following activities:

- Air Cadets – marching and parade drills. This activity is the most scheduled activity on the arena floor, representing 34 % of the hours used (380 hours)
- School Board – a reciprocal agreement exists between the City and the School Board and the nearby high school uses the arena floor approximately three times a week or 32 % of the total hours used (roughly 360 hours)

- Roller Derby, ball hockey and lacrosse - the arena is the home base for the Capital City Derby Dolls but has no other significant competitive team for lacrosse or ball hockey based here. These activities represent 23 % of the total hours used (262 hours)
- The remaining 121 hours used (11 %) are for a host of different activities including birthday parties, lobster dinner, community meeting and minor special events.

There are a multitude of alternate uses for indoor arenas that no longer fulfill their primary mandate. They include;

Arena Football	Baseball/Softball	Flag Football
Golf Instruction	Mini-Golf	Rugby
Track And Field	Volleyball	Daycare
Gymnastics	In-Line/Roller Hockey	Roller Derby
Archery	Dog & Cat Shows	Field Hockey
Fitness Training	Lacrosse	Lawnbowling/Bocce
Roller Skating	School Phys-Ed	Ultimate Frisbee
Walking Club	Cricket	Tennis/Badminton
Indoor Soccer	Banquets/Breakfasts	Coaching Clinics
Pool Tournaments	Folk Fest Pavilions	Prayer Service
Seminars/Conventions	Weddings	Fall Fairs
Trade Shows	Cadet Parade Training	Farmer's Market
Flea Market	Rodeo	Emergency Centre

The authors of the City of Clarence-Rockland Parks and Recreation Master Plan solicited suggestions from the community as to what activities could be offered if the arena was re-purposed. A curling rink, indoor skate park, indoor tennis and squash courts and indoor soccer were proffered by the community. The Master Plan did not identify a shortcoming or a current tangible need to pursue these suggestions, apart from a domed full-size soccer field, beyond the year 2022.

The Community Services Department currently does not deliver recreation programs directly to the residents. Its core-mandated aquatics, fitness and general recreation activities are either delivered by an external agency or through a community association. The Community Services Department acts principally as a program facilitator by providing the facilities and assuming most of the direct operating costs. Other forms of subsidy are applied to ensure a consistent level of service throughout the municipality.

Under this current arrangement, the Community Services Department has limited resources to assume the responsibility for direct recreation programming of the Jean-Marc Lalonde Arena under a re-purpose option that is over and above the current partial de-commissioning plan. In essence, the Department is ill-resourced to directly launch floor-based activities such as indoor

soccer training and competition even if such initiatives may lead to outside groups assuming programming responsibility in the long term.

It should be noted that the Jean-Marc Lalonde Arena was partially de-commissioned in 2010 and no significant change to the utilization pattern of the arena floor has been realized since then. There appears to be no expressed public outcry for an expanded activity roster at the arena whether in the form of complaints logged in a public registry or presentations to City Council. It would appear that changes to the complement of activities and growth in floor time use can only be achieved through a re-modelling of the Community Services Department's fulfillment of its mission by assuming a more ample role in recreation programming.

Community Hall Operations

The Paul-Guy Lalonde community hall has experienced a drop in use as a result of new private hall facilities in the local marketplace. These new facilities provide upgraded ancillary spaces and a full slate of services that are either unavailable or of limited status at the Paul-Guy Lalonde community hall. The drop in use may also be attributed to a general reluctance on the part of hall rental groups to assume the liabilities involved in hosting an event where alcohol is consumed.

Although the Parks and Recreation Master Plan calls for investments to increase maintenance levels at local community halls in order to improve their appeal for bookings, the report does emphasize that *no planning efforts should be undertaken to provide additional community hall space*.

The regular users of the Paul-Guy Lalonde community hall are Weight Watchers and the Air Cadets. If we assume that the hall is available for use twelve (12) hours per day, seven (7) days per week and fifty (50) weeks per year, the total amount of available hours is 4,200. The 2016 statistics indicate that the hall was booked for close to 800 hours, representing a use rate of 19%. There are few large parties and events hosted in this facility such as the "lobster dinner". The other uses are small parties, sleep-overs, meetings, staff recognition and training events.

The Paul-Guy Lalonde community hall space requires substantive enhancements in finishes, equipment and furniture if it is to lure more paying customers. There is no elevator service to the second floor location of the hall which compounds the difficulty in serving persons with special needs and in moving supplies to and from the hall. The Community Services Department will have to assume a greater recreation programming role for the hall to see a rise in overall use.

Affordability Considerations

In light of the fact that the Jean-Marc Lalonde Arena does not operate currently as an indoor artificial ice arena, the cost impact on the department's operating budget is muted. The facility represents 8 % of the department's overall net budget. The labour and energy costs would be

significantly higher as an ice arena operation and would incur a much greater net cost despite the potential revenues from ice bookings.

The 2016 year-end actuals for the Jean-Marc Lalonde Arena reveal a net deficit of \$101,500 which is marginally lower than the average deficit of \$113,000 over the previous budget years. The budget for utilities represents 51% of the facility's budget while staffing is 25% of the total expenditures. Supplies and contracts make up the remainder of the expenses. The revenues are listed at \$10,000 for hall rentals and \$15,000 for floor bookings. The 2017 operating budget has set a deficit of \$132,000.

It should be noted that the Community Services Department is currently unable to segregate the full-time labour costs invested at its buildings. The net cost of the Jean-Marc Lalonde Arena would be slightly higher than listed if the internal full-time labour hours expended at this building were captured in the budget. All part-time hours appear to be properly charged to the budget. The hydro and heating costs reflect the Department's efforts to provide limited environmental conditions during occupied periods. Similarly, the budget reflects a limited annual expenditure for building maintenance and repair due to the partial de-commissioning scenario.

From a capital cost perspective, the 2014 Preliminary Asset Management Plan for Parks and Buildings identifies a total capital expenditure forecast of \$1.2M to the year 2020 for the life cycle renewal of building equipment and components. Any and all proposed use modifications to the facility will entail betterments, renovations and upgrades to the current building, which are not reflected at this time.

The revenue stream is limited based on the current rate structure and cost subsidization. The hourly cost to rent the arena floor is \$50 per hour based on a contracted user. The cost to deliver one hour of floor time is estimated at \$120, based on the use of part-time staff (who are assigned a minimum three (3) hour shift), energy and overhead. Certain groups are provided the use of the facility at no cost. There appears to be no imminent use of the facility that will generate a noticeable rise in revenues.

Should the Community Services Department be required to maintain status quo, it is recommended that a fully-executed rental agreement be drafted to clarify the privileges and obligations to be assumed by all parties. Furthermore, the Department should reflect the cost of subsidizing the use of the Jean-Marc Lalonde Arena (*and, for that matter, all recreational facilities under its mandate*) within the operating budget in the form of a service-in-kind factor, recognizing that certain activities offered at the facility are not considered to be "core-mandated" programs of the Community Services Department.

Suitability Assessment Review Recreation Garage / Rockland Help Centre

The Recreation Garage and Rockland Help Centre facility is the subject of a Suitability Assessment Review due to a shortage of space and difficulties with service delivery experienced by the building occupants.

Design Considerations

The Recreation Garage / Rockland Help Centre is a two storey building with an integral twin (high) bay garage having a gross building area of 4500 sf and sitting on a land parcel of approximately .79 acres. A secured outdoor area is located immediately adjacent to the building and has a fabric-covered storage dome, a smaller metal roof shed, vehicle fueling system and reservoirs and a gravel open area that accommodates trailers and park furniture. The building was constructed in 1989 and is considered to be in fair to good condition.

Although the building was originally built to support the hydro utility's administrative and technical support, it has supported several different programs after it was sold to the City and began operations in 2005. Approximately 1900 sf of the building as well as the fenced outdoor storage area are allocated to the Community Services Department's Operations Unit. The remaining 2600 sf of space over two floors is currently used by the Rockland Thrift Store and Help Centre.

Operations Unit

The Community Services Operations Unit employs seven (7) permanent employees with a minimum four (4) staff working regularly out of this site. The other three (3) staff members work a rotating shift in support of the Clarence Creek Arena. During the summer season, an additional three (3) part-time employees are hired for horticulture, waste handling and various maintenance and repair assignments.

The Operations Unit, in addition to its ice maintenance functions, is responsible for inspecting the buildings and parks and completing a host of repairs and maintenance chores throughout the entire City. The Unit has been assigned three (3) trucks, a cube van and service van with an additional vehicle assigned for the summer season. Several tractors and other specialized machinery are used as well.

The Recreation Garage exhibits the following deficiencies and challenges in meeting the needs of the Operations Unit:

- There is no separate lunch and employee area, with staff allocated the bare minimum space inside the vehicle bay. This shortcoming may be considered not in keeping with current health and safety standards.
- The shower facility is inaccessible due to excessive interior material storage requirements.
- No private and segregated area has been provided for staff lockers and a change room.
- There is no dedicated administration area with adequate environmental conditions to perform computer-based transactions and maintain secured storage for documents and files.

- There is a shortfall in secure interior storage for a wide assortment of building and park materials and supplies.
- There is limited space in the interior bays to house the vehicles and tools.
- On-site parking capacity is problematic due to the Help Centre.
- There is limited workshop space to perform a wide assortment of repairs using power tools and bench work. There are inadequate environmental conditions in existence to support a workshop function.

Rockland Help Centre

The Rockland Help Centre consists of two (2) separate, yet related, services:

1. The Rockland Food Bank
2. The Rockland Thrift Store

The *Rockland Food Bank* is funded in part by the local United Way and is supported by more than eighty (80) volunteers. It serves over 215 families from this location, with 45-55 clients visiting the Food Bank each week. According to current policy, clients are permitted to seek food aid once every month and records are maintained at the facility to ensure that those with validated needs are supported by the Food Bank. In addition to an annual food and fund drive, the Food Bank has food collection boxes at local food retailers and businesses and has purchased a small van to collect and transport the goods to the facility.

The current facility stocks all food types, including non-perishable, low-hazard perishable, potentially hazardous and high risk food items. It is equipped with three large upright freezers and four refrigerators/coolers. There is a large counter to allow volunteers to sort collected goods and extensive shelving to catalogue the items. The current configuration appears to satisfy the model guideline for food safety in food banks issued by Health Canada.

The Food Bank is open one day per week and the clients are asked to visit the location at a specified time due to the limited size of the parking lot, public waiting area and the limited amount of circulation space within the food storage areas. Once the client has identified the food items he/she wants, the volunteer goes around the storage areas and appliances preparing the food hamper. The facility has separate washroom facilities for the public and the volunteers as well as adequate handwashing stations. The small office allows for the collection and filing of user information. The waste disposal bins provided by the City are adequate for disposing of food waste, provided that a regular pick-up schedule is in effect.

The Rockland Food Bank experiences some difficulties in fulfilling its mandate from this location, notably:

- The public greeting area is small and there is a need to have a second closed office in order to have confidential conversations with clients.
- On-site parking is at a premium and volunteers must park across the street. There is a concern that, due to the senior age of the volunteers, walking to the Food Bank in the winter may impact their volunteer roster.
- Arrangements have had to be made to secure the collection van in an enclosed facility elsewhere.
- The receiving area for the delivery of the food items is small, with limited door width and access.
- There is no storage capacity to handle a large volume of food coming in at once.
- The food sorting area is small and interferes with other activities performed on site such as re-packaging and labelling.
- Limited circulation space in the sorting and food aisles thereby limits the amount of work that can be performed by the number of volunteers on a given shift.
- Public access spaces do not conform to current accessibility guidelines.

The *Rockland Thrift Store* is also supported by a dedicated team of community volunteers who help to sort donated clothing and household items and placing them on racks and shelving, ready for public sale. The store is located on the second floor of the building and is open three days per week (Thursdays 1-8 pm; Fridays 1-4 pm and Saturdays 10 am -1 pm).

The majority of the goods sold in the Thrift Store are clothing, toys and small household and decorating items. Appliances and furniture are not typically sold due to the limited display and storage space available. There are two donation collection cabins located in the parking lot. The volunteers start the general sorting of donated items inside one of the two cabins and then carry the bags up the side steps to the upper floor. The final sorting and display work is performed on the second floor.

The building is heated and cooled and therefore, able to provide adequate environmental conditions suitable for this type of service. The Thrift Store has several other storage units located near the side stairs which allow seasonal items to be rotated (i.e. winter clothing versus spring outerwear). The other storage unit houses the clothing and household items that are no longer required which are collected regularly by the Ontario Cerebral Palsy Association.

The current building does present challenges to the Rockland Thrift Store in the following ways:

- The limited on-site parking area may detract the public from visiting the Thrift Store and is challenging to volunteers who must find an alternate parking space nearby.
- The primary entrance to the Thrift Store is at the side of the building and the layout of the stairs and small landing are difficult to maintain in the winter and are cause for concern.

- The second floor location of the Thrift Store presents a host of difficulties in moving articles and providing access to the public. There are no accessibility features to meet current guidelines and to provide service to those who have limited mobility.
- There is no dedicated administration space to house a computer, telephone and secured cash area.
- There is very limited capacity to display the items and to host themed exhibits such as Christmas and Halloween sales.
- There is no interior drop-off feature at the building. It is necessary to gather the items at an outside storage facility and then move them to the upper sorting area.
- There is limited private space for the volunteers to store their personal belongings and to have lunch.
- There is no on-site laundry capability in the event that the Thrift Store wishes to treat the donated items instead of relying on the volunteers.

The joint use of the building by the Food Bank and Thrift Store ensures a complete service package for clients in need. Not only can they obtain emergency food support but they can also be issued with a voucher to acquire clothing items. The entire proceeds of sale from the Thrift Store are used to support the Food Bank. There is on-going merit in achieving a joint tenancy of this nature for any and all property solutions afforded to the Rockland Help Centre.

Utilization Considerations

As noted earlier, the Recreation Garage and Rockland Help Centre has limited hours of public use. The Rockland Food Bank is open on Thursdays from 11 am to 4 pm, with clients given a specific appointment time to collect their food hamper. The Rockland Thrift Store is open for business on Thursdays from 1 pm to 8 pm; Fridays from 1 pm to 4 pm and Saturdays from 10 am to 1 pm. In essence, the building is open to the public for a total of eighteen (18) hours per week. The Recreation Garage is not a public area and therefore is not open for public use.

Unlike a typical Salvation Army Thrift Store whose size, location, diverse product line and use of paid staff warrant extended business hours, the Rockland Thrift Store is entirely manned by volunteers. The demand on volunteers must be carefully managed especially in light of the amount of volunteer hours needed outside business hours to retrieve, sort, prepare and display donated clothing and household items. A similar arrangement affects the Rockland Food Bank. Volunteers expend considerably more time collecting, transporting, sorting, re-packaging and storing food items as compared to the hours open to the public.

The Operations Unit uses the Recreation Garage as its home base and storage facility. Staff members are given their daily assignments after which time they travel to their work destinations throughout the City. It is used extensively at the beginning and the end of each work shift and is also used for lunch and approved breaks. During a typical work week, the Recreation Garage is normally used during the day and equipment is stored inside the garage for the evening and weekends. There may be requirements to gain entry to the building and exterior grounds for special events and emergencies.

Based on current patterns of deployment, it is not anticipated that the Recreation Garage and Rockland Help Centre will see a rise in public use in the foreseeable future. The building and site function principally as a warehouse whereby goods (clothing and food), staff and equipment are moved in and out on a regular basis.

Affordability Considerations

Notwithstanding the fact that the services of the Rockland Help Centre are provided to the community at an exceptional rate considering the extensive use of volunteers, the issue of affordability within this Suitability Assessment Review relates to the costs associated with the property. The annual operating costs of the Recreation Garage and Rockland Help Centre are roughly \$35,000 per annum, as categorized as follows:

- | | |
|--------------------------|----------|
| • Utilities | \$19,000 |
| • Maintenance & supplies | \$ 7,000 |
| • Repairs & contracts | \$9,000 |

The facility operating budget represents 2% of the Community Services Department's overall budget. There are no revenues or recoveries associated with the use of this city building by the Rockland Help Centre.

It would be prudent for the City to formalize a lease agreement with the organization that oversees the Rockland Help Centre so as to confirm the obligations and rights assigned to each respective party. As part of its annual financial report, it is suggested that the City list the value of the facility costs and services-in-kind afforded to this service.

The Recreation Garage and Rockland Help Centre building is in good condition. The 2014 Preliminary Asset Management Plan estimated the 20-year life cycle renewal contribution to be \$65,000. The contemporary replacement value of a structure of this type is estimated at \$1,582,000 in 2017 dollars. An opinion of the sale value of this commercial/industrial property was tendered in 2015 and was set at \$650,000.

Suitability Options Jean-Marc Lalonde Arena

In essence, there are five (5) options that can be identified in relation to the future of the Jean-Marc Lalonde Arena. They are:

Option 1	Revert to the original mandate
Option 2	Reduce scale
Option 3	Re-purpose
Option 4	Decommission (Full or Partial)
Option 5	Demolition

Option 1 – Revert to original mandate

This option calls for the Jean-Marc Lalonde Arena to be put back into service as an indoor ice arena. In light of the fact that a building property exists solely in support of a program or service, this option is not considered to be a prudent one, since there is no program justification for adding prime time ice to the current allotment. Furthermore, the Community Services Department will have to incur a significant net increase to its operating budget of approximately \$80,000 and a capital contribution of approximately \$1.2 million to meet its life cycle renewal needs.

Option 2 – Reduce scale

This option entails a reduction in the scope of assets that remain functional. For example, a larger facility may elect to close one of two ice pads or cease to operate other components of a multi-facility complex. This option is difficult to apply to the Jean-Marc Lalonde Arena since it is a single pad arena with limited ancillary components. It would be difficult to segregate the other assets to achieve a reasonable cost saving.

Option 3 – Re-purpose

As an asset on City land, re-purposing the Jean-Marc Lalonde Arena may offer an opportunity to meet an existing community need while concurrently maintaining activity in the neighbouring community. Applying this option will have the following implications;

- Likely to require significant capital investment.
- May provide an opportunity to meet an existing community or City need.
- May provide a potential to create synergies with other surrounding community infrastructure.
- Would likely have difficulty delivering a viable and sustainable business model.

The Parks and Recreation Master Plan recommends that the Jean-Marc Lalonde Arena be re-purposed into an indoor non-ice based recreation facility that provides opportunities for a range of sport and recreation activities. It can be argued that the facility is partially meeting that objective by supporting ball hockey and lacrosse as well as unique activities such as roller derby and parade marching.

Indoor Turf Facility

The facility may have limited potential to house an indoor turf space. This facility re-purpose plan would entail the interior renovation of the arena space to create one large single soccer field that can be divided into two intermediate size or four small fields via drop nets. This re-purpose would accommodate soccer/football/ultimate Frisbee/baseball-softball training/golf instruction. It would require that concrete-floor based activities be accommodated elsewhere, an unlikely prospect. The alternative would be to host indoor soccer and similar field activities on the arena concrete floor.

The upper Paul-Guy Lalonde community hall would be upgraded to better accommodate group events and multi-purpose programming. All general support spaces at the front of the building would remain and undergo a refresh.

The fundamental challenge with this re-purpose plan is the level of capital investment needed to meet both the immediate life cycle renewal requirements and the upgrades needed to meet current programming features and certain building code standards.

The other significant challenge is the current height of the exposed steel structure inside the arena. Although the interior area of the arena could be configured to accommodate a field dimension of 80' X 180', the current height of 19 feet is well below the 31 foot threshold to support most indoor sports activities. A compromised quality of play and a potential rise in ceiling and lighting system damage would likely occur.

Relocation of Recreation Garage

Another re-purposing opportunity involves the relocation of the Recreation Garage and Rockland Help Centre to this site. The facility would undergo renovations to partition the arena floor to create interior garage and storage bays as well as suitable workshop facilities. A significant portion of the interior concrete bleachers would be removed and re-configured as well as the Zamboni and ice plant rooms to provide this support workspace. Space would also be assigned for the sidewalk plows and grass mowers (after a seasonal transfer) operated by the Public Works Department. Other pieces of equipment, storage units and parks furniture and supplies would be stored outside in a fenced lot compound complete with the fuel dispensing system possibly recovered from the site of the Recreation Garage.

The intent of this re-purpose would be to enhance as much as possible the workspaces assigned to the Operations Unit while at the same time keeping the primary floor uses intact. Although the arena floor slab would be smaller in size, it would be suitable for use by the current rental groups or indoor sports delivered in the future. The arena would have four (4) dressing rooms available and the front entry and accompanying washrooms and public areas would remain in place. The rear and west portion of the building would be subjected to the bulk of renovations.

The second floor (Paul-Guy Lalonde) community hall would be assigned to the Rockland Help Centre for the Thrift Store and Food Bank. An elevator will need to be installed to ease the movement of food and clothing items and other household goods while, at the same time, meeting the legislated accessibility requirements of those visiting or volunteering at the Help Centre.

Option 4 – De-Commission

There are several approaches to de-commissioning a facility. A *complete de-commissioning* ensures that the building is not available for any level of event usage or public access. The facility is kept in its current condition, but secured from a safety perspective.

This approach would limit the costs associated with demolition or capital investment for re-purposing and does provide an extended period of time for decision-making. A complete de-commissioning may prove to be strategically important based on future City growth and access to City lands.

The second approach is to *partially de-commission* the facility in much the same way that the City has applied to date. The Department may wish to continue to apply the partial de-commissioning plan that is in effect. The facility will preserve its role in serving the recreational needs of the City by providing arena floor time and a community hall. In continuing to uphold this mandate, the Jean-Marc Lalonde Arena, nevertheless, would have to undergo certain key repairs including the removal of refrigerant material (\$8,000)¹, a major repair or replacement of the roofing system (\$271,000) and the installation of an updated fire alarm system (\$25,000). The Paul-Guy Lalonde community hall and certain public areas of the facility may need to undergo renovations for accessibility (\$350,000)² if they remain in use. The City should pursue infrastructure funding to undertake these betterments.

The challenges associated with the de-commission option are;

- Potential loss of revenue to offset the costs incurred by the City to keep the building in a reasonable condition.
- Potential to create a safety risk associated with the lack of utilization and the deferred amount of building maintenance and life cycle renewal work undertaken to the premises.
- May lead to a significant community ‘eyesore’ that would impact the City and the neighbouring community.
- Extending a partial de-commissioning may create an *expectation of continued service and support to the programs* hosted at the facility with the resulting challenge of securing alternate facilities in the event of a permanent closure or demolition

¹ Quantity of charge and presence of hazardous material may affect this estimate

² Includes elevator, power door systems, limited washroom upgrades, etc.

Prudent action would also entail a review and confirmation of liability and perils insurance coverage to the City during the application of the de-commissioning option. In addition, detailed use agreements and waivers will need to be struck with all parties afforded access to the building should these legal documents not be executed at this time. The rights and limits of liability to the City must be fully disclosed.

Option 5 – Demolition

This option entails the demolition of the arena and a partial re-instatement of the land. The current parking lot would remain in service for Park 'N Ride. The demolition of the Jean-Marc Lalonde Arena is an extensive undertaking and additional costs may be incurred in attempting to limit the impact (noise, dust, damage, etc.) on the residential properties located immediately adjacent to the rear of the property. It may be necessary to discuss the demolition project with the residential property owners and survey their foundation and building structure prior to demolition work in order to limit any claims.

Every effort would be undertaken to recycle and re-use all building construction material and reduce the final amount of material returned to the waste depot. The Community Services Department will need to ascertain what building systems and specialized equipment and furniture can be re-used or sold for a partial recovery of the demolition costs. The demolition and site clean-up costs are estimated at \$450,000³. However, it should be noted that the Community Services Department will acquire annual operating cost savings of approximately \$130,000 if the building is demolished. Future capital budget pressures related to the life cycle renewal and major repair of the Jean-Marc Lalonde Arena which were determined to be \$1.2 M by 2020 would no longer form part of the long range capital forecast.

It would appear that this land assembly represents one of the few remaining City-owned land parcels in this sector. In that light, the City may wish to continue to dedicate this land toward recreation purposes as per the current zoning designation and in keeping with the park assets immediately adjacent to the former building.

However, the City could capitalize the development value of the land through the sale or lease of the land to another party or partnership in order to satisfy financial and strategic objectives of the City. This approach could realize capital funds that could be re-invested into existing or new infrastructure. The potential loss of this land for City use may be considered imprudent.

The potential re-development of the land will likely and directly impact the neighbouring community and change its dynamics. For example, the erection of an air-supported structure on the site of the Jean-Marc Lalonde Arena would have significant repercussions for the residential properties at the rear of the arena. The height and limited sound attenuation features of the structure may prove to be imposing to the local residents should it be determined that such a facility could be properly sited on this land parcel.

³ Based on \$12-\$15/sqft and assuming minimal environmental cleanup and mitigation requirements. This cost also assumes minimal planned deconstruction activity.

Suitability Options Recreation Garage / Rockland Help Centre

In light of the current use pattern and condition of the building, there are limited options that can be identified in relation to the future of the Recreation Garage and Rockland Help Centre. They are:

Option 1	Maintain status quo
Option 2	Re-purpose
Option 3	Disposition

Option 1 – Maintain Status Quo

This option is to limit any re-investment in the facility and to continue to operate and deliver the services currently housed there in the same fashion. The Recreation Garage would undergo a moderate interior renovation in order to create an enclosed office and staff all-purpose space, complete with its own dedicated air handling system.

Another exterior enclosed storage structure would be erected immediately adjacent to the current fabric-covered storage unit, complete with insulation, ventilation and moderate heating capacity. This would allow certain materials, supplies and equipment to be retrieved from inside the Recreation Garage and stored in this new unit.

The washroom and shower area would be re-finished. A comprehensive inventory of the materials and supplies kept at the facility would be commissioned and a modified storage shelving system and related equipment would be purchased and installed in order to maximize storage for moderate to high priority supplies.

Finally, a separate ventilation and dust retrieval system would be installed for the small workshop area. The Rockland Help Centre would undergo minor enhancements in building finishes since no additional space would be allocated under this option.

An estimated renovation and minor upgrade budget of \$110,000⁴ would have to be approved for this option. Although some of these renovations will help to improve the workings of the Operations Unit, the site difficulties and lack of parking, the inability to store most of the equipment indoors and some of the shortcomings in storage and workspace will remain unresolved. The Rockland Help Centre will have to continue to provide its services without resolving any of the primary inadequacies of the building and site, notably the lack of parking, storage, second floor thrift store and inaccessibility for persons with special needs.

Short of securing an off-site solution, Option 1 represents a best effort to improve the function of the Operations Unit given a limited fiscal standing. Although the merits of the Rockland Help Centre are undisputed and City Council and community support are apparent, this option acknowledges that the services provided by the Rockland Help Centre are not core-mandated services of the Community Services Department and therefore, a compulsory module of service of local government. The allocation of building space and the assumption of building and site

⁴ Renovations include: \$40K for raised enclosed staff area, \$15K for additional exterior storage, \$5K for shower and washroom upgrade and \$50K for improved interior storage management.

operating costs by the City are considered to be significant contributions in relation to the size of the community.

Option 2 – Re-Purpose

This option is intended to address the service and operational deficiencies postulated earlier in this document. It calls for one of the two equipment bays to be re-assigned to the Rockland Help Centre and to undergo interior renovations to relocate the Thrift Store to the ground floor.

Part and parcel of this plan would involve improvements to the receiving area and extra storage capacity afforded to the Food Bank. The second floor would remain with the Thrift Store and would be used principally to store items of a seasonal nature and which do not need to be accessed regularly. These items would have to be moved 3-4 times per year.

The second floor would provide a dedicated space for the volunteers including a meeting space that can be used for lunch and breaks and for storing personal belongings. A proper administration area would also be configured on the second floor. It is not anticipated that these changes will result in a significant increase in the type of goods sold in the thrift store, but rather an improved layout and modest gain in clothing displays.

Option 2 calls for a detailed examination of the material, equipment and supplies storage requirements of the Operations Unit. Based on the findings of this examination, the second and last remaining equipment bay would undergo renovations to maximize the amount of storage and its efficiency. This effort would address one of the chief problems experienced by the Operations Unit.

Another outdoor storage unit with a metal enclosure will need to be erected immediately adjacent to the existing fabric-covered unit. The intent is to equip the new storage enclosure with sufficient lighting, ventilation and heating in order to secure the sidewalk snowplow that is currently stored at the Jean-Marc Lalonde Arena. The enclosure will need to be large enough to also house the small tractor that is stored at the rear of the arena used to fill the snowplow with ice melting salt. A small salt storage unit will have to be accommodated on site. The fueling station will remain.

The chief impediment to the application of Option 2 is securing and establishing a new facility in support of the Operations Unit. The facility will house up to three (3) heated equipment bays, storage for frequent use items and contain sufficient ancillary space for staff. In the absence of a confirmed program of requirements, it is estimated that a facility of approximately 6,000 square feet will be needed. The height of the equipment bays can be lower than what is currently available in order to limit construction and energy costs. An outdoor space component of approximately 15,000 sqft to provide a fueling station (*should it be determined that the use of private facilities or the station at the Recreation Garage are unsuitable*) and trailer storage should be adequate.

Since the Operations Unit serves the entire City, it can be argued that its new headquarters can be located anywhere, but preferably in the Rockland district. There are no immediate fire station relocations and re-deployments that would free up building space congruent with this requirement. A cursory search of private commercial and industrial properties has not generated an affordable alternative at this time. An assignment of space as a result of extensive renovations to the Jean-Marc Lalonde Arena would be a potential opportunity, albeit requiring a significant capital outlay.

Similarly, the demolition of the arena would release more than enough land to construct a “Butler-style” building for the Operations Unit. The capital design and construction costs are estimated to be \$1,740,000⁵ for new construction without land purchase costs.

Option 3 – Disposition

This option calls for the transfer of the Recreation Garage and Rockland Help Centre to a renovated Jean-Marc Lalonde Arena, a new facility on the lands of the arena, a purchase or lease of a compatible private facility or a combination of them.

The intent would be to apply the entire net proceeds of the sale of the property toward the renovations or construction program. It is assumed that the replacement of the Rockland Help Centre would form part of the construction program and that the City would not discontinue its accommodation of the Rockland Help Centre.

Given the state of local commercial sales, the application of broker and legal fees and the inherent moving costs involved, the net proceeds of sale are expected to be lower than the 2015 commercial value of \$650,000 that was attributed to this property.

⁵ Contemporary (2017) cost for new, similar sized purpose built vehicle maintenance building.

Final Commentary & Recommendations

Although the Suitability Assessment Reviews presented in this report were treated as separate investigations, it is clear from the analysis and multiple observations that a relationship exists between the Jean-Marc Lalonde Arena and the Recreation Garage. There are numerous variations and options to address the joint facility requirements of the primary users of the Jean-Marc Lalonde Arena and the Recreation Garage/Rockland Help Centre. In order to formulate a series of recommendations concerning these facilities, City administration has confirmed these decision statements to guide the process. The following section of the report tenders a final commentary and a list of recommendations for both facilities in recognition of these decision statements.

Decision Statements

1. Despite the fact that the services offered by the Rockland Help Centre are not deemed to be core-mandated services provided by the City, they are recognized by the City and, therefore, the Rockland Help Centre will continue to be provided space at no cost in the mid-to-long term within the provisions of a facility use agreement.
2. Although the Jean-Marc Lalonde Arena no longer fulfills its original mandate, it is not a candidate for demolition, but is the subject of a re-purpose plan.
3. The Community Services Department is expected to continue to fulfill its recreation support mandate and meet its reciprocal use agreement obligations with local school boards.
4. The City undertakes to dispose of real property that no longer meets client department service requirements and/or has reached a condition and operating status that does not warrant a major financial investment.

A. Jean-Marc Lalonde Arena

A.1 Dismiss the Original Mandate

This building is 45 years old and has received minimal investment in capital renewal. Based on current trends and amenities associated with arena operations, the Jean-Marc Lalonde Arena cannot fulfill its original mandate. In our opinion, the facility cannot be re-furnished well enough and within a reasonable fiscal tolerance to compete against newer arenas located in relative proximity.

Ice time demand and use are not outpacing the current supply of prime time ice, based on the statistics provided to date. The primary arena users appear not to be under pressure to book shoulder hours when faced with a limited supply of prime time ice hours. Several Canada-wide studies have shown a drop in participation in minor hockey and that this trend is expected to continue.

The Community Services Department should continue to monitor ice use at its current arenas and program registration levels on an annual basis over an extended period in order to properly gauge any shifts in patterns of use and the impact on prime time hours. In concert with this on-going monitoring, the Department should review its rate structures and refund policy so as to minimize any negative impact on prime time use. Should demand rise significantly to warrant the provision and/or acquisition of ice time, it may be prudent to determine if these hours can be obtained from neighboring facilities prior to seeking a City-funded permanent real property solution.

Since the Clarence Creek Arena is a key supplier of ice time in the City, it is important that it receive adequate funding for life cycle renewal and betterments to ensure that it is in good condition to compete for clients. Priority for grants earmarked for the renewal and/or enhancement of aged infrastructure should be extended first to this facility. Of equal importance is to ensure that the timely replacement of building and equipment assets at the Clarence-Rockland Arena Complex be fully funded and faithfully executed during this next period.

Recommendation A.1.1: De-commission the Jean-Marc Lalonde Arena as an indoor ice arena and remove all refrigerant from its premises. Assess the re-use of plant equipment and sell and/or dispose the remaining inventory.

Recommendation A.1.2: Complete the required stakeholder consultations and develop strategies to increase the use of the existing arena surfaces. Propose adjustments to current policy affecting ice use rates and refund privileges.

Recommendation A.1.3: Re-affirm the next 5-year capital life cycle renewal program of work for the Clarence-Rockland Arena Complex and the Clarence Creek Arena and research available funding opportunities in support of that program.

A.2 Maintain Recreation Focus

The inability of the Jean-Marc Lalonde Arena to fulfill its vocation in a contemporary way does not prevent it, however, in supporting community recreation and sports activities. In our opinion, the former ice arena must be assigned an on-going role in the delivery of recreation services, albeit of lesser substance and diversity.

Although the words “parks and recreation” are not contained in the official title of the Community Services Department, this does not deflate the department’s recognition of the importance of community recreation nor its mandate in that regard. The importance of recreational activity on the health and well-being of the residents of the City is not under-scored and the City of Clarence-Rockland has a strong history of sport and recreation.

Recommendation A.2.1: Assign the available arena floor space and ancillary components primarily to recreation and sports programming and update the floor time allocation policy to reflect this priority.

A.3 Re-purpose the Arena to Incorporate the Recreation Garage

The Jean-Marc Lalonde Arena has the capacity, suitability and availability of space, subject to a moderate capital outlay, to replace the functions and services delivered from the Recreation Garage. Part of the arena floor area can be assigned for the construction of a new enclosed and

separate interior section to house the staff, equipment and materials for the Operations Unit of the Community Services Department as well as equipment and staff of the Public Works Department assigned snowplowing and grass cutting work in this sector of the City. The space used to store the former ice resurfacer (Zamboni) and the refrigeration plant would be re-purposed for these operational units. The vacant space located on both sides of the arena boards, including the space below a portion of the arena spectator stands, would be used more efficiently. Recreation staff has confirmed that the floor rental groups currently using the arena can deliver their programs and activities even if the size of the arena slab is reduced.

The re-purposing plan associated with the operations units allows for best use of the vacant areas of the building while encouraging multiple occupancy of the remaining elements. A renewed design can take advantage of ceiling heights and vacant space to enhance technical operations, satisfy health and safety regulations and create storage solutions that limit deadheading costs. The facility already has washrooms, dressing rooms and other ancillary spaces that can accommodate the needs of a relocated Operations Unit. The site of the Jean-Marc Lalonde Arena provides ample opportunity to construct a secure fenced compound area with sufficient circulation space and proper fuel dispensing features to increase efficiency, effectiveness and economy.

The determination of costs related to this re-purposing is difficult to achieve in the absence of any detailed program of requirements and a preliminary design concept. Assuming a construction program of 6,000 square feet resembling a predominantly warehousing-type facility, interior retrofit costs are on the order of \$360,000. The interior modifications needed to accommodate this new interior construction, such as the re-alignment of the arena boards, the re-configuration of the spaces below the spectator stands and the refrigeration plant are roughly estimated at \$70,000. Further, the creation of an exterior secured equipment and materials compound may incur costs in the magnitude of \$50,000. **The total estimated costs are therefore in the range of \$ 480,000 to \$ 550,000.**

Recommendation A.3.1: Subsequent to Council approval, retain the services of a multi-disciplinary team to establish the program of requirements and prepare a preliminary design concept and upset cost estimate suitable for budgetary purposes.

A.4 Re-purpose the Paul-Guy Lalonde Community Hall to Incorporate the Help Centre

The under-utilized Paul-Guy Lalonde community hall is a suitable location for the Rockland Food Bank and the Rockland Thrift Store. The current facility located on Chamberlain Street has a significant parking shortfall and difficult second floor access. Although the Paul-Guy Lalonde community hall is also located on a second floor, the Jean-Marc Lalonde Arena has plenty of exterior depth to permit a moderate retrofit for a standard single floor piston type lift with a capacity of five persons or cargo up to 1,500 Kg. In compliance with the Ontarians with Disabilities Act (AODA), the public facilities in the City will have to become barrier-free. The elevator will accommodate those with a broad range of disabilities and be appreciated by older residents. More importantly, it will transport clothing, food and household articles to the second floor and ease the physical burden for the volunteers working in the Help Centre.

Both the Food Bank and the Thrift Store are expected to be housed here with the final design and respective hours of operations to be coordinated so that ancillary spaces such as washrooms, office and reception areas and private spaces for volunteers are shared and used by both groups. Exterior storage units and the assignment of some lower level space will ensure

that excess non-perishable food and household goods can be stored until transferred to the Help Centre. The space allotment does not necessarily result in a significant shift in the type of goods sold in the Thrift Store. A noticeable rise in articles of furniture and electronics is not anticipated nor encouraged at this time.

Apart from the cost to install the elevator (estimated at \$300,000) and moderate repairs and replacements inside the Paul-Guy Lalonde community hall (estimated at \$25,000), it is expected that the Rockland Help Centre will launch a fundraising effort to cover the costs of retrofitting and renovating the Paul-Guy Lalonde community hall. The City may elect to cover the cost for the development of the program of requirements and preliminary design using the same forces hired to do the design work for the interior of the arena.

Recommendation A.4.1: Subject to Council approval, retain the services of a multi-disciplinary team to establish the program of requirements and prepare a preliminary design concept and upset cost estimate suitable for budgetary purposes.

Recommendation A.4.2: Prepare issue and enforce an agreement of use of the Paul-Guy Lalonde community hall with the Rockland Thrift Store and Rockland Food Bank specifying the terms and conditions assigned to the City and the groups and more importantly, a deadline for the agreement, limits on uses and renewals, and the implications of a reversion clause.

Recommendation A.4.3: Encourage the Rockland Food Bank to discuss and adjust its service boundaries with the Bourget Food Bank so that persons seeking assistance from Bourget, Hammond, Cheney and St-Pascal are directed to the Bourget Food Bank, resulting in a reduced load at the Rockland Food Bank.

A.5 Encourage Multi-purpose Use

The relocation of the Rockland Help Centre to the Paul-Guy Lalonde community hall at the Jean-Marc Lalonde Arena represents a significant departure from the facility's past pattern of use. The services of a thrift store and food bank are clearly outside the purview of a parks and recreation edict and are also deemed to be non-core mandated services of the Community Services Department. However, the Rockland Help Centre has been in existence for many years and has been accommodated by the City at its Recreation Garage on Chamberlain Street for an extended period. The re-purposing of the Paul-Guy Lalonde community hall is a continuation of the City's commitment and contribution to the Rockland Help Centre.

The Centre has had a pronounced positive impact on the vulnerable residents of the City. Close to 200 volunteers, many of which are seniors and retirees, ensure that the services provided are at the lowest cost and highest efficiency possible. Nevertheless, the Community Services Department acknowledges that the Paul-Guy Lalonde community hall does have potential to support emerging recreational needs. It has space that, when properly configured, can cater to program offerings geared to all age groups and interests through a combination of direct and indirect programming.

Considering that the Community Services Department is the corporate landlord and is assuming all of the costs of the utilities and repairs to the Paul-Guy Lalonde community hall during the occupancy by the Rockland Help Centre, the Department should insist upon a commitment from the Help Centre to displace and store its moveable contents in case of a special event or programming need.

Recommendation A.5.1: Negotiate and set a deadline for the occupancy of the Paul-Guy Lalonde community hall by the Rockland Help Centre in the event that the Department wishes to revert the operation and programming of the Paul-Guy Lalonde community hall completely under its auspices. Work with the Help Centre to acquire an alternate location if necessary.

Recommendation A.5.2: Manage and direct the design process for the relocation of the Help Centre to the Paul-Guy Lalonde community hall, ensuring that suitable storage and on-site facility adjustments can be made to allow the renovated Paul-Guy Lalonde community hall to be used for City activities and events.

Recommendation A.5.3: In keeping with the re-purposing of the facility while respecting its long-term service to the community, it is recommended that the facility be re-named "Le centre Jean-Marc Lalonde Centre"

A.6 Maximize the Use of the Arena Floor

The interior size of the Jean-Marc Lalonde Arena and the limited height of its ceiling as well as the costs to pursue an indoor turf application are major concerns. The focus of the Department's efforts in maximizing the use of the arena floor should be through its relationships with the school boards and its partnership agreement with the YM-YWCA. The Department employs an indirect service delivery model whereby it facilitates the use of City facilities by community-based providers of recreation and cultural services. The Department also has a contract with an approved association to deliver aquatic, fitness and community programs on its behalf. Under these operating circumstances, the Department is limited as to its internal capacity to assume a greater programming role.

Recommendation A.6.1: Abandon any plans to provide an indoor turf field at the Jean-Marc Lalonde Arena and adhere to the recommendations contained in the Recreation Master Plan pertaining to an integrated soccer and baseball complex at an alternative site.

Recommendation A.6.2: Initiate discussions with the school boards concerning the use of the arena floor for school-based physical education and sports services. Develop costed plans for the betterment of the arena floor and amenity spaces in relation to these school uses.

Recommendation A.6.3: Initiate discussions with the YM-YWCA and explore the development of new municipal programs, such as adult leagues, that can be offered in such a manner to drive new revenue potential and increase the cost recovery threshold of the arena floor.

Recommendation A.6.4: Based on the results of discussions with the school boards and the program partner, undertake a comprehensive review of the Department's role and philosophical orientation toward the planning and delivery of recreation programming. Consider assuming responsibility to deliver indoor recreational programs and services that are currently not under the purview of the Department in an effort to maximize the use of City facilities and to encourage the eventual adoption of these new programs by a local group.

A.7 Make Investments in Life Cycle Renewal

The Jean-Marc Lalonde Arena must remain within the City's existing buildings portfolio and, as such, must undergo life cycle renewal work including the replacement of the main roofing system and the updating of the life safety system. The application of a modified bitumen roofing

system is suggested in relation to the size of the roof area, the overall cost and its life expectancy. The design of the roof replacement and the installation will incur costs initially estimated at \$271,000 pending the results of on-site cut tests and confirmation of energy conservation improvements to be applied to the scope of work. The updating of the life safety system should be integrated with any and all planned interior renovations to the arena and Paul-Guy Lalonde community hall, as recommended herein. Life safety system installation and integration are expected to incur costs in the order of \$25,000.

Recommendation A.7.1: Complete an intrusive roof inspection, including cut tests, in order to finalize the drawings and specifications ready for cost tendering in late 2018. Secure funding in 2019 to undertake these works that year.

Recommendation A.7.2: In addition to the life safety system, review the life cycle renewal forecast and confirm the events listed in that forecast that should be addressed in tandem with any and all planned renovations to the Jean-Marc Lalonde Arena and Paul-Guy Lalonde community hall as a result of its re-purposing.

B. Recreation Garage and Help Centre**B.1 Initiate the De-commissioning and Sale of the Property**

Based on the recommended plans regarding the re-purposing of the Jean-Marc Lalonde Arena and the transfer of all operations and services housed at the Recreation Garage and Rockland Help Centre, the logical option is to de-commission the property and initiate its sale. The facility is in good operating condition and is located in the City's most accessible business park. Its mix of general office, equipment and materials warehousing, on-site parking and secure outdoor storage are attractive features. There is no identified City requirement for this property.

The de-commissioning and sale of the property will realize annual operating cost savings of \$35,000 in addition to the elimination of future life cycle renewal expenditures currently estimated at \$65,000 over a ten year period. The tax revenues earned subsequent to the sale of the property are estimated at \$5,400 per year. The Department will incur one-time costs to disassemble the exterior storage units and complete a move to the renovated Jean-Marc Lalonde Arena. A rough estimate of \$15,000 has been earmarked for any external contracts associated with the move. It is anticipated that the Rockland Help Centre will assume all of the costs and effort to empty its quarters and move to the new site.

B.1.1: Subject to Council approval, obtain the services of a commercial real estate firm to market the property and conclude its sale. Determine if the fuel dispensing system or any other site element is to be removed or included in the sale.

B.1.2: Allocate the net proceeds of sale toward the retrofit costs to be incurred by the City for the Jean-Marc Lalonde Arena

APPENDICES

Executive Summary

SUITABILITY ASSESSMENT REVIEW

The intent of this contracted consultancy assignment was to complete a suitability assessment review of the Jean-Marc Lalonde Arena and the Recreation Garage/Help Center in order to establish the overall suitability of these buildings to meet currently defined program and service delivery needs of the resident clientele.

The primary objective of a suitability assessment review is to examine selected properties within the corporate inventory and determine how well the *contemporary* useage, condition and risk profile aligns with the original design, affordability and utilization objectives defined for the facility when it was originally placed into municipal service.

A series of suitability assessment indices are established on a standardized 10 pt. scale, which allow comparisons to be drawn between candidate facilities, including;

- Condition Rating
- Cost Recovery Rating
- Program Value Rating (to the Municipality)
- Program Engagement Rating (to Municipal Clientele)
- Risk Rating (in the event that the observed situation remains *status quo*.)
- Overall Suitability Rating (based on a weighted assessment of the values above).

The Suitability Assessment Review process is a mechanism for asset rationalization of candidate facilities which currently may not be functioning as originally planned and intended when acquired. The actual results are presented graphically on the individual "Suitability Assessment Datasheets" presented in the Appendices to the SAR report.

By means of executive summary, the following observations and conclusions are itemized (*for the candidate facilities selected by the Community Services Department*) below;

Jean-Marc Lalonde Arena & Paul-Guy Lalonde Community Hall

This facility was designed and constructed in 1972 and currently operates in a partially decommissioned state. The ice plant is inactive and the arena component operates in a "bare slab" mode only. The Paul-Guy Lalonde community hall experiences limited use.

The suitability assessment review proffers the following recommendations:

1. That the Jean-Marc Lalonde Arena be permanently decommissioned as an indoor ice arena and that the refrigerant and brine charges be removed as soon as possible to minimize risk.
2. That the Jean-Marc Lalonde Arena be reconfigured and re-purposed to incorporate the Recreation Garage component of the facility currently located at 2815 Chamberlain St.

3. That the Paul-Guy Lalonde Community Hall be re-purposed and reconfigured to accommodate the Help Center (Food Bank & Thrift Store) currently located at 2815 Chamberlain Street.
4. That the Community Services Department initiate a formal process intended to maximize the use of the Arena floor of the Jean Marc Lalonde facility, and encourage multi-purpose use of the entire facility.
5. That, subject to City Council approval, the Community Services Department retains the services of a multi-disciplinary team to establish the program of requirements and prepare a preliminary design concept and upset cost estimate for the re-purpose plan.
6. That the Jean-Marc Lalonde Arena continue to be the recipient of life-cycle renewal funding and that the required drawings and specifications for life-cycle renewal work be finalized ready for tendering in 2018.

Recreation Garage & Rockland Help Centre

The Recreation Garage/Help Centre Facility is of relatively contemporary vintage (28 years old). It is designed as an Operations Class Administration Building, and is in relatively good condition. Based on the conclusions for the Jean-Marc Lalonde Arena as detailed above, the suitability assessment review offers the following recommendations:

1. That the Recreation Garage/Help Center be decommissioned and made available for sale.
2. That the proceeds of this sale be applied to the costs of reconfiguring the Jean-Marc Lalonde Arena and Paul-Guy Lalonde community hall.

Suitability Assessment Datasheet Recreation Garage & Help Centre

ITEM	DATA
FACILITY NAME	RECREATION GARAGE/HELP CENTRE
FACILITY TYPE	ADMINBLDG-OPS
CURRENT YEAR	2017
FACILITY ADDRESS	CHAMBERLAIN ST-02815
MUNICIPALITY	ROCKLAND
CLIENT DEPARTMENT	PARKS & RECREATION/SOCIAL SERVICES
FACILITY BUILDING AREA (SQFT)	4,500
CONTEMPORARY REPL. VALUE	\$1,582,000
CURRENT OCCUPANCY STATUS	SHARED OCCUPANCY
NO OF FLOORS	2
EMERGENCY LODGING	NO
FACILITY AGE (YRS)	28
PROJECTED LIFESPAN	60
REMAINING LIFESPAN	53%
ANNUAL OPERATING COSTS (FM DEPT)	\$32,820
FIVE YEAR ESTIMATED LIFE CYCLE COSTS	\$65,000
FIVE YR. CAPITAL IMPROVEMENT COST FORECAST	\$600
ANNUAL PROGRAM DELIVERY COSTS (CLIENT)	\$0
ANNUAL REVENUE PROJECTION (ALL)	\$6,000
NET ANNUAL FACILITY OPERATING COST	\$39,940
NET OPCOST/SQFT	\$9.00
FACILITY CONDITION INDEX	4.11
CONDITION CATEGORY	ABOVE AVERAGE
CONDITION RATING	7.0
PROGRAM COMPATIBILITY	LOW
CLIENT PROGRAM VALUE RATING	7.0
MAXIMUM AVAILABLE PROGRAM HRS/WEEK	80-100 HOURS/WEEK
ACTUAL LEVEL OF PROGRAM USEAGE HRS/WEEK	20-40 HOURS/WEEK

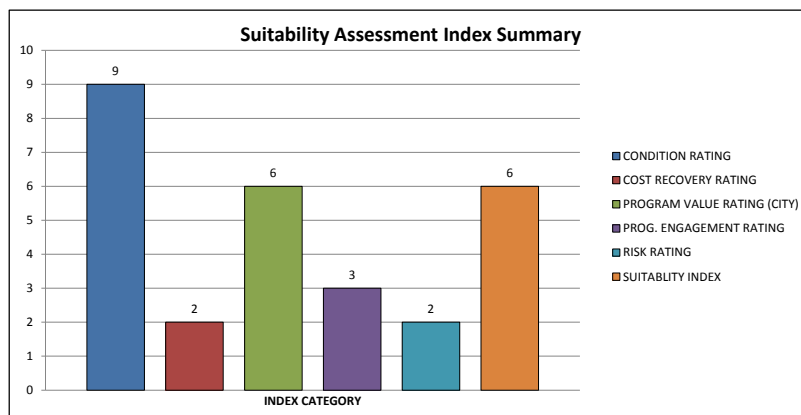
ITEM	DATA
COST RECOVERY PERCENTAGE	13.1%
CONDITION RATING	9
COST RECOVERY RATING	2
PROGRAM VALUE RATING (TO CITY)	ACCEPTABLE
PROGRAM VALUE RATING (CITY)	6
PROG. ENGAGEMENT RATING	3
FACILITY USEAGE PROFILE	DATA
PRIMARY AREA USEAGE HRS/YR	1800
SECONDARY AREA USEAGE HRS/YR	780
TOTAL (BOOKED) USEAGE HRS/YR	2580

DESIGN, AFFORDABILITY AND UTILIZATION PARAMETER			
DESIGN RATING (RELATIVE TO INTENDED FUNCTION)	REQUIRES MINOR REDESIGN	DESIGN INDEX	6
AFFORDABILITY RATING	NO COST RECOVERY	AFFORDABILITY INDEX	0
UTILIZATION RATING	ACCEPTABLY UTILIZED	UTILIZATION INDEX	7

RISK RANKING			
LIKELIHOOD OF:		IMPACT OF:	
RISK OF PROPERTY OR ASSET DAMAGE	2	RISK OF PROPERTY OR ASSET DAMAGE	2
RISK OF REDUCED OCCUPANT SAFETY	2	RISK OF REDUCED OCCUPANT SAFETY	3
RISK OF PROG/SERVICE INTERRUPTION	2	RISK OF PROG/SERVICE INTERRUPTION	2
RISK OF REDUCED AFFORDABILITY	1	RISK OF REDUCED AFFORDABILITY	2
RISK OF REPUTATIONAL DAMAGE	2	RISK OF REPUTATIONAL DAMAGE	2

RISK INDEX	18
RISK RATING	2

SUITABILITY INDEX	6
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Suitability Assessment Datasheet Jean-Marc Lalonde Arena

ITEM	DATA
FACILITY NAME	JEAN MARC LALONDE ARENA
FACILITY TYPE	ARENA-SPA
CURRENT YEAR	2017
FACILITY ADDRESS	DU PARC AVENUE-4150
MUNICIPALITY	ROCKLAND
CLIENT DEPARTMENT	PARKS AND RECREATION
FACILITY BUILDING AREA (SQFT)	36,566
CONTEMPORARY REPL. VALUE	\$15,808,000
CURRENT OCCUPANCY STATUS	SHARED OCCUPANCY
NO OF FLOORS	1
EMERGENCY LODGING	NO
FACILITY AGE (YRS)	45
PROJECTED LIFESPAN	60
REMAINING LIFESPAN	25%
ANNUAL OPERATING COSTS (FM DEPT)	\$118,994
FIVE YEAR ESTIMATED LIFE CYCLE COSTS	\$1,192,300
FIVE YR. CAPITAL IMPROVEMENT COST FORECAST	\$0
ANNUAL PROGRAM DELIVERY COSTS (CLIENT)	\$0
ANNUAL REVENUE PROJECTION (ALL)	\$17,517
NET ANNUAL FACILITY OPERATING COST	\$339,937
NET OPCOST/SQFT	\$9.00
FACILITY CONDITION INDEX	7.54
CONDITION CATEGORY	ABOVE AVERAGE
CONDITION RATING	7.0
PROGRAM COMPATIBILITY	LOW
CLIENT PROGRAM VALUE RATING	4.0
MAXIMUM AVAILABLE PROGRAM HRS/WEEK	80-100 HOURS/WEEK
ACTUAL LEVEL OF PROGRAM USEAGE HRS/WEEK	20-40 HOURS/WEEK

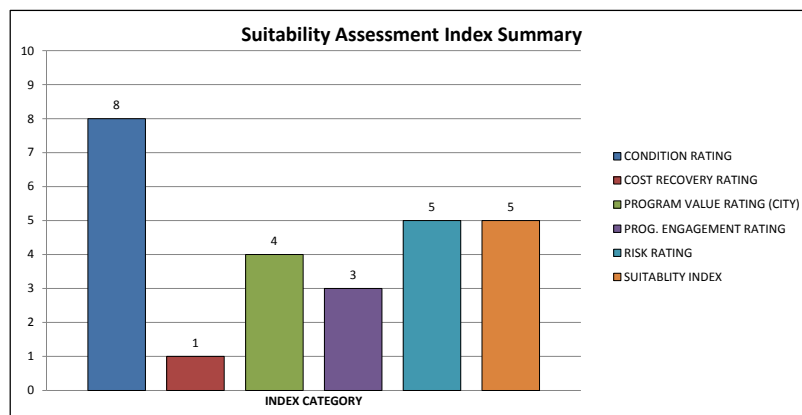
ITEM	DATA
COST RECOVERY PERCENTAGE	4.9%
CONDITION RATING	8
COST RECOVERY RATING	1
PROGRAM VALUE RATING (TO CITY)	AVERAGE
PROGRAM VALUE RATING (CITY)	4
PROG. ENGAGEMENT RATING	3
FACILITY USEAGE PROFILE	DATA
PRIMARY AREA USEAGE HRS/YR	1123
SECONDARY AREA USEAGE HRS/YR	800
TOTAL (BOOKED) USEAGE HRS/YR	1923

DESIGN, AFFORDABILITY AND UTILIZATION PARAMETER			
DESIGN RATING (RELATIVE TO INTENDED FUNCTION)	REQUIRES MINOR REDESIGN	DESIGN INDEX	6
AFFORDABILITY RATING	LESS THAN 10% COST RECOVERY	AFFORDABILITY INDEX	1
UTILIZATION RATING	ACCEPTABLY UTILIZED	UTILIZATION INDEX	7

RISK RANKING			
LIKELIHOOD OF:		IMPACT OF:	
RISK OF PROPERTY OR ASSET DAMAGE	4	RISK OF PROPERTY OR ASSET DAMAGE	4
RISK OF REDUCED OCCUPANT SAFETY	3	RISK OF REDUCED OCCUPANT SAFETY	3
RISK OF PROG/SERVICE INTERRUPTION	3	RISK OF PROG/SERVICE INTERRUPTION	4
RISK OF REDUCED AFFORDABILITY	1	RISK OF REDUCED AFFORDABILITY	2
RISK OF REPUTATIONAL DAMAGE	4	RISK OF REPUTATIONAL DAMAGE	5

RISK INDEX	47
RISK RATING	5

SUITABILITY INDEX	5
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Photographic Record



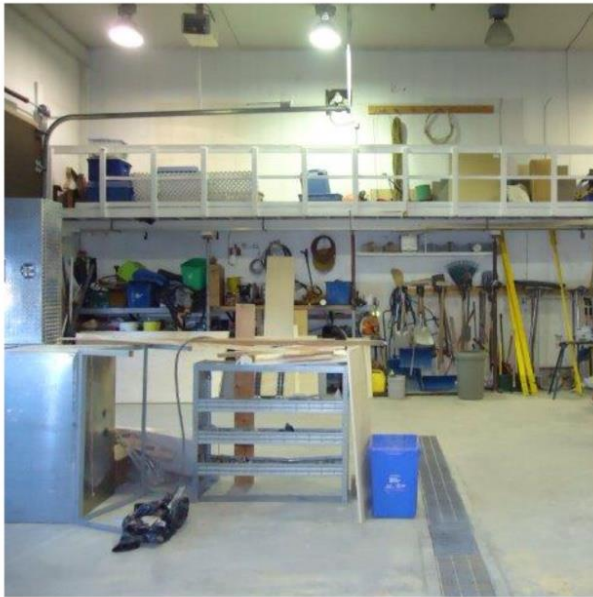
Jean-Marc Lalonde Arena Slab Detail



Jean-Marc Lalonde Arena Systems



Meeting Area



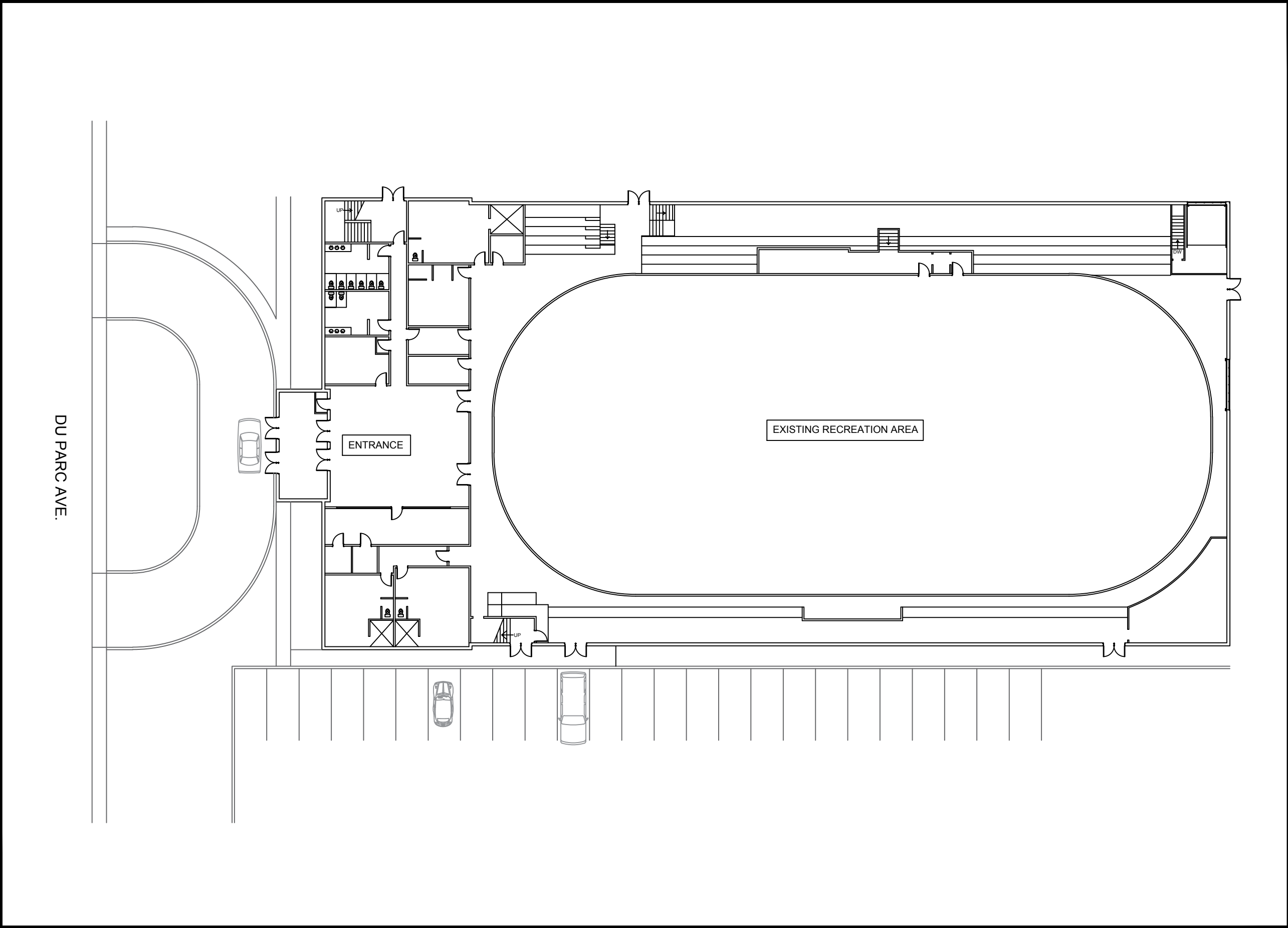
Recreation Garage Bays 1 & 2



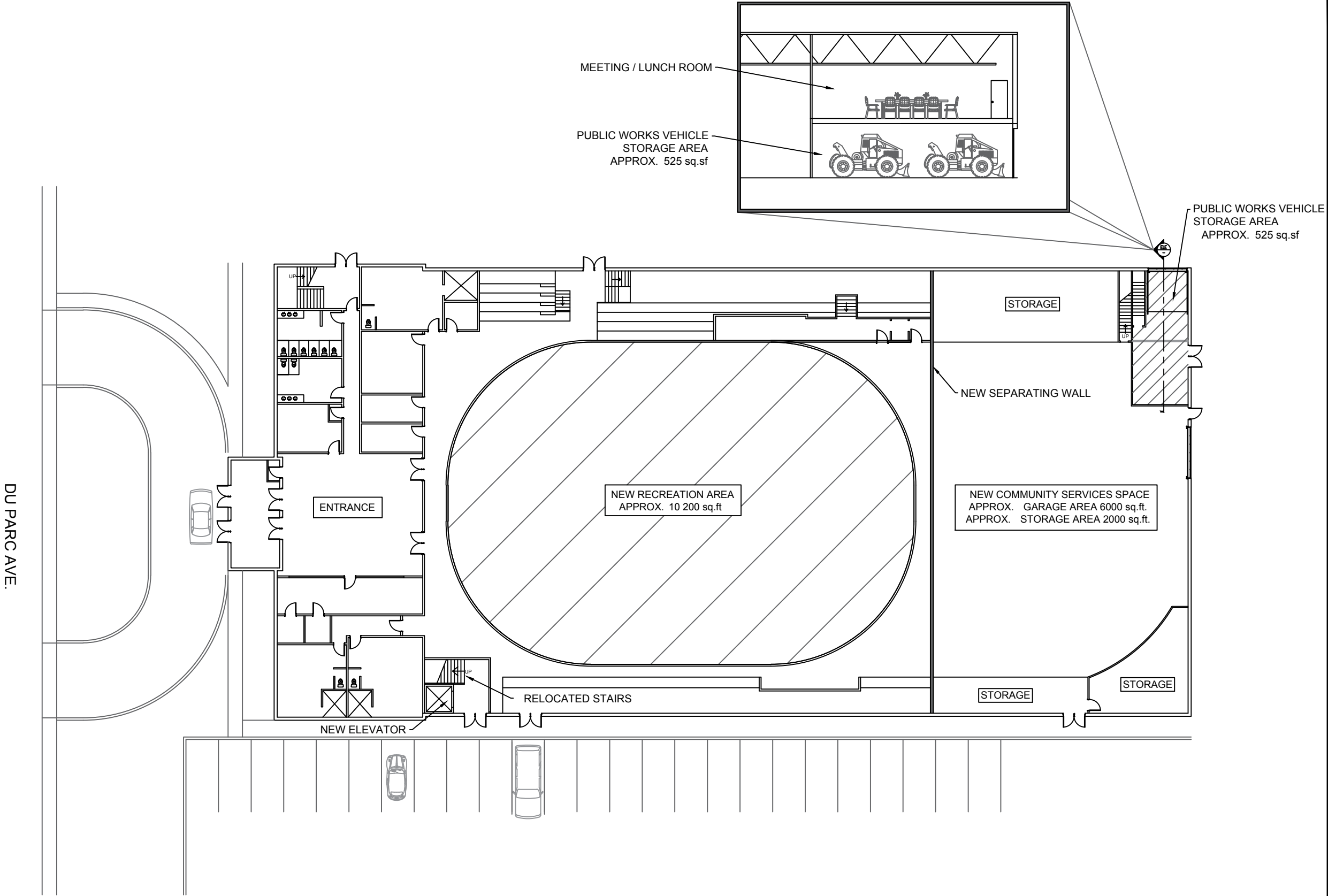
Thrift Centre & Food Bank 1



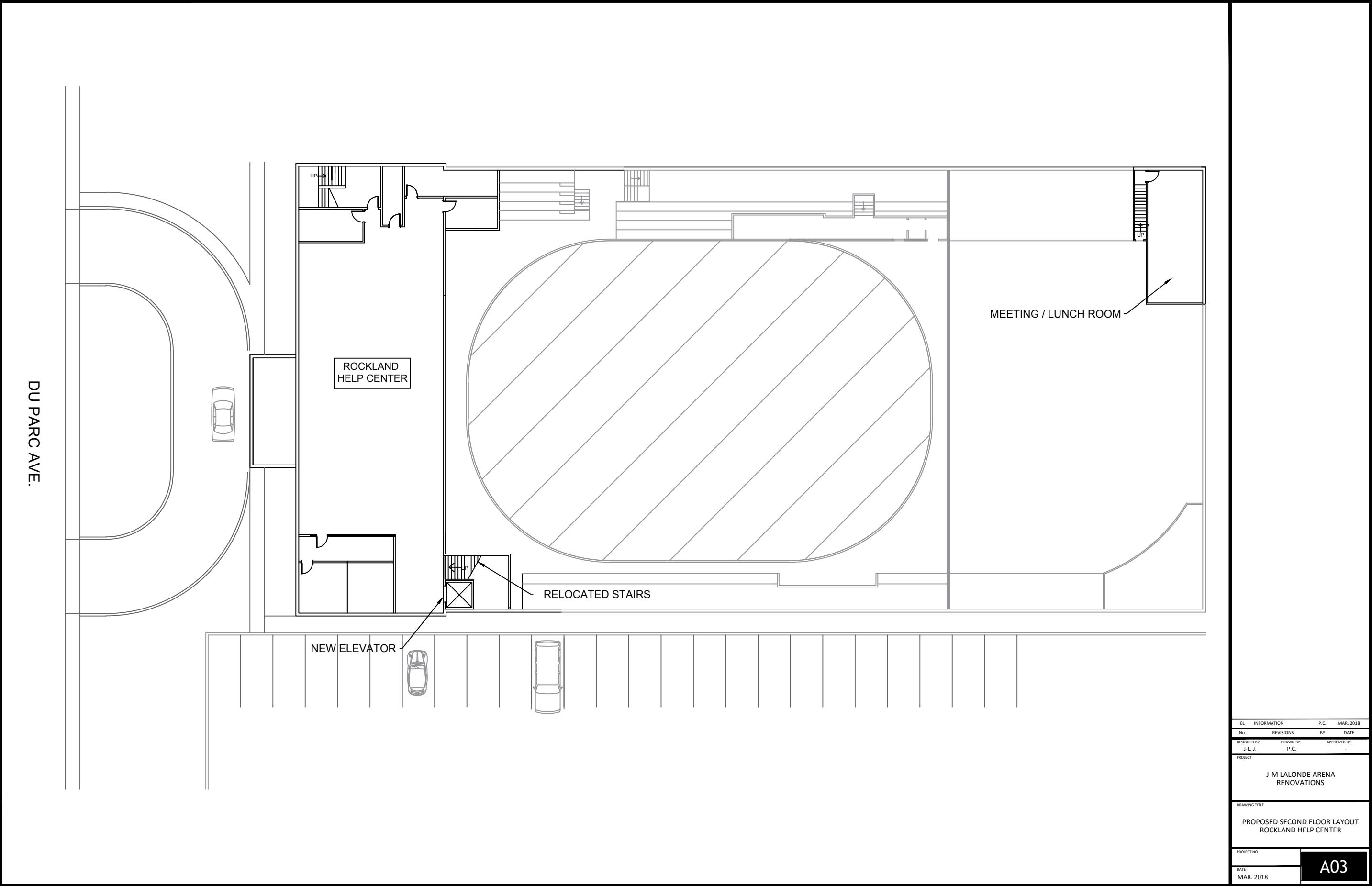
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01 INFORMATION		P.C.	MAR. 2018
No.	REVISIONS	BY	DATE
DESIGNED BY:	DRAWN BY:	APPROVED BY:	
J-L.J.	P.C.	-	
PROJECT			
J-M LALONDE ARENA RENOVATIONS			
DRAWING TITLE			
EXISTING FIRST FLOOR LAYOUT			
PROJECT NO.		A01	
-			
DATE			
MAR. 2018			



01	INFORMATION	P.C.	MAR. 2018
No.	REVISIONS	BY	DATE
DESIGNED BY:	DRAWN BY:	APPROVED BY:	
J-L.J.	P.C.	-	
PROJECT			
J-M LALONDE ARENA RENOVATIONS			
DRAWING TITLE			
PROPOSED FIRST FLOOR LAYOUT			
PROJECT NO.			
-			
DATE			
MAR. 2018			



City of Clarence-Rockland		Council/Board Accounts Payable Report by Department						
March 13th, 2018 to April 6th, 2018								
	DPT Code	Department Name	Vendor Name	Invoice Number	Invoice Description	GL Account	GL Account Name	Amount
1	65	PAYABLES - PAYROLL	RECEIVER GENERAL - CANADA CUST	15MAR2018	PAY 6	1-2-0065-0244	C.P.P.	30,231.20
2	65	PAYABLES - PAYROLL	RECEIVER GENERAL - CANADA CUST	15MAR2018	PAY 6	1-2-0065-0243	Income Tax	52,746.11
3	65	PAYABLES - PAYROLL	RECEIVER GENERAL - CANADA CUST	15MAR2018	PAY 6	1-2-0065-0245	E.I.	11,676.21
4	65	PAYABLES - PAYROLL	RECEIVER GENERAL - CANADA CUST	28MAR2018	PAY 7	1-2-0065-0244	C.P.P.	26,800.28
5	65	PAYABLES - PAYROLL	RECEIVER GENERAL - CANADA CUST	28MAR2018	PAY 7	1-2-0065-0243	Income Tax	51,847.93
6	65	PAYABLES - PAYROLL	RECEIVER GENERAL - CANADA CUST	28MAR2018	PAY 7	1-2-0065-0245	E.I.	10,444.83
7	65	PAYABLES - PAYROLL	RECEIVER GENERAL - CANADA CUST	15MAR2018	PAY 6	1-2-0065-0244	C.P.P.	6,978.64
8	65	PAYABLES - PAYROLL	RECEIVER GENERAL - CANADA CUST	15MAR2018	PAY 6	1-2-0065-0243	Income Tax	15,953.67
9	65	PAYABLES - PAYROLL	RECEIVER GENERAL - CANADA CUST	28MAR2018	PAY 7	1-2-0065-0244	C.P.P.	7,439.06
10	65	PAYABLES - PAYROLL	RECEIVER GENERAL - CANADA CUST	28MAR2018	PAY 7	1-2-0065-0243	Income Tax	10,512.83
11	70	GUARANTY DEPOSITS PAYABLE-PLANNING	C. H. CLEMENT CONSTRUCTION INC	2016-483	REMB. DEPOT DE PERFORMANCE 2016-483	1-2-0070-0262	Performance Deposits	5,000.00
12	1233	Finance - Materials	DATA COMMUNICATIONS MANAGEMENT	D1548786	INTERIM TAX BILLS, POSTAGE	1-4-1233-3690	Tax Bills Processing	9,690.31
13	1344	Facilities - Contracted Services	CENTENNIAL CONSTRUCTION ROCKLA	667	SALT JAN/18 (ROCK CITY HALL)	1-4-1344-4275	Contract - Snow / Grass / Mechanical	5,096.30
14	2140	Fire Buildings	COLLIERS PROJECT LEADERS INC.	C023145	C-R FIRE HALLS PM SERVICES JAN/18	2-4-2140-9221	Rockland Fire Station Expansion	6,226.87
15	2354	O.P.P. - Contracted Services	MINISTER OF FINANCE	14160218039	MCSCS-OPP (LSR) JAN/18	1-4-2354-4170	O.P.P. Services	279,087.00
16	3240	Bridges repairs	STANTEC CONSULTING LTD	1252431	LACASSE RD DESIGN & TENDER TO FEB9/18	2-4-3240-9075	Lacasse	5,082.14
17	3734	Snow Removal - Contracts	HAYES WILLARD	1801	TRI-AXLE RENTAL (SNOW REMOVAL)	1-4-3734-4200	Contracts	5,603.67
18	3734	Snow Removal - Contracts	STP EXCAVATION & CONSTRUCTION	3121	CLEAR & PUSH SNOW (SNOW DUMP INDUSTRIAL PARK)	1-4-3734-4200	Contracts	9,720.83
19	3734	Snow Removal - Contracts	SYNEX CONSTRUCTION LIMITED	2018-003	SNOW BANK REMOVAL (LAURIER ST.)	1-4-3734-4200	Contracts	9,559.80
20	3734	Snow Removal - Contracts	SYNEX CONSTRUCTION LIMITED	2018-004	SNOW REMOVAL - LAURIER	1-4-3734-4200	Contracts	9,559.80
21	3813	Street lights - Materials	HYDRO ONE NETWORKS INC.	200070197756 20MAR18	HYDRO	1-4-3813-3300	Hydro	15,291.21
22	7423	Arena - Clarence - Materials	HYDRO ONE NETWORKS INC.	200090056585 22MAR18	HYDRO	1-4-7423-3300	Hydro	10,197.75
23	7434	Recreational Complex - Contracts	LANDTECH INC.	11350	DENEIGEMENT DECEMBRE 2017	1-4-7434-4275	Contract - Snow	12,678.60
24	7434	Recreational Complex - Contracts	LANDTECH INC.	11351	DENEIGEMENT JANVIER 2018	1-4-7434-4275	Contract - Snow	18,797.55
25	7434	Recreational Complex - Contracts	LANDTECH INC.	11352	DENEIGEMENT FEVRIER 2018	1-4-7434-4275	Contract - Snow	9,424.20
26	7434	Recreational Complex - Contracts	YMCA-YWCA	004246	FEB/18 ADMIN FEES	1-4-7434-4290	Contract - Rec. Complex - YMCA	10,000.00
27	9114	Water Treatment - Contracted Services	ONTARIO CLEAN WATER AGENCY	INV000101804	OPERATIONS & MAINT. FEB/18	1-4-9114-4610	Contract - OCWA - Basic Maintenance	46,815.97
28	9124	Water Distribution - Contracts	ONTARIO CLEAN WATER AGENCY	INV000101804	OPERATIONS & MAINT. FEB/18	1-4-9124-4610	Contract - OCWA - Basic Maintenance	14,262.06
29	9314	Sewers Collection - Contrated Services	ONTARIO CLEAN WATER AGENCY	INV000101804	OPERATIONS & MAINT. FEB/18	1-4-9314-4610	Contract - OCWA - Basic Maintenance	19,611.37
30	9324	Sewers Treatment - Contracted Services	ONTARIO CLEAN WATER AGENCY	INV000101804	OPERATIONS & MAINT. FEB/18	1-4-9324-4610	Contract - OCWA - Basic Maintenance	44,121.36
31	9533	Recycling - Materials	ORBIS CANADA LIMITED	35947827	750X PLASTIC RECYCLING CONTAINERS	1-4-9533-3595	Recycling Bins	5,144.33
32	1223	Administration - Materials	HICKS MORLEY HAMILTON STEWART	440949	FILE 9839 CITE CLARENCE-ROCKLAND	1-4-1223-3370	Legal Fees	12,501.76
33	1343	Facilities - Materials	E3 OFFICE FURNITURE & INTERIOR	10722	FLIP TOP TABLES, ARMCHAIRS (NEW BOARDROOM)	1-4-1343-3070	Building Maintenance	7,797.00
34	1500	Transfers	COMTES-UNIS PRESCOTT-RUSSELL	8MAR2018	1er VERSEMENT IMPOSITION GENERALE	5-4-1500-5000	Transfers UCPR	2,839,592.00
35	2140	Fire Buildings	POLARIS INFLATABLE BOATS	10127	RESCUE BOAT & TRAILER	2-4-2140-3773	Fire Truck - 2017	32,859.00
36	2500	Transfers	UPPER CANADA DISTRICT SCHOOL B	8MAR2018	1st INSTALLMENT SCHOOL SUPPORT ALLOCATION	5-4-2500-5000	Transfers - EP	670,260.00
37	3143	Vehicles - Materials	W.O. STINSON & SON LTD.	5482602	DIESEL (417 LEMAY)	1-4-3143-3190	Diesel	6,432.53
38	3143	Vehicles - Materials	W.O. STINSON & SON LTD.	5493244	DIESEL (417 LEMAY)	1-4-3143-3190	Diesel	6,133.11
39	3500	Transfers	CONSEIL DES ECOLES PUBLIQUES D	8MAR2018	1er VERSEMENT SUPPORT SCOLAIRE	5-4-3500-5000	Transfers - FP	135,826.00
40	3713	Snow Plowing & Salting - Materials	DENICHEM LTD	14838	PROTEK SAND/WINTER MIX	1-4-3713-3425	Materials	10,517.14
41	3713	Snow Plowing & Salting - Materials	K&S SEL WINDSOR LTEE / K&S WIN	5300354316	BULK SAFE-T-SALT	1-4-3713-3425	Materials	15,963.93
42	3713	Snow Plowing & Salting - Materials	K&S SEL WINDSOR LTEE / K&S WIN	5300357829	BULK SAFE-T-SALT	1-4-3713-3425	Materials	22,190.49
43	3734	Snow Removal - Contracts	LANDROCK EXCAVATION INC	3206	DOZER RENTAL FOR SNOW CLEARING @ BOURGET DUMP	1-4-3734-4200	Contracts	9,573.08
44	3914	Transit - Contracts	LEDUC BUS LINES LTD.	152	TRANSPORT EN COMMUN FEV/18	1-4-3914-4200	Contracts - Bus	166,261.16
45	4500	Transfers	CDSBEO	8MAR2018	1st INSTALLMENT SCHOOL SUPPORT ALLOCATION	5-4-4500-5000	Transfers ES	169,346.00
46	5500	Transfers	C.S.D.C.E.O.	8MAR2018	1er VERSEMENT SUPPORT SCOLAIRE	5-4-5500-5000	Transfers - FS	569,385.00
47	7433	Recreational Complex - Materials	DUQUETTE ELECTRIQUE LTEE.	10314	LED RETROFIT (COMPLEX)	1-4-7433-3070	Building Maintenance	13,328.02
48	9100	Water	CH2M HILL CANADA LIMITED	3296309	C.C. PSI ANALYSIS	1-4-9100-3666	Water studies	5,683.68
49	9514	Garbage Collection - Contracts	TOMLINSON ENVIRONMENTAL SERVIC	0000240629	RESIDENTIAL WASTE	1-4-9514-4200	Contracts	36,975.08
50	9514	Garbage Collection - Contracts	TOMLINSON ENVIRONMENTAL SERVIC	0000240632	COMMERCIAL WASTE	1-4-9514-4200	Contracts	10,783.32
51	9523	Garbage Disposal	JP2G CONSULTANTS INC	26278	LANDFILL SITE MONITORING JAN/18	1-4-9523-3477	Monitoring	7,565.38
52	9534	Recycling - Contracts	TOMLINSON ENVIRONMENTAL SERVIC	0000240630	RESIDENTIAL CURBSIDE RECYCLING	1-4-9534-4200	Contracts	59,124.12
53	9534	Recycling - Contracts	TOMLINSON ENVIRONMENTAL SERVIC	0000240633	COMMERCIAL RECYCLING	1-4-9534-4200	Contracts	6,036.91
						Invoices Paid Greater/Equal to \$5,000		5,589,736.59
						Invoices Paid Less/Equal to \$4,999		329,106.89
						MasterCards March/18		14,415.62
						Grand Total A/P Council Report April 16/18		5,933,259.10

**Transactions de carte de crédit
Mars 2018**

#	Détenteur de carte	Date	Marchant	Description	GL	Montant	Sous total par carte
1	BOUCHARD, ANNE MORRIS	31/03/2018	APL* ITUNES.COM/BILL	Monthly Subscription iCloud	1-4-6113-3435	\$1.46	
2	BOUCHARD, ANNE MORRIS	12/03/2018	EDU-CHILD CARE LICENSI	Daycare license renewal	1-4-6113-3392	\$25.00	
3	BOUCHARD, ANNE MORRIS	01/03/2018	RESO	Dictionnaire LSQ	1-4-6133-3185	\$63.50	
4	BOUCHARD, ANNE MORRIS	01/03/2018	RESO	Dictionnaire LSQ	1-4-6203-3185	\$63.50	
5	BOUCHARD, ANNE MORRIS	22/03/2018	EDU-CHILD CARE LICENSI	Daycare license renewal	1-4-6113-3392	\$100.00	
6	BOUCHARD, ANNE MORRIS	15/03/2018	EDU-CHILD CARE LICENSI	Daycare license renewal	1-4-6113-3392	\$230.00	
7	BOUCHARD, ANNE MORRIS	06/03/2018	AIR CAN	STAFF TRAINING	1-4-6113-3660	\$236.45	
8	BOUCHARD, ANNE MORRIS	06/03/2018	AIR CAN	STAFF TRAINING	1-4-6113-3660	\$236.45	
9	BOUCHARD, ANNE MORRIS	06/03/2018	EVENTBRITE/COMEINCURIO	STAFF TRAINING	1-4-6113-3660	\$700.00	\$1,656.36
10	BOUCHER, PIERRE	16/03/2018	AMAZON *MARKETPLCE CA	CASH REGISTER FOR THE OTTAWA RIVER FESTIVAL	1-4-7113-3500	\$53.65	
11	BOUCHER, PIERRE	31/03/2018	FACEBK TT8W6FSEW2	PUBLICITY ON FACEBOOK	1-4-3913-3005	\$60.24	
12	BOUCHER, PIERRE	20/03/2018	PARKS AND RECREATION O	RENEWAL MEMBERSHIP FOR THE PARKS AND RECREATION	1-4-7113-3435	\$270.07	
13	BOUCHER, PIERRE	21/03/2018	AMAZON *MARKETPLCE CA	CASH REGISTER	1-4-7343-3500	\$667.96	\$1,051.92
14	COLLIER, HELEN	27/03/2018	ROSALYNN'S BISTRO CA	SMART CITIES CHALLENGE - WORKING LUNCHHELEN COLLIERDAVE DARCH	1-4-1223-3440	\$51.86	
15	COLLIER, HELEN	10/03/2018	COSTCO WHOLESALE W511	LIGHTS FOR NEW BOARDROOM	1-4-1343-3070	\$118.62	\$170.48
16	DAOUST, CHRISTIAN	07/03/2018	911 GEAR CANADA	EVIDENCE NOTEPAD BANDS	1-4-2413-3675	\$36.70	\$36.70
17	DESNOYERS, FREDERIC	21/03/2018	GABRIEL PIZZA 304	MEETING	1-4-1233-3440	\$54.24	
18	DESNOYERS, FREDERIC	09/03/2018	MFOA	DEVELOPMENT CHARGES TRAINING 101 & 201 (2 FULL DAY SESSIONS)	1-4-1313-3743	\$665.57	
19	DESNOYERS, FREDERIC	05/03/2018	AMO	AMO CONFERENCE - ANDRÉ LALONDE (23.75%)	1-4-1123-3160	\$802.30	
20	DESNOYERS, FREDERIC	05/03/2018	AMO	AMO CONFERENCE - JEAN-MARC LALONDE (25.42%)	1-4-1123-3160	\$858.80	
21	DESNOYERS, FREDERIC	05/03/2018	AMO	AMO CONFERENCE - GUY DESJARDINS (25.42%)	1-4-1123-3160	\$858.80	
22	DESNOYERS, FREDERIC	05/03/2018	AMO	AMO CONFERENCE - HELEN COLLIER (25.42%)	1-4-1223-3160	\$858.80	\$4,098.51
23	KEHOE, ROBERT	29/03/2018	TIM HORTONS 2125 QTH	Breakfast, team meeting	1-4-1233-3440	\$11.97	\$11.97
24	LALONDE, GERALD	31/03/2018	AMAZON *MARKETPLCE CA	CELL PHONE CASES	1-4-1323-3150	\$101.94	
25	LALONDE, GERALD	09/03/2018	GPS CITY	RAM MOUNT PRINTER	1-4-3113-3500	\$133.27	
26	LALONDE, GERALD	06/03/2018	WORKERS HEALTH SAFET	TRAINING	1-4-1363-3278	\$531.10	
27	LALONDE, GERALD	29/03/2018	OMHRA	TRAINING	1-4-1363-3160	\$706.25	
28	LALONDE, GERALD	21/03/2018	OMHRA	TRAINING	1-4-1363-3160	\$988.75	\$2,461.31
29	LENHART, JULIAN	23/03/2018	ROCKLAND MAIN STREET P	DINER DÉPART DE JOCELYN AVEC DÉPARTEMENT INFRASTRUCTURE	1-4-3113-3440	\$198.51	
30	LENHART, JULIAN	22/03/2018	PAYPAL *LEARNINGBRI	FORMATION GESTION DE PROJET RICHARD CAMPEAU 2 JOURS	1-4-3113-3175	\$1,194.85	
31	LENHART, JULIAN	22/03/2018	PAYPAL *LEARNINGBRI	FORMATION GESTION DE PROJET ALAIN BEAULIEU 2 JOURS	1-4-3113-3175	\$1,202.29	\$2,595.65
32	OUELLET, MONIQUE	29/03/2018	AMCTO	MEMBERSHIP FEES	1-4-1224-3435	\$233.91	\$233.91
33	ROUSSELLE, YVES	22/03/2018	CAFE LAROCHE	Breakfast, team meeting	1-4-3113-3440	\$27.63	\$27.63
34	VILLENEUVE, MARIO	14/03/2018	TIM HORTONS 1492 QTH	CONSENSUS MEETING FOR FIRE STATIONS	1-4-2113-3440	\$29.31	\$29.31
35	WILSON, BRIAN	04/03/2018	SMK*SURVEYMONKEY CA	SURVEY MONKEY MONTHLY SUBSCRIPTION FEE - MARCH 2018	1-4-2213-3745	\$35.00	
36	WILSON, BRIAN	14/03/2018	FRIENDLY RESTAURANT	LUNCH MEETING WITH MARIO VILLENEUVE	1-4-2113-3440	\$38.01	
37	WILSON, BRIAN	20/03/2018	AVANGATE*MOVAVI.COM	MOVAVI VIDEO EDITING SOFTWARE	1-4-2113-3651	\$44.90	
38	WILSON, BRIAN	29/03/2018	AIRFLIGHT SERVICES	TAX SERVICES TO AIRPORT FOR EMR RECERT COURSE	1-4-2113-3175	\$47.15	
39	WILSON, BRIAN	16/03/2018	SQ *SQ *SIMCOE CPR AND	EMR/EFR RECERTIFICATION (BWILSON)	1-4-2113-3175	\$250.00	
40	WILSON, BRIAN	13/03/2018	AIR CAN	FLIGHT TO TO FOR EMR/EFR RE-CERTIFICATION COURSE (BWILSON)	1-4-2113-3175	\$535.79	
41	WILSON, BRIAN	22/03/2018	ROCKLAND COLLISION CEN	CAR 1 - RUST REPAIRS	1-4-2153-3760	\$1,091.02	\$2,041.87
Total						\$14,415.62	\$14,415.62



REPORT N° AMÉ-18-15-R

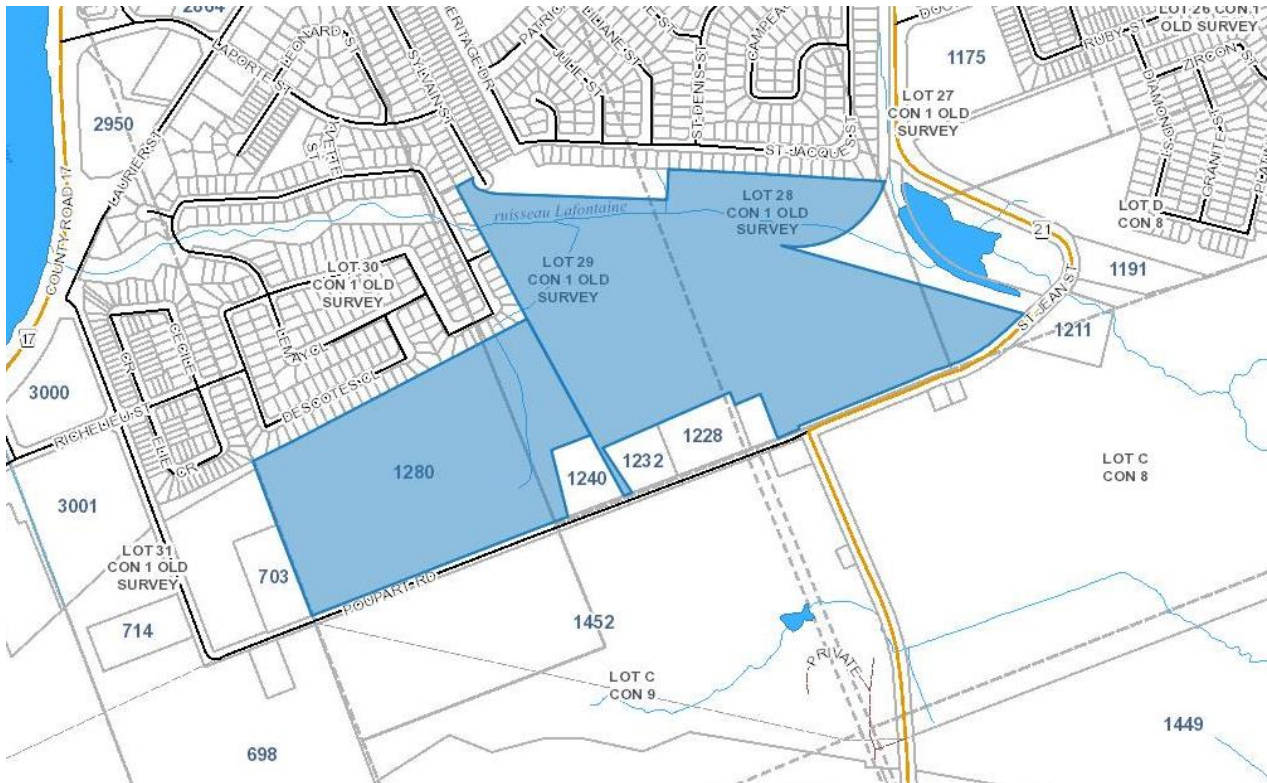
Date	06/12/2017
Submitted by	Marie-Eve Bélanger
Subject	Official Plan Amendment, Zoning By-law Amendment, Subdivision - Brigil
File N°	D-12-121, D-09-82, D-14-493

1) **NATURE/GOAL :**

Mr. Jean Décoeur (Atrél Engineering Ltd.), agent for 3223701 Canada Inc. (Brigil), has submitted an application for the approval of a Draft Plan of Subdivision in order to create 245 lots designated for single detached dwellings, six (6) lots for semi-detached dwellings, seven (7) blocks for street row houses (184 units), two (2) blocks for low-rise apartment blocks (281 units) as well as a block for a park, a block for a pathway, a block for a Stormwater management pond and 4 new streets.

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

A new notice was sent out December 20th, 2017 to advise of the new meeting that will be held January 17th, 2018. Another meeting was also held on February 7th, 2018.

Figure 1: Location of the subject property

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

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

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

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

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

3) **DEPARTMENT'S RECOMMENDATION :**

THAT the Planning Committee recommends to the municipal Council the approval of the Draft Plan of Subdivision submitted by Atrel Engineering for 3223701 Canada Inc. (Brigil) (file number D-12-121), with the conditions of approval listed under Section 7 of report No. AMÉ-18-15-R, and

THAT the Planning Committee recommends to Council to amend the *Official Plan of the Urban Area of the City of Clarence-Rockland*, being By-law No. 2018-27 in order to change the land use designation of the property known as being Part of Lots 27, 28, 29 and 30, Concession 1 (O.S.), and Part of Lot D, Concession 8, from "*Low Density Residential*" **to** "*Low Density Residential*", "*Medium Density Residential*" and "*High Density Residential*" and to approve By-law 2018-28 being for the application to amend Zoning By-Law No. 2016-10, in order to change the zoning category of the property, from "*Urban Residential First Density – General – Holding (R1-h) Zone*" to "*Urban Residential First Density – Special – holding (R1S-h) Zone*", "*Urban Residential Second Density - holding (R2-h) Zone*", "*Urban Residential Third Density – holding (R3-h) Zone*" and "*Parks and Open Space (OS) Zone*", as recommended by the Infrastructure and Planning Department.

QUE le comité d'aménagement recommande au conseil municipal l'approbation de l'ébauche de plan de lotissement soumis par Atrel Engineering pour 3223701 Canada Inc. (Brigil) (filière n°. D-12-121), avec les conditions d'approbation listé à la Section 7 du rapport n°. AMÉ-18-15-R, et

QUE le comité d'aménagement recommande au conseil d'approuver le règlement No. 2018-27 concernant l'amendement au Plan Officiel de l'aire urbaine de la Cité de Clarence-Rockland, dans le but de modifier la désignation du terrain connu sous une partie des Lots 27, 28, 29 et 30, Concession 1 (O.S.) et une partie du Lot D, Concession 8, de « *Résidentielle à faible densité* » à « *Résidentielle à faible densité* », « *Résidentielle à moyenne densité* » et « *Résidentielle à haute densité* », ainsi que d'approuver le règlement No. 2018-28 concernant la demande d'amendement au Règlement de zonage 2016-10, dans le but de modifier la catégorie de zonage de la propriété, de « *Zone résidentielle urbaine de première densité – aménagement différé (R1-h)* » à « *Zone résidentielle urbaine de première densité – spécial-aménagement différé (R1S-h)* », « *Zone résidentielle urbaine de deuxième densité - aménagement différé (R2-h)* », « *Zone résidentielle urbaine de troisième densité-aménagement différé (R3-h)* », et « *Zone de parcs et espaces vert (OS)* », tel que recommandé par le Département d'infrastructure et aménagement du territoire.

4) **BACKGROUND :**

N/A

5) **DISCUSSION :**

Provincial Policy Statement

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

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

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

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

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

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

...

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

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

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

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

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

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

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

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

The application is consistent with the PPS.

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

Section 2.2.6.4 stipulates that in order to meet varied housing requirements of Prescott-Russell residents and to provide for orderly residential development, it is the policy of this plan to have a mix of 70% low density residential, 20% medium density residential and 10% high density residential.

3.3.5 Minor Collector Policies

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

7.7.2 Archeological Assessments

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

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

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

The Official Plan encourages mixed development, offering a choice in the type of residential accommodation and the construction of all forms of tenure, such as single ownership, cooperatives, condominiums and rental. As per the UCPR OP, the Official Plan also states that we must seek to reach a 70% low density residential, 20% medium density residential and 10% high density residential.

Section 2.6 stipulates that we must accommodate all forms of residential housing and affordable housing.

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

5.6.4 High Density Residential

5.6.4.2 Policies

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

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

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

Row houses are part of the medium density land use designation. Section 5.6.3.2 indicates that row housing and other ground oriented housing is

more acceptable on local streets than housing which is not ground oriented.

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

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

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

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

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

Fish Habitat

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

Tree Conservation

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

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

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

- R1S (Urban Residential First Density – Special Zone) for the detached dwellings
- R2 (Urban Residential Second Density Zone) for the semi-detached dwelling blocks

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

No special exceptions are requested at this time.

Planning Analysis

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

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

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

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

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

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

The proposed project does not conform to the Official plan since it is currently under the Low Density Residential. An Official Plan Amendment was submitted at the same time as the Draft Plan Of Subdivision which will permit a mix of unit types and densities. The Official Plan is seeking to ensure that the urban area must be made with 70% low density residential, 20% medium density residential and 10% high density residential. This

project will see 35% of low density residential, 26% of medium density residential and 39% of high density residential. Even though the amounts are higher than the target set by the Official Plan, they are still well under the target when the whole of Rockland is put together. The majority of Rockland is built with single detached dwellings. However, the exercise was not completed to calculate the amount of low density residential vs a higher density residential.

The High residential units will be located along a collector road and the low density residential will be located to the north of the project close to the existing residences.

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

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

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

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

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

f) the dimensions and shapes of the proposed lots.

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

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

There are no known restrictions.

h) conservation of natural resources and flood control.

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

i) the adequacy of utilities and municipal services.

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

j) the adequacy of school sites.

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

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

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

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

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

6) CONSULTATION:

There were 3 public meetings scheduled for this file, being on December 6th, 2017, January 17th, 2018 and February 7th, 2018.

Comments obtained from the public were as follows:

- Pathway location and lost of privacy for the residents on cercle Descotes.
- Location of the high density beside the residential property of 1224 Poupart Side Road.
- Privacy
- Congestion near the Walmart will be worse

- Who will pay for the Poupart Road upgrade
- The City should deal with Poupart Road before approving the project.
- Infrastructure cannot accommodate more traffic
- High development should not be located there. It should be lower densities.
- Trees should be kept for privacy
- Will there be dynamite
- Residents wanted to see cross-section between their house and the closest proposed house.
- Concerns in regards to the densities that are higher than the OP.

7) RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :

COMMENTS FROM AGENCIES AND INTERNAL DEPARTMENTS:

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

The Construction Department have no objections or comments.

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

The comments from Enbridge are included under Schedule C.

The comments from Canada Post are included under Schedule D.

The comments from Hydro One are included under Schedule E.

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

COMMENTS FROM THE INFRASTRUCTURE AND PLANNING DEPARTMENT

Parkland and Pathways

The park is located in a central location and will be surrounded by single family dwellings. It will have access to 2 streets. A black chain-link fence of 6 feet high will be required on private property around the park as well as boulders at the entrance of the park. The pathway that is planned as part of Block 14 should be asphalted and should have 2 accessed off of Street No. 1 with a proper slope. If required, switchbacks should be designed to access the pathway because of the steepness of the slope. Also, it is important to note that the pathway will end on St-Jean Street near the top of the hill. In order to make the pathway more accessible for the residents, the pathway should connect to St-Jean Street at the bottom of the hill. Some switchbacks would also be required on Block 15 along St-Jean Street. Having the

pathway connect to the bottom of the hill will be beneficial for the residents that live on Poupart Side Road and also the residents that wishes to go up the hill by using a pathway with an acceptable slope angle. Also, that same pathway ends to the west of the property and the City will be required to build the pathway to connect to Poupart at some point.

Poupart Side Road and St-Jean Street

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

As such, we recommend that Poupart Side Road and St-Jean Street be widened to 30 metres. Therefore, 15 metres from the centreline of the road will need to be transferred to the City for Poupart Road and to the Counties for St-Jean Street. The developer would be responsible to design and build Poupart Side Road and St-Jean Street fronting their properties. The developer would be reimbursed using the Development Charge money reserved for that project.

The City will be completing a preliminary design for Poupart Side Road in 2018. The study will take into consideration the design that will be completed for Poupart Road and will include recommendations in regards to the intersection improvements, traffic impacts, transit impacts and how the proposed streets will connect to Poupart.

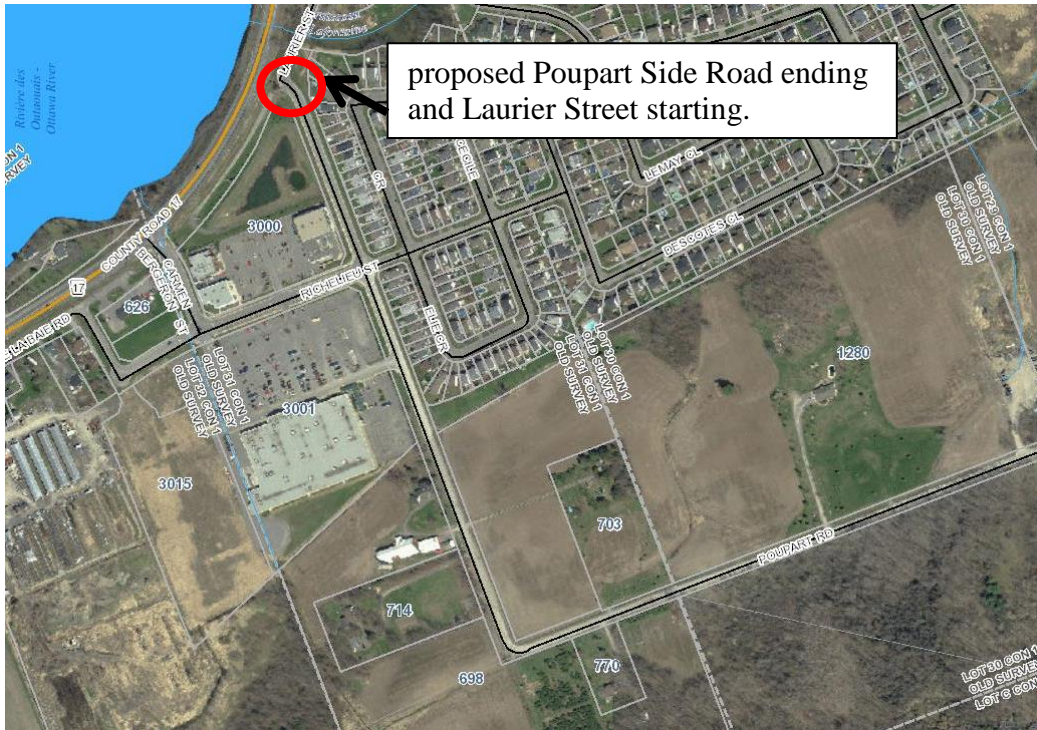
The design that the City will be undertaking will include sidewalks, bike lanes and/or multi-use pathway along Poupart/St-Jean Street..

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

Road name

The Department recommends that a few street names be modified following the construction of Stage 5 Morris Village. We recommend that St-Jean

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



Connectivity

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

Draft Plan Conditions

1. This approval applies to the Draft Plan certified by E.H. Herweyer, OLS, dated November 17th, 2017, to show the following 245 lots for detached dwellings, 3 blocks for semi-detached dwellings (6 units), 10 blocks for townhouses (184 units), 2 blocks for low-rise apartment dwellings (281 units), 3 blocks for parks/servicing/stormwater management, and 4 streets.

2. The Owner agrees, by entering into a Subdivision agreement, to satisfy all requirements, financial and otherwise, of the City of Clarence Rockland, including but not limited to, the phasing of the plan for registration, the provision of roads, the installation of services, utilities and drainage.
3. That the Subdivision agreement between the Owner and the City of Clarence Rockland be registered against the land to which it applies once the Plan of Subdivision is registered.
4. Prior to any further division of Lots or Blocks, the City of Clarence Rockland may require an additional agreement to address any new or amended conditions.
5. The Owner agrees to convey, at no cost to the City of Clarence Rockland, all easements and reserves that are required at the discretion and to the satisfaction of the City of Clarence Rockland.
6. The Owner shall obtain such permits as may be required from Municipal or Provincial authorities and shall file copies thereof with the Director of Infrastructure and Planning.
7. The Owner shall employ Professional Engineers to the satisfaction of the City, to design and supervise the construction of the Subdivision Works in accordance with the City's Specifications. No deviation from the City Specifications is permitted without the written consent of the City. « As Built » drawings of the development works shall be provided to the City's satisfaction, once construction is completed.
8. The Owner agrees to co-ordinate the staging of the Subdivision to the satisfaction of the City in consideration of the construction of the Works with the development of other lands in the area, or provision of underground services within the Subdivision.
9. The Owner agrees to implement the recommendations of all applicable reports. The Owner acknowledges and agrees that all reports and/or studies required as a result of the approval of the Plan of Subdivision shall be implemented to the satisfaction of the City at the sole expense of the Owner. Furthermore, the City may require certification by the Owner's Professional consultants that the works have been designed and constructed in accordance with the approved reports, studies, standards specifications and plans to the satisfaction of the City.

Zoning

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

Highways/Roads/Walkway

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 Stage 5 Morris (City file No.: D-12-122) 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. Any improvements, excluding the construction of the roundabout at County Road 21 (St-Jean Street) and Street No. 1 of the proposed Stage 5 Subdivision (City file No.: D-12-122), shall be at the costs of the Owner.

13. 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
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.

20. 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 unless the Transportation Impact Study requires a wider road allowance to accommodate the required road improvements, 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.
21. That a foot reserve along County Road 21 (St-Jean Street) shall be dedicated to the United Counties of Prescott and Russell, on the proposed Lots 80, 81, 82 and on the proposed Blocks 10 and 15.

City of Clarence-Rockland Conditions:

22. The Owner shall dedicate, by by-law, all proposed streets included in this Draft Plan, shown as Public Highway to the City.
23. 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
24. 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.
25. That the Ontario Land Surveyor retained by the applicants determine the width of the road right-of-way presently in place along Poupart Side Road and where such right-of-way is less than the requirement stated in the traffic study, that a parcel of land representing half the portion required to achieve the width requirement (measured from the centre line of the road right-of-way)

along the frontage of the lots be transferred to the City of Clarence-Rockland free of encumbrances.

26. That Poupart Side Road and Street No. 1 (fronting the project) 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. 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.
27. The Owner shall demonstrate in the cross-section for Poupart Road that no open ditches will be built.
28. That the Owner submits a traffic assessment in regards to traffic calming inside of the project (example: Street No. 1). The recommendations and works are to be approved by the Director of Infrastructure and Planning.
29. 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.
30. That a foot reserve along Poupart Side Road shall be dedicated to the City of Clarence-Rockland, on the proposed Block 1, 3, 6 and 8 and on the proposed Lot 186.
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 a block be reserved to the north side of Block 1 for a future road right-of-way.
35. That a noise study be undertaken to ensure that no noise impact the future residents adjacent to the collector road. That the

recommendations of the study be demonstrated on the engineering plans.

Park and Open Space

36. That the Owner transfer to the City of Clarence-Rockland Block 7 as shown on the draft plan of subdivision as well as Block 14 and 15.
37. That Block 7 and Block 14 be considered as parkland and that the amount of land given that exceeds 5% be transferred to the next phase.
38. That the Owner provide a grading plan and landscape plan for the parkland to the satisfaction of the Director of Community Services.
39. That the landscaping plan shows a black chain-link fence of 5 feet high to be installed around the park on private properties. The fence is to be installed by the Owner.
40. That the Owner supply 4 inches of compacted topsoil and hydro-seed the total area of Block 7.
41. That an electricity service and water service be brought to the lot line of the park.
42. That the Owner agrees to install large natural stone boulders at the entrance of the park to prevent car access.
43. That the landscaping plan shows the pathway (Block 14) to be built with a width of 2.5 metres of asphalt at no cost to the City. That a fence or guard-rail be installed if the slope near the pathway is too dangerous.
44. That a decision, from the Director of Infrastructure and Planning, on the construction of the pathway on Block 14 be taken once the grading of the project have been finalized.
45. That Block 13 serve as a pathway connection to the main pathway on Block 14. That the connection have a proper slope to access the main pathway and that it be built with a 2.5 metre asphalt width. A fence on both sides must be demonstrated.
46. That the landscaping plan shows Blocks 11 and 12 with a pathway if possible and fences on both sides. The plan to be approved by the City.
47. That the main pathway ending on St-Jean Street be constructed to end at the bottom of the slope. The landscaping plan must show

how this can be undertaken. The pathway will likely need a few switchbacks onto Block 15.

Environmental

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

Stormwater Management Plan, Sediment and Erosion Control Plan

50. 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.
51. 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.
52. 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.
53. The Owner agrees to implement the Mitigation Measures and Avoidance Measures outlined in the Tree Conservation and Planting Plan and Species at Risk Assessment prepared by Bowfin Environmental Consulting Inc. (September 2017).
54. The Owner agrees to obtain appropriate approvals from the Ministry of Natural Resources and Forestry prior to any work being done within 50 metres of identified butternuts.

55. The Owner agrees to implement the mitigation measures outlined in the Fish Habitat and Community Assessment for the Rockland Subdivision prepared by Bowfin Environmental Consulting Inc. (September 2017).
56. The Owner acknowledges that the subdivision agreement shall contain wording acceptable to South Nation Conservation and the City of Clarence Rockland and that the above-noted conditions will be implemented.
57. 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.
58. 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.
59. 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.
60. 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

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

Construction

62. 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

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

Streets and Street lights

69. The street lights shall meet the standards of the City of Clarence-Rockland. Please note that the City is moving towards LED

lights. Please contact the Infrastructure and Engineering Department to discuss.

70. The Owner agrees to prepare a "Street Light Plan" for all the Subdivision to the satisfaction of the City of Clarence-Rockland.
71. 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

72. 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

73. 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.
74. 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

75. 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.
76. That the street names and civic address numbering shall be submitted for review and approval to the United Counties of Prescott and Russell to ensure compliance with the 911 database system.

77. 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.

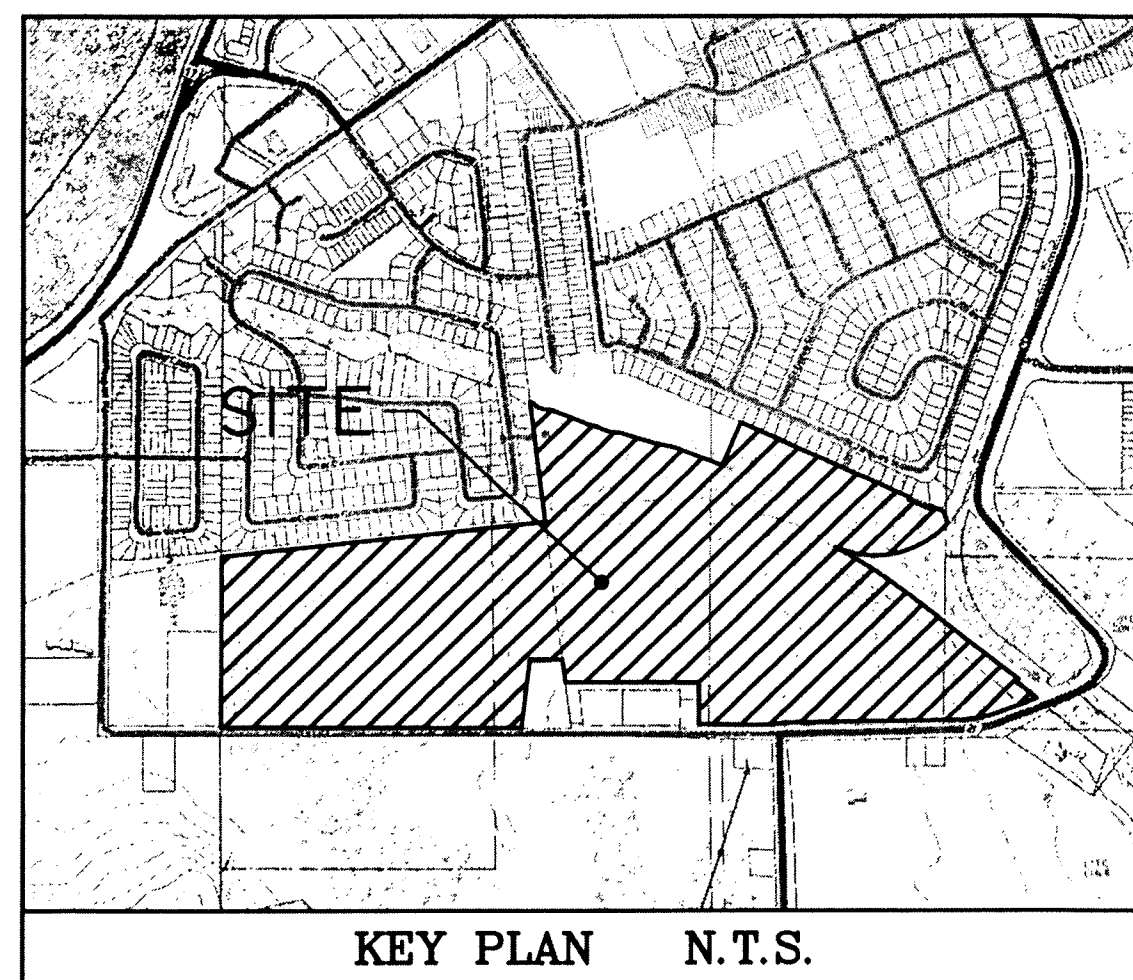
Other Conditions

78. That the Owner provides a Geotechnical Report and Slope Stability Assessment to the satisfaction of the City of Clarence-Rockland.
79. That the Owner provides an Archeological Assessment carried out by a consultant archeologists licensed under the *Ontario Heritage Act*.
80. That the Owner submits an Assessment for the potential of Karst hazard.
81. 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.
82. 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.
83. 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.
84. The owner/developer shall provide a copy in PDF format of the final plan intended for registration.
85. A copy of the executed Subdivision Agreement shall be provided to the United Counties of Prescott and Russell.
86. 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.
87. The owner must enter into a cost sharing agreement with Spacebuilders Ottawa Ltd. for the sanitary trunk sewer, the Pumping Station No.9 and its forcemain to Caron Street and the high pressure watermain from Caron.

Closing Conditions

88. 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.
 89. 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.
 90. The Subdivision Agreement shall state that the conditions run with the land and are binding on the Owner's heirs, successors and assigns.
 91. Prior to registration of the Plan of Subdivision, the City of Clarence Rockland is to be satisfied that Conditions 1 to 90 has been fulfilled.
 92. If the Plan of Subdivision has not been registered by January 15th, 2023, the draft approval shall lapse pursuant to Section 51 (32) of the Planning Act, 1990. Extensions may only be granted under the provisions of Section 51 (33) of the said Planning Act prior to the lapsing date.
- 8) **FINANCIAL IMPACT (expenses/material/etc.):**
N/A
 - 9) **LEGAL IMPLICATIONS :**
N/A
 - 10) **RISK MANAGEMENT :**
N/A
 - 11) **STRATEGIC IMPLICATIONS :**
N/A
 - 12) **SUPPORTING DOCUMENTS:**
Schedule A - Draft Plan of Subdivision

Schedule B - Comments from the United Counties of Prescott and Russell
Schedule C - Comments from Enbridge
Schedule D - Comments from Canada Post
Schedule E - Comments from Hydro One
Schedule F - Comments from the South Nation Conservation
Schedule G - Letter from resident
Schedule H - Letter from resident
Schedule I - Official Plan and Zoning by-law Amendment map
Schedule J - Official Plan Amendment 2018-27
Schedule K - Zoning By-law 2018-28
Schedule L - Letter from the Environmental Society of Clarence-Rockland
Schedule M- Letter of objection
By-law 2018-27 - OP Amendment
OP Amendment No. 9
By-law 2018-28 - Zoning by-law Amendment



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

Surveyor's Certificate
 I hereby certify that lands to be subdivided and their
 relationship to the adjacent lands are correctly shown,
 as determined per existing reference plans.

Nov. 17, 2017
 Dated

E. H. HERMEYER
 ONTARIO LAND SURVEYOR

Owner's Certificate
 This is to certify that I am the owner of the lands to be subdivided
 and this plan was prepared in accordance with my instructions.

Nov 20th, 2017
 Dated

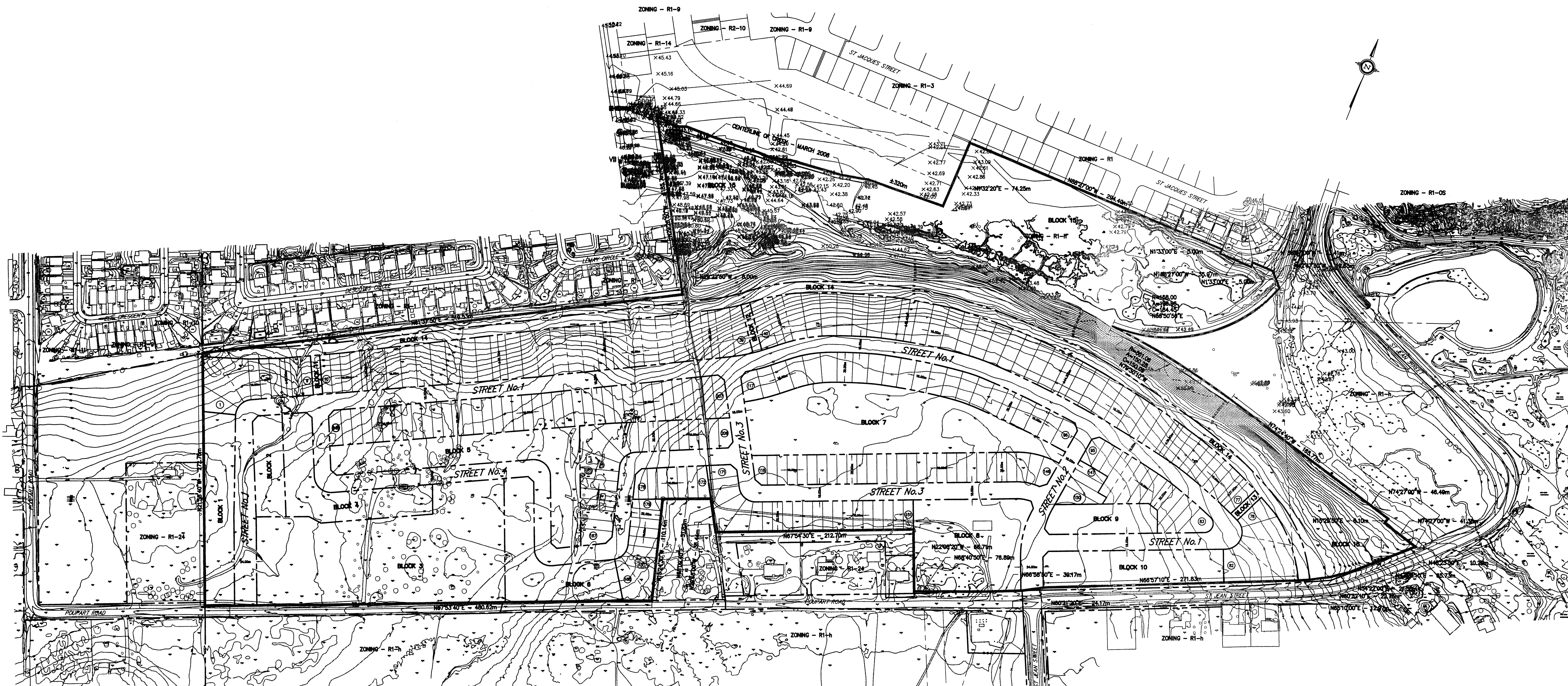
FREDERIC LEWIS, P.Eng.
 GENERAL MANAGER

**Additional Information required under Section
 51 (17), of the Planning Act.**

- A. as shown on plan
 - B. as shown on plan
 - C. as shown on plan
 - D. residential
 - E. as shown on plan
 - F. as shown on plan
 - G. as shown on plan
 - H. municipal water
 - I. glacial till, sand and silt over bedrock
 - J. as shown on plan
 - K. Hydro, Bell, Cable, Gas
 - L. Sanitary and Storm
 - M. Sewers, Pipe water
 - N. as shown on plan
- All elevations are Geodetic

Metric Note:
 Distances shown hereon are in metres and can be
 converted to feet by dividing by 0.3048.

NOTE:
 All individual lots with single family dwelling houses have
 an area equal to or greater than 300m² with a minimum
 frontage dimension of 10.0m.



THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS,
 SEWERS AND OTHER UNDERGROUND AND OVERGROUND
 UTILITIES AND STRUCTURES IS NOT NECESSARILY
 SHOWN ON THE CONTRACT DRAWINGS, AND WHERE
 SHOWN, THE ACCURACY OF THE POSITION OF SUCH
 UTILITIES AND STRUCTURES IS NOT GUARANTEED.
 BEFORE STARTING WORK, DETERMINE THE EXACT
 LOCATION OF ALL SUCH UTILITIES AND STRUCTURES
 AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

No.	REVISION	APPLIES WHEN DRAWING MODIFIED	DATE	BY
1	PART-2 PLAN 50R-9244 REMOVED FROM DRAFT PLAN		NOV. 17/17	JMD

SCALE	DESIGN
1 : 2000	PGG
20m 0 20 40 60m	CHECKED
	DRAWN PGG
	CHECKED
	APPROVED JMD

ATREL Engineering Ltd.
 Engineers - Ingénieurs
 1-888-4 CHAMBERLAND STREET, ROCKLAND, ONTARIO K4K 1M6
 TEL.: (613) 446-7423

CITY OF CLARENCE-ROCKLAND
POUPART - LAVIOLETTE SUBDIVISION
 PLAN
DRAFT PLAN

DATE
 JUNE 12, 2017
 PROJECT No.
 150403
 DRAWING No.
 150403-DP1



Urbanisme et Foresterie • Travaux publics
Planning and Forestry • Public Works

November 21, 2017

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

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

Mrs Bélanger:

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

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

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

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

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

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

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

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

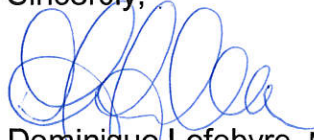
5. That the Owner shall agree in the Subdivision Agreement that County Road 21 shall be reinstated to the satisfaction of the United Counties of Prescott and Russell if damage occurs from construction traffic, as deemed necessary by the County.
6. That the Owner shall agree in the Subdivision Agreement,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

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

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

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

Sincerely,



Dominique Lefebvre, MCIP, RPP
Senior Planner



Enbridge Gas Distribution
500 Consumers Road
North York, Ontario M2J 1P8
Canada

October 13, 2017

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

Dear Marie-Eve Belaner,

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

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

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

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

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

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

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

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

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

Sincerely,

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

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

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

enbridgegas.com

Integrity. Safety. Respect.

AC/jh



October 30, 2017

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

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

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

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

Service type and location

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

Municipal requirements

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

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

Regards,

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

Appendix A**Additional Developer Requirements:**

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

Marie-Eve Belanger

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

Carole Giroux

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

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

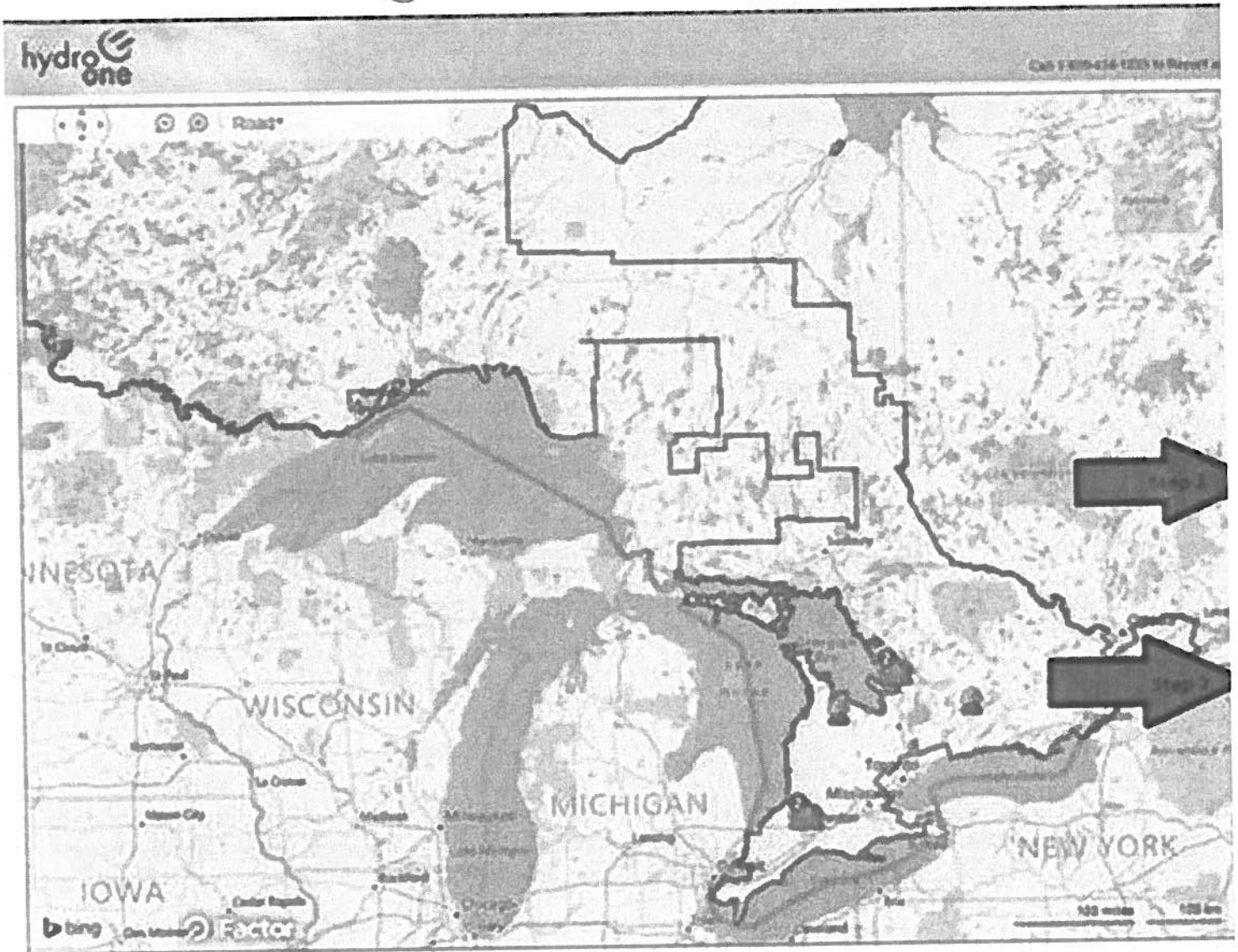
Hello,

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

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

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

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



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

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

Thank you,

Michelle Tien

Real Estate Co-op, Real Estate Department
Hydro One Networks Inc.

Tel: (905) 946-6238

Email: Michelle.Tien@HydroOne.com

Sent on behalf of

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.

Via email: mbelanger@clarence-rockland.com

November 22, 2017

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

Attention: Marie-Eve Bélanger, Manager of Development

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

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

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

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

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

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

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



SOUTH NATION
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DE LA NATION SUD

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

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

Review and Comments

Natural Heritage Features

Watercourses

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

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

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

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

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

Species at Risk (SAR)

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



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Water

Stormwater

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

Clean Water Act, 2006

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

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

Natural Hazards

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

Official Plan Amendment

SNC has no objections with the proposed official plan amendment.

Zoning By-law Amendment

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

Proposed Draft Conditions

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



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



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Final Remarks

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

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

Best regards,

A handwritten signature in black ink, appearing to read "M. Leblanc", is positioned above the printed name.

Mathieu Leblanc
Team Lead, Planning

REÇU

26 OCT. 2017

CITÉ CLARENCE-ROCKLAND

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

October 26, 2017

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

Dear Sir/Madam,

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

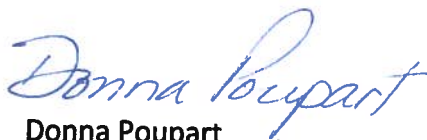
We are specifically opposed to the high density residential buildings, and particularly the one proposed adjacent to 1224 Poupart Road. Our son recently purchased this house which is already on a small lot. A high density building could be as high as 5 storeys as we understand which would not only be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

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

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



Gerald Poupart



Donna Poupart

27 October 2017

To : Marique Ouellet, Clerk
City of Clarence Rockland

REÇU

27 OCT. 2017

CITÉ CLARENCE-ROCKLAND

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I remain

Yours Sincerely

cell: 613-327-5533

LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- OPEN SPACE AREA
- ENVIRONMENTAL PROTECTION ZONE
- R.O.W.



POUPART - LAVIOLETTE SUBDIVISION

LAND USE DEMONSTRATION PLAN

SCALE: 1:4000	DATE: NOVEMBER 2017	DRAWING: 150403-LUD
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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

Gilles Bergeron

3385 Descotes Circle

Rockland, Ontario K4K 1A8

February 6, 2018

Corporation of the City of Clarence-Rockland

1560 Laurier Street

Rockland, Ontario K4P 1P7

Dear Clerk,

Please accept my formal written opposition to the proposed Zoning By-Law Amendments (D-14-493) relative to the plan of subdivision (File No. D-12-L21), under section 51 of the Planning Act, R.S.O. 1990 as amended, and relative to the Official Plan (D-09-82).

In current proposed form, the excessive percentage allotted to R3 High density development holds no compatibility to the many surrounding R1 Low density, long established neighbourhoods. Currently, the proposed R3 High density exceeds well over 60% of the total development. A sense of community, both in the established surrounding neighbourhoods as well as in the proposed development will be negatively and irreversibly eroded should the R3 High density designation in the proposed zoning plan be granted approval. The current infrastructure will not support such a zoning density change without incurring extreme costs and opening up incalculable liabilities. It is in my opinion that the proposed zoning changes find favour only in its ability to secure heightened financial gain for the developer at the expense of decreasing property values for the current residents of Ward 1.

I will support a proposed development that respects a 70% R1 Low zoning density, a 20% allotment made to R2 Medium density and a 10% designation allowed for R3 High density concentrations. This type of development will uphold the integrity of a community that blends in with current surroundings as well as accommodates sustainable growth for the wellbeing of all the residents populating the Corporation of the City of Clarence-Rockland.

Should the current proposed zoning densities be approved, please be advised that my formal appeal against such a decision will be filed in due course with the Ontario Municipal Board.

Thank you,



Gilles Bergeron

RÈGLEMENT DE ZONAGE N° 2018-28

Amendant le Règlement de zonage n° 2016-10

Corporation de la Cité de Clarence-Rockland

Partie des Lots 27, 28, 29 et 30, Concession 1 (O.S.) et Partie du Lot D, Concession
8

rédigé par

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

ZONING BY-LAW NO. 2018-28

Amending Zoning By-Law No. 2016-10

The Corporation of the City of Clarence-Rockland

Part of Lots 27, 28, 29 and 30, Concession 1 (O.S.), and Part of Lot D, Concession
8

prepared by

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

LA CORPORATION DE LA CITÉ DE CLARENCE-ROCKLAND

RÈGLEMENT N° 2018-28

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

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

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

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

Article 1: Le terrain situé sur une partie des lots 27, 28, 29 et 30, Concession 1 (O.S.), et partie du Lot D, Concession 8, identifiée à la cédule «A» ci-jointe, et faisant partie du présent règlement, est le terrain concerné par ce règlement.

Article 2 : La cédule « B » du Règlement de zonage n° 2016-10, est par la présente amendée en modifiant de « *Zone résidentielle urbaine de première densité – aménagement différé (R1-h)* » à « *Zone résidentielle urbaine de première densité – spécial-aménagement différé (R1S-h)* », « *Zone résidentielle urbaine de deuxième densité - aménagement différé (R2-h)* », « *Zone résidentielle urbaine de troisième densité-aménagement différé (R3-h)* », et « *Zone de parcs et espaces vert (OS)* », tel qu'identifiée à la cédule « A » ci-jointe, et faisant partie intégrante du présent règlement.

Article 3: Sujet à l'avis d'adoption de ce règlement conformément aux dispositions de l'article 34(18) de la *Loi sur l'aménagement du territoire*, L.R.O. 1990 tel qu'amendé, le présent règlement entrera en vigueur à la date de son adoption par le Conseil de la Corporation de la Cité de Clarence-Rockland sous réserve des deux dispositions suivantes:

- 1) L'entrée en vigueur de l'amendement au Plan Officiel de l'aire urbaine de la Cité de Clarence-Rockland à l'égard de la même propriété; et de
- 2) L'approbation du Tribunal si un avis d'appel ou d'objection est reçu ou suite à la date limite pour le dépôt des avis d'opposition conformément à l'article 34(21) de la *Loi sur l'aménagement du territoire*, L.R.O. 1990 tel qu'amendé.

FAIT ET ADOPTÉ EN RÉUNION PUBLIQUE, CE 16^{IÈME} JOUR D'AVRIL 2018.

Guy Desjardins, maire

Monique Ouellet, greffière

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND

BY-LAW NO. 2018-28

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

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

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

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

Section 1: The property at Part of Lots 27, 28, 29 and 30, Concession 1 (O.S.), and Part of Lot D, Concession 8 and identified on Schedule "A" attached to and forming part of this by-law shall be the lot affected by this by-law.

Section 2: Schedule "B" of Zoning By-Law No. 2016-10 is hereby amended by changing the zoning from "*Urban Residential First Density – holding (R1-h) Zone*" **to** "*Urban Residential First Density - Special – holding (R1S-h) Zone*", "*Urban Residential Second Density – holding (R2-h) Zone*", "*Urban Residential Third Density – holding (R3-h) Zone*", and "*Open Space (OS) Zone*", as identified on Schedule "A" of the map attached hereto and fully integrated as part of this by-law.

Section 3: Subject to the giving of notice of passing of this by-law, in accordance with Section 34(18) of the *Planning Act*, R.S.O. 1990 as amended, this by-law shall come into force on the date of passing by the Council of the Corporation of the City of Clarence-Rockland subject to the following two provisions:

- 1) The coming into force of the amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland with regards to the same property; and
- 2) If a notice of appeal or objection is received, the approval of the Tribunal or where no notice of appeal or objection is received, pursuant to Section 34(21) of the *Planning Act*, R.S.O. 1990 as amended.

DATED AND PASSED IN OPEN COUNCIL, THIS 16th DAY OF APRIL, 2018.

Guy Desjardins, Mayor

Monique Ouellet, Clerk

NOTE EXPLICATIVE

But et effet du Règlement

La propriété concernée par cette modification au Règlement de zonage 2016-10 est décrite comme étant une partie des lots 27-30, concession 1 (O.S.), et Partie du lot D, concession 8.

La modification a pour but de modifier la catégorie de zonage de « *Zone résidentielle urbaine de première densité – aménagement différé (R1-h)* » à « *Zone résidentielle urbaine de première densité – spécial-aménagement différé (R1S-h)* », « *Zone résidentielle urbaine de deuxième densité - aménagement différé (R2-h)* », « *Zone résidentielle urbaine de troisième densité-aménagement différé (R3-h)* », et « *Zone de parcs et espaces vert (OS)* » telle qu'illustrée sur la carte ci-jointe.

Cette modification aura l'effet de permettre des maisons unifamiliales, des semi-détachés, des maisons en rangée, des blocs appartements et un parc.

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

EXPLANATORY NOTE

Purpose and Effects of this By-Law

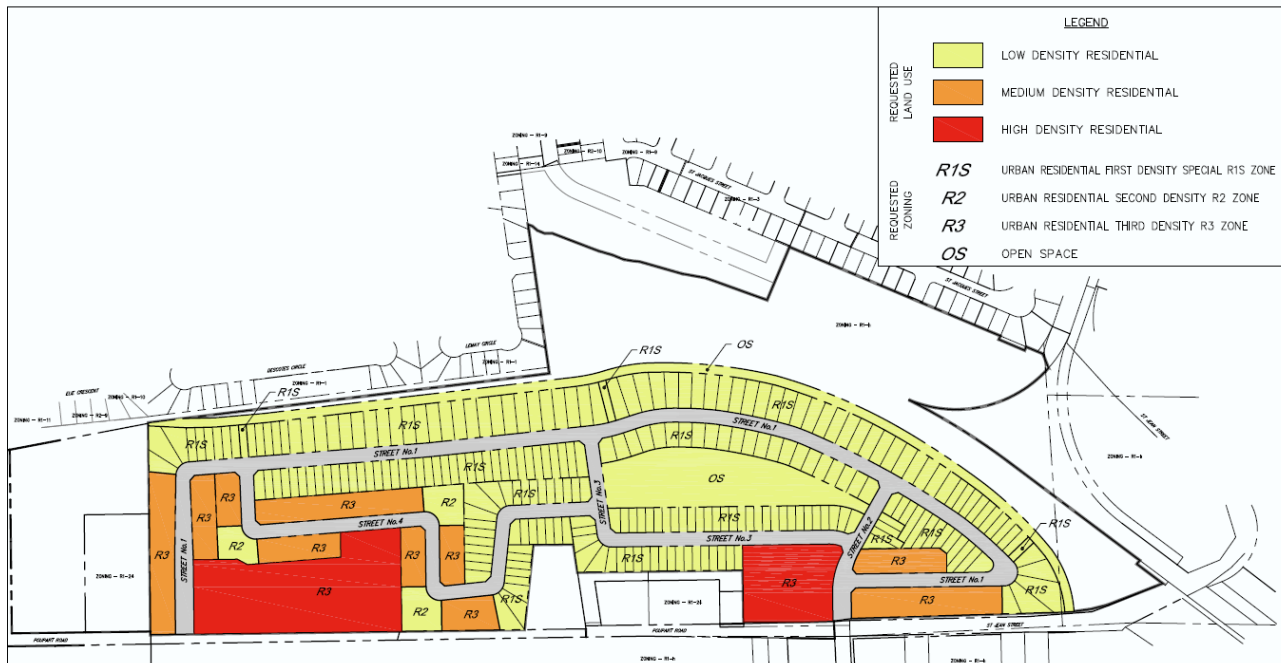
The property affected by this amendment to Zoning By-law No. 2016-10 is described as being Part of Lots 27-30, Concession 1 (O.S.), and Part of Lot D, Concession 8.

The purpose of the amendment is to modify the zoning category from "*Urban Residential First Density – holding (R1-h) Zone*" **to** "*Urban Residential First Density - Special – holding (R1S-h) Zone*", "*Urban Residential Second Density - holding (R2-h) Zone*", "*Urban Residential Third Density – holding (R3-h) Zone*", and "*Open Space (OS) Zone*", as shown on the attached map.

This amendment is intended to permit the construction of single detached dwellings, semi-detached dwellings, townhouses, apartment blocks and a park.

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

CÉDULE « A » / SCHEDULE "A"



Terrains(s) touché(s) par ce règlement
Area(s) affected by this by-law

Modification de zonage /Zone modification de/from R1-h à/to R1S-h, R2-h, R3-h et/and OS

Certification d'authenticité
Certificate of Authentification

Ceci constitue le plan Cédule «A» du Règlement de zonage n° 2018-28, adopté le 4 avril 2018.

This is plan Schedule "A" to Zoning By-Law No. 2018-28, passed the 4th day of April, 2018.

Guy Desjardins, Maire / Mayor

Plan Cédule «A» du règlement n° 2018-

Schedule "A" to By-Law No. 2018-28

Partie des lots/Part of Lots 27-30, concession 1 (O.S.), et/and Partie du/Part of lot D, concession 8
Cité de Clarence-Rockland City

Préparé par/prepared by
Cité de Clarence-Rockland City
1560, rue Laurier Street
Rockland, Ontario K4K 1P7

Pas à l'échelle/Not to scale

Monique Ouellet, Greffière / Clerk



**AMENDEMENT NUMÉRO 9 AU PLAN OFFICIEL DE L'AIRE URBAINE
DE LA CITÉ DE CLARENCE-ROCKLAND**

**Préparé par
le Département d'infrastructure et aménagement du territoire
de la Cité de Clarence-Rockland
1560, rue Laurier
Rockland (Ontario)
K4K 1P7
(613) 446-6022**

Avril 2018

**AMENDMENT NUMBER 9 TO THE OFFICIAL PLAN
OF THE URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND**

**Prepared by
the Infrastructure and Planning Department
of the City of Clarence-Rockland
1560 Laurier Street
Rockland (Ontario)
K4K 1P7
(613) 446-6022**

April 2018

**AMENDEMENT NUMÉRO 9 AU PLAN OFFICIEL DE L’AIRE URBAINE
DE LA CITÉ DE CLARENCE-ROCKLAND**

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**AMENDMENT NO. 9 TO THE OFFICIAL PLAN OF THE
URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND**

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**AMENDEMENT NUMÉRO 9
AU PLAN OFFICIEL DE L'AIRE URBAINE
DE LA CITÉ DE CLARENCE-ROCKLAND**

PARTIE A – LE PRÉAMBULE ne fait pas partie de cet amendement.

PARTIE B – L'AMENDEMENT composé du texte et du plan suivant (identifié à la Cédule « A ») constituent l'amendement no. 9 au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland.

PARTIE C – LES ANNEXES, également jointes, ne font pas parties de cet amendement. Ces annexes renferment les informations pertinentes et les commentaires du public en rapport avec cet amendement.

**AMENDMENT NUMBER 9
TO THE OFFICIAL PLAN OF THE URBAN AREA
OF THE CITY OF CLARENCE-ROCKLAND**

PART A – PREAMBULE – does not constitute part of this amendment.

PART B – AMENDMENT – consists of the following text and map (designated as Schedule “A”); it constitutes Amendment No. 9 to the Official Plan of the Urban Area of the City of Clarence-Rockland.

PART C – APPENDICES - does not constitute part of this amendment. These appendices contain the background information and information about the public involvement associated with this amendment.

PARTIE A – LE PRÉAMBULE**But**

L'amendement initié par Atrél Engineering pour 3223701 Canada Inc. a pour but de permettre la construction de maisons en rangée et de bloc appartements.

Terrain affecté

Le terrain en question inclus une partie des lots 27, 28, 29 et 30, concession 1 (O.S.), part of Lot D, concession 8.

Mise en contexte

La propriété est décrite comme une partie des lots 27, 28, 29 et 30, concession 1 (O.S.), part of Lot D, concession 8, Cité de Clarence-Rockland. La propriété est actuellement inscrite sous l'affectation des sols «*Résidentielle à faible densité*».

La demande de modification consiste à modifier l'affectation du sol d'une partie de la propriété à «*Résidentielle à moyenne densité* » et «*Résidentielle à haute densité* ».

PARTIE B : L'AMENDEMENT

Déclaration préliminaire

Toute cette partie du document intitulée **Partie B – L'amendement**, composé de la carte apparaissant sur la Cédule « A » ci-jointe, constitue l'amendement n° 9 au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland.

Détails de l'amendement

Le Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland est amendé comme suit :

- Item (1)** L'Annexe « A » - Affectations du sol et Contraintes du Plan officiel est par la présente modifiée en redésignant certaines parties des terrains décrits comme étant une partie des lots 27, 28, 29 et 30, concession 1 (O.S.), partie du lot D, concession 8 dans la Cité de Clarence-Rockland, Canton de Russell, **Résidentielle à moyenne densité et Résidentielle à haute densité**

L'exécution et l'interprétation

L'exécution et l'interprétation de ces amendements seront conformes aux politiques du Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland.

PART A - THE PREAMBLE**Purpose**

The purpose of this amendment, which has been requested by Atrel Engineering for 3223701 Canada Inc., is to permit townhouse dwellings and apartment blocks.

Land affected

The subject land is located on part of lots 27, 28, 29 and 30, concession 1 (O.S.), part of Lot D, concession 8. (Schedule A)

Basis

The property is described as part of lots 27, 28, 29 and 30, concession 1 (O.S.), part of Lot D, concession 8. The lands are currently designated “*Low Density Residential*”.

The amendment consists of changing the land use designation of a portion of the property to “*Medium Density Residential*” and “*High Density Residential*”.

PART B - THE AMENDMENT

Introductory Statement

All of this part of this document, entitled **PART B - THE AMENDMENT**, consisting of the attached map designated as Schedule “A”, constitutes Amendment No. 9 to the Official Plan of the Urban Area of the City of Clarence-Rockland.

Details of the amendment

The Official Plan of the Urban Area of the City of Clarence-Rockland is amended as follows:

Item (1)

Schedule “A” – Land Use and Constraints of the Official Plan is hereby amended by re-designating certain lands located on Part of Lots 27, 28, 29 and 30, Concession 1 (O.S.), part of Lot D, concession 8 in the City of Clarence-Rockland, County of Russell, **Medium Density Residential and High Density Residential**.

Implementation and interpretation

The implementation and interpretation of this amendment shall be in accordance with all other relevant policies of the Official Plan of the Urban Area of the City of Clarence-Rockland.

Cédule « A » / Schedule “A”

Amendement n° 9 au Plan officiel/Official Plan Amendment No. 9



PARTIE C – ANNEXES

Les annexes énumérées plus bas ne font pas parties de l'Amendement n° 9 au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland. Ces annexes renferment les informations pertinentes et les commentaires du public en rapport avec cet amendement.

ANNEXE I	EXTRAIT DE LA CARTE DE LA CITÉ DE CLARENCE-ROCKLAND DÉMONTRANT LE TERRAIN AFFECTÉ
ANNEXE II	AVIS DE LA RÉUNION PUBLIQUE

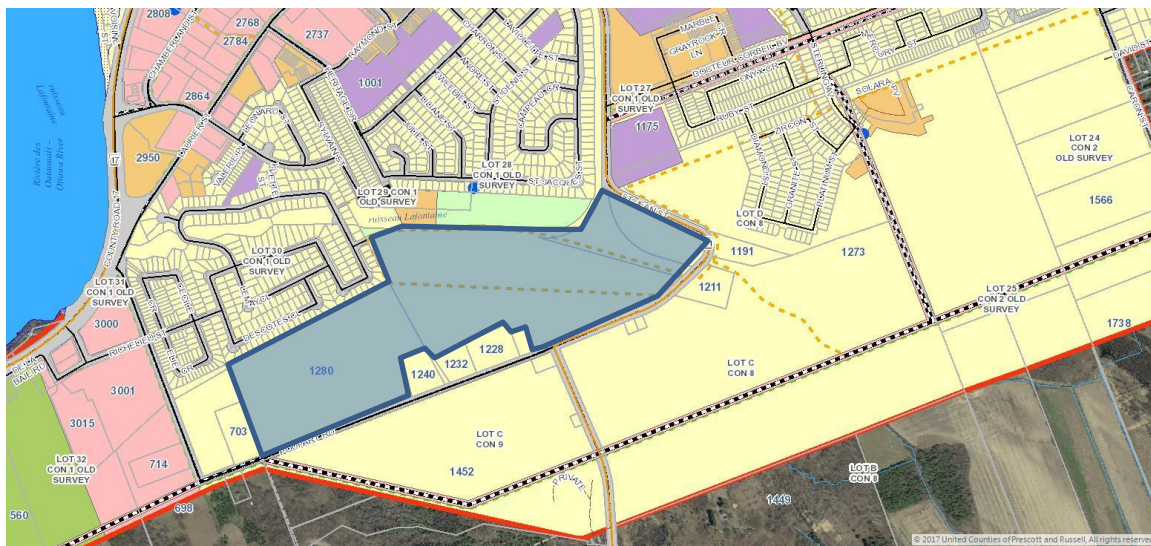
PART C - APPENDICES

The following Appendices do not constitute part of Amendment No. 9 to the Official Plan of the Urban Area of the City of Clarence-Rockland but are included as information supporting the document and public's comments.

APPENDIX I	EXCERPT OF CITY OF CLARENCE-ROCKLAND BASE MAP SHOWING AFFECTED LAND
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APPENDIX II	NOTICE OF PUBLIC MEETING
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ANNEXE I / APPENDIX I

Terrain affecté / Affected land

ANNEXE II / APPENDIX II



**NOTICE OF ACKNOWLEDGEMENT OF COMPLETED APPLICATIONS -
NOTICE OF APPLICATION FOR APPROVAL OF A PLAN OF SUBDIVISION,
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS
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, as well as an Official Plan and Zoning By-law Amendment.

TAKE NOTICE that the Council of the Corporation of the City of Clarence-Rockland will hold a Public Meeting on the 6th day of December 2017 at 7:00 p.m. in the Council Chambers, 415 Lemay Street, Clarence Creek, to consider a proposed plan of subdivision (File No. D-12-121), under Section 51 of the *Planning Act*, R.S.O. 1990, as amended, as well as the Official Plan (D-09-82) and Zoning By-law Amendments (D-14-493).

THE DRAFT PLAN OF SUBDIVISION is proposed on Part of Lots 27-30, Concession 1 (O.S.), and Part of Lot D, Concession 8, City of Clarence-Rockland; as shown on the Key Map below.

THE PROPOSED PLAN OF SUBDIVISION consists of 236 lots for detached dwellings, 3 blocks for semi-detached dwellings (12 units), 10 blocks for townhouses (201 units), 2 blocks for low-rise apartment dwellings (294 units), and 3 blocks for parks, infrastructure and stormwater management and 4 streets.

THE PROPOSED OFFICIAL PLAN AMENDMENT would change the designation of the subject land from "*Low Density Residential*" to "*Medium Density Residential*" and from "*Low Density Residential*" to "*High Density Residential*"

THE PROPOSED ZONING BY-LAW AMENDMENT would change the zoning category of the property from "*Urban Residential First Density – holding (R1-h) Zone*" to "*Urban Residential First Density - Special – holding (R1S-h) Zone*", "*Urban Residential Second Density - holding (R2-h) Zone*", "*Urban Residential Third Density – holding (R3-h) Zone*", and "*Open Space (OS) Zone*".

IF THE PROPOSED AMENDMENT TO THE OFFICIAL PLAN is adopted, medium density units such as townhouse units (less than 55 units per net hectare) and high density units such as low-rise apartment units (less than 75 units per net hectare) could be permitted.

IF THE PROPOSED AMENDMENT TO THE ZONING BY-LAW is approved, 236 detached dwellings, 12 semi-detached dwellings, 201 townhouse dwellings, and 294 low-rise apartment dwelling units, as well as parks and open space areas could be permitted.

The proposed zoning by-law amendment will not come into full force and effect until such time as the related amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland is approved by the United Counties of Prescott & Russell.

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, official plan amendment or Zoning by-law Amendment before the approval authority gives or refuses to give approval to the plan of subdivision, Official plan Amendment or Zoning by-law Amendment, 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.

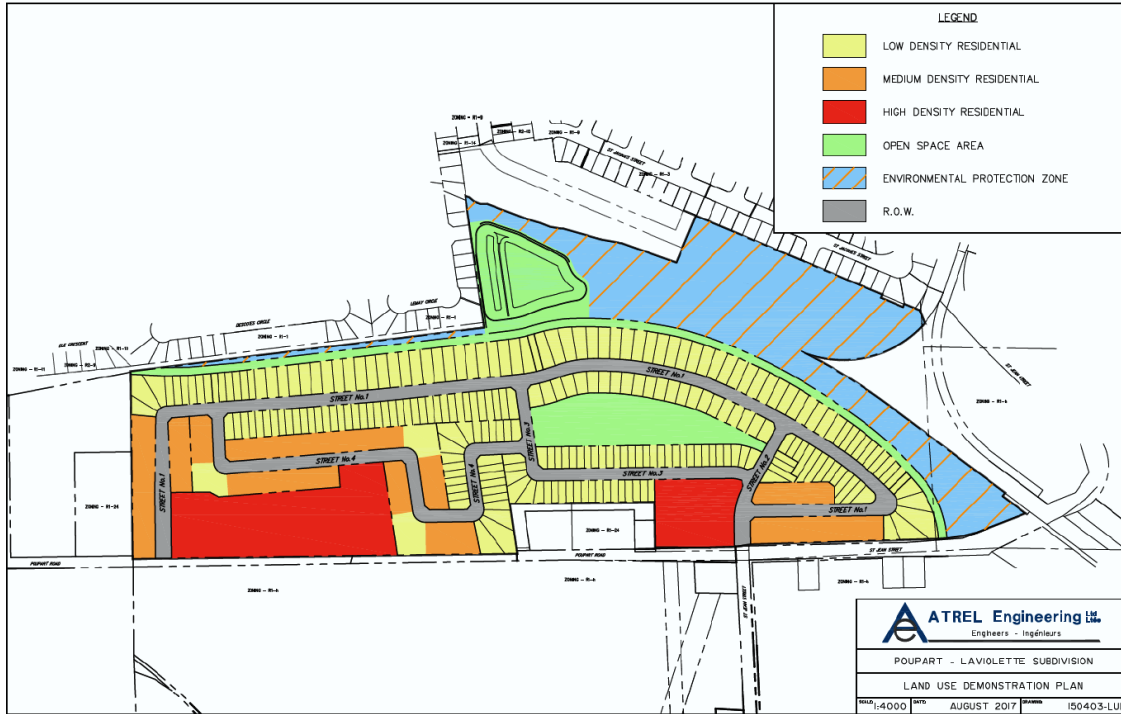
IF A PERSON or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Clarence-Rockland in respect of the proposed plan of subdivision, official plan amendment or Zoning by-law Amendment before the approval authority gives or refuses to give approval to the plan of subdivision, Official plan Amendment or Zoning by-law Amendment, 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 plan of subdivision, Official plan amendment or Zoning by-law Amendment, 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, official plan amendment or Zoning by-law Amendment 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 the Infrastructure and Planning Department at (613) 446-6022 or at mbelanger@clarence-rockland.com.

Dated at the City of Clarence-Rockland, on this 6th day of October, 2017



Monique Ouellet, Clerk
City of Clarence-Rockland
1560 Laurier Street
Rockland, Ontario K4K 1P7
Tel: (613) 446-6022

D-09-82, D-14-493, D-12-121



**AVIS DE RÉCEPTION D'UNE DEMANDE COMPLÈTE -
AVIS D'UNE DEMANDE POUR L'APPROBATION D'UN PLAN DE
LOTISSEMENT, MODIFICATION AU PLAN OFFICIEL ET RÈGLEMENT DE
ZONAGE
CORPORATION DE LA CITÉ DE CLARENCE-ROCKLAND**

AVIS EST DONNÉ QUE la Cité de Clarence-Rockland a reçu une proposition de plan de lotissement dûment remplie, conformément à l'article 51 de la *Loi sur l'aménagement du territoire*, L.R.O. 1990, dans sa forme modifiée, ainsi qu'une demande de modification au Plan officiel et au Règlement de zonage.

AVIS EST DONNÉ QUE le conseil municipal de la Corporation de la Cité de Clarence-Rockland tiendra une réunion publique le **6^e jour de décembre 2017 à 19h00** à la Salle du conseil, située au 415, rue Lemay, Clarence Creek, à l'effet d'examiner une proposition de plan de lotissement (Dossier no. D-12-121), conformément à l'article 51 de la *Loi sur l'aménagement du territoire*, L.R.O. 1990, dans sa forme modifiée, ainsi qu'une modification au Plan officiel (D-09-82) et au Règlement de zonage (D-14-493).

L'ÉBAUCHE DU PLAN DE LOTISSEMENT est proposée sur une propriété située sur une partie des lots 27-30, concession 1 (O.S.), et Partie du lot D, concession 8, Cité de Clarence-Rockland, selon la carte-index ci-dessous.

LA PROPOSITION DE PLAN DE LOTISSEMENT comprend 236 lots pour des habitations isolées, 3 blocs pour habitations jumelées (12 unités), 10 blocs pour des habitations en rangées (201 unités), 2 blocs pour immeuble à logement de faible hauteur (294 unités), 3 blocs pour parcs, infrastructures et bassin de rétention des eaux pluviales et 4 rues.

LA PROPOSITION DE MODIFICATION AU PLAN OFFICIEL aurait pour effet de modifier l'affectation de la parcelle concernée, de « *Résidentielle à faible densité* » à « *Résidentielle à moyenne densité* » et de « *Résidentielle à faible densité* » à « *Résidentielle à haute densité* ».

LA PROPOSITION DE MODIFICATION AU RÈGLEMENT DE ZONAGE aurait pour effet de modifier la catégorie de zonage de la parcelle concernée de « *Zone résidentielle urbaine de première densité – aménagement différé (R1-h)* » à « *Zone résidentielle urbaine de première densité – spécial-aménagement différé (R1S-h)* », « *Zone résidentielle urbaine de deuxième densité - aménagement différé (R2-h)* », « *Zone résidentielle urbaine de troisième densité-aménagement différé (R3-h)* », et « *Zone de parcs et espaces vert (OS)* ».

SI LA PROPOSITION DE MODIFICATION AU PLAN OFFICIEL est adoptée, des unités de moyennes densités tels habitations en rangées (moins de 55 unités par hectare net) et des unités de haute densité telle immeuble à logement de faible hauteur (moins de 75 unités par hectare net) seront permises.

SI LA PROPOSITION DE MODIFICATION AU RÈGLEMENT DE ZONAGE est adoptée, 236 habitations isolées, 12 habitations semi-détachées, 201 habitations en rangées et 294 immeubles à logement de faible hauteur, ainsi que des secteurs de parcs et espaces verts seront permises.

La modification au Règlement de zonage n'entrera pas en vigueur avant l'approbation de la demande de modification au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland par les Comtés unis de Prescott et Russell.

SI UNE PERSONNE ou un organisme public ne présente pas d'observations orales lors d'une réunion publique ou ne présente pas d'observations écrites à la Corporation de la Cité de Clarence-Rockland à l'égard du plan de lotissement proposé, de la modification du plan officiel ou de la modification au règlement de zonage avant que l'autorité approbatrice n'approuve ou ne refuse d'approuver l'ébauche du plan de lotissement, la modification du plan officiel ou de la modification au règlement de zonage, la personne ou l'organisme public n'a pas le droit d'interjeter appel de la décision de la Corporation de la Cité de Clarence-Rockland devant la Commission des affaires municipales de l'Ontario.

SI UNE PERSONNE ou un organisme public ne présente pas d'observations orales lors d'une réunion publique ou ne présente pas d'observations écrites à la Corporation de la Cité de Clarence-Rockland à l'égard du plan de lotissement proposé, de la modification du plan officiel ou de la modification au règlement de zonage avant que l'autorité approbatrice n'approuve ou ne refuse d'approuver l'ébauche du plan de lotissement, la modification du plan officiel ou de la modification au règlement de zonage, la personne ou l'organisme public ne peut pas être joint en tant que partie à l'audition d'un appel dont est

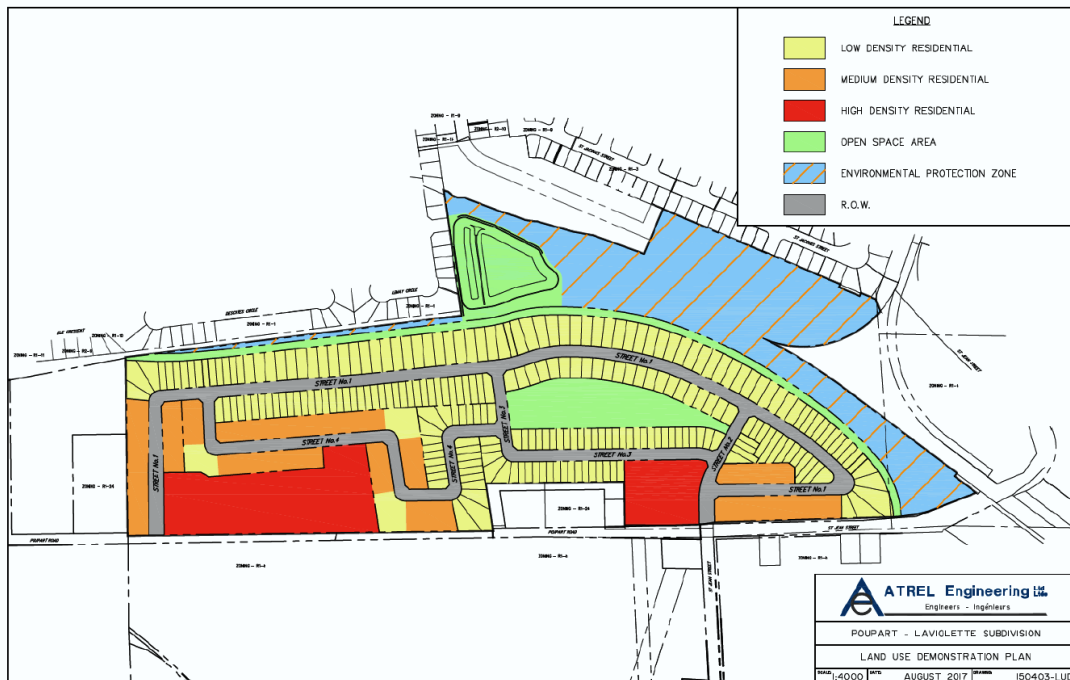
saisie la Commission des affaires municipales de l'Ontario à moins qu'il n'existe, de l'avis de cette dernière, des motifs raisonnables de le faire.

SI APPLICABLE, le propriétaire d'un terrain comptant sept unités d'habitation ou plus doit afficher l'avis à un endroit à la vue de tous les résidents.

SI VOUS DÉSIREZ être avisé(e) de la décision de la Corporation de la Cité de Clarence-Rockland relativement à l'ébauche de plan de lotissement proposé, de la **modification du plan officiel** ou de la **modification au règlement de zonage**, vous devez présenter une demande écrite à la Greffière, Cité de Clarence-Rockland, 1560 rue Laurier, Rockland (Ontario) K4K 1P7.

DES RENSEIGNEMENTS SUPPLÉMENTAIRES concernant le plan de lotissement proposé, la modification du plan officiel ou la modification au règlement de zonage sont disponibles pour consultation, du lundi au vendredi, entre 8h30 et 16h30 aux bureaux municipaux situés au 1560, rue Laurier, Rockland ou en communiquant avec le Département d'infrastructure et aménagement du territoire au (613) 446-6022 ou à mbelanger@clarence-rockland.com.

Daté à la Cité de Clarence-Rockland, en ce 6^{ème} jour d'octobre 2017.



Monique Ouellet, Greffière
Cité de Clarence-Rockland
1560, rue Laurier
Rockland, Ontario K4K 1P7
Tél : (613) 446-6022

D-09-82, D-14-493, D-12-121

RÈGLEMENT N° 2018-27

Amendant le Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland

Corporation de la Cité de Clarence-Rockland

Partie des Lots 27, 28, 29 et 30, Concession 1 (O.S.), et Partie du Lot D,
Concession 8

rédigé par

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

BY-LAW N° 2018-27

Amending the Official Plan of the Urban Area of the City of Clarence-Rockland

Corporation of the City of Clarence-Rockland

Part of Lots 27, 28, 29 and 30, Concession 1 (O.S.), and Part of Lot D, Concession
8

prepared by

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

LA CORPORATION DE LA CITÉ DE CLARENCE-ROCKLAND

RÈGLEMENT N° 2018-27

RÈGLEMENT AFIN D'ADOPTER L'AMENDEMENT N° 9 AU PLAN OFFICIEL DE L'AIRE URBAINE DE LA CITÉ DE CLARENCE-ROCKLAND;

RÉF: Amendement numéro 9 au Plan officiel conformément aux dispositions de l'article 22 de la *Loi sur l'aménagement du territoire*, R.S.O. 1990, tel qu'amendé.

ATTENDU QUE le *Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland* est en vigueur depuis le 30 septembre 2014;

ET ATTENDU QUE la Corporation de la Cité de Clarence-Rockland considère la demande soumise par Atrel Engineering acceptable;

ET ATTENDU QUE l'amendement numéro 9 au *Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland* représente des bonnes pratiques d'aménagement et est en conformité avec les intentions du *Plan officiel des Comtés unis de Prescott et Russell* et de la *Déclaration de principes provinciale*;

IL EST RÉSOLU QUE le Conseil de la Corporation de la Cité de Clarence-Rockland donne force de loi à ce qui suit:

Article 1 : L'amendement numéro 9 au *Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland*, composé de cédule ci-jointe, est par la présente, adopté.

Article 2 : Conformément à l'article 17 (23) de la *Loi sur l'aménagement du territoire*, le greffier est, par la présente, autorisé à aviser les personnes ou les organismes publics de l'adoption de cet amendement. La Cité de Clarence-Rockland entend aussi aviser et soumettre une application auprès des Comtés unis de Prescott et Russell pour l'approbation de l'amendement numéro 9 au *Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland*.

Article 3 : Ce règlement entrera en vigueur et prendra effet le jour de son adoption finale.

FAIT ET ADOPTÉ EN RÉUNION PUBLIQUE, CE 16^{ième} JOUR D'AVRIL, 2018.

Guy Desjardins, Maire

Monique Ouellet, greffière

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND**BY-LAW NO. 2018-27****BEING A BY-LAW TO ADOPT AMENDMENT NO. 9 TO THE OFFICIAL PLAN OF THE URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND;**

REF: Official Plan Amendment No. 9 pursuant to Section 22 of the *Planning Act*, R.S.O. 1990, as amended.

WHEREAS the *Official Plan of the Urban Area of the City of Clarence-Rockland* has been in effect since September 30, 2014;

AND WHEREAS the Corporation of the City of Clarence-Rockland considers the request made by Atrél Engineering suitable;

AND WHEREAS Amendment No. 9 to the *Official Plan of the Urban Area of the City of Clarence-Rockland* represents good planning and conforms with the intent of the *United Counties of Prescott and Russell Official Plan* and the *Provincial Policy Statement*;

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

Section 1: Amendment No. 9 to the *Official Plan of the Urban Area of the City of Clarence-Rockland*, consisting of the attached schedule is hereby adopted.

Section 2: In accordance to Section 17 (23) of the *Planning Act*, the Clerk is hereby authorized to notify persons or public bodies for the adoption of the Amendment. The City of Clarence-Rockland also intends to notify and submit an application to the United Counties of Prescott and Russell for approval of Amendment No. 9 to the *Official Plan of the Urban Area of the City of Clarence-Rockland*.

Section 3: This By-law shall come into force and take effect on the day of the final passing thereof.

DATED AND PASSED IN OPEN COUNCIL, THIS 16TH DAY OF APRIL, 2018.

Guy Desjardins, Mayor

Monique Ouellet, Clerk



RAPPORT N° FIN 2018-014

Date	07/04/2018
Soumis par	Frédéric Desnoyers
Objet	Règlement de débenture 2018
# du dossier	F11 Grants and Loans

1) **NATURE / OBJECTIF :**

Pour autorisé une débenture sur 10 ans à 3,06% avec amortissement au montant de capital de 624 980,06 \$ et une débenture sur 20 ans à 3,37% avec amortissement au montant de capital de 2 382 406,33 \$

2) **DIRECTIVE/POLITIQUE ANTÉCÉDENTE :**

Le 5 février le Conseil a approuvé le rapport FIN2018-004 afin de soumettre une application pour une émission de dette à long terme pour un total de 3 007 386.36 \$.

3) **RECOMMANDATION DU SERVICE:**

BE IT RESOLVED THAT By-law No. 2018-34, being a by-law to authorize the borrowing upon amortizing debentures in the principal amount of 624 980,06 \$ towards the cost of various projects, be adopted.

FURTHER BE IT RESOLVED THAT By-law No. 2018-35, being a by-law to authorize the borrowing upon amortizing debentures in the principal amount of 2 382 406,33 \$ towards the cost of various projects, be adopted.

QU'IL SOIT RÉSOLU QUE le règlement no. 2018-34, étant un règlement visant à autoriser un emprunt par l'émission de débentures pour un montant de 624 980,06 \$ envers le coût de divers projets, soit adopté.

QU'IL SOIT RÉSOLU QUE le règlement no. 2018-35, étant un règlement visant à autoriser un emprunt par l'émission de débentures pour un montant de 2 382 406,33 \$ envers le coût de divers projets, soit adopté.

4) **HISTORIQUE :**

En février 2018, le Conseil a autorisé de soumettre une application avec Infrastructure Ontario au montant de \$3 007 386,39 \$ pour les projets suivants :

Dettes à être émises en 2018

Name	Amount
Niveleuse	279 744,54
Pont Boileau	345 235,52
Rue St-Joseph	1 382 406,30
Égouts sanitaire Laurier Phase 2	<u>1 000 000,03</u>
Total	<u><u>3 007 386,39 \$</u></u>

5) DISCUSSION :

Suite à la révision de l'application, aucun changement n'a été nécessaire. Le montant et les projets qui avaient été inclus dans l'application restent les mêmes.

Le montant de 3 007 386,36 \$ sera financé par les débentures suivantes et ce rapport autorise une débenture de 10ans au montant de 624 980,06 \$ et une débenture de 20 ans au montant de 2 382 406,30 \$.

Année	Supporté par les taxes	Supporté par les taux d'égouts	Total
20	1 001 892,35	1,380,513,98	2 382 406,33 \$
10	624 980,06	-	624 980,06 \$
Total	<u>1 626 872,41</u>	<u>1 380 513,98</u>	<u>3 007 386,39 \$</u>

6) CONSULTATION :

N/A

7) RECOMMANDATION OU COMMENTAIRES DU COMITÉ :

N/A

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

Les paiements de la dette se feront sur une base semi-annuelle le 1er mai et 1er novembre sur 10 et 20 ans commençant le 1er novembre 2018. Ces montants étaient déjà budgétés dans le budget 2018.

9) **IMPLICATIONS LÉGALES :**

N/A

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

N/A

11) **IMPLICATIONS STRATÉGIQUES :**

N/A

12) **DOCUMENTS D'APPUI:**

By-Law 2018-34 – 10 year debenture

By-Law 2018-35 – 20 year debenture

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND**BY-LAW NUMBER 2018-34****A BY-LAW OF THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND TO AUTHORIZE THE BORROWING UPON AMORTIZING DEBENTURES IN THE PRINCIPAL AMOUNT OF \$624,980.06 TOWARDS THE COST OF THE GRADER PURCHASE, AND BOILEAU BRIDGE**

AND WHEREAS subsection 401 (1) of the *Municipal Act, 2001*, as amended (the "Act") provides that a municipality may incur a debt for municipal purposes, whether by borrowing money or in any other way, and may issue debentures and prescribed financial instruments and enter prescribed financial agreements for or in relation to the debt;

AND WHEREAS subsection 408 (2.1) of the Act provides that a municipality may issue a debenture or other financial instrument for long-term borrowing only to provide financing for a capital work;

AND WHEREAS the Council of The Corporation of The City of Clarence-Rockland (the "Municipality") has passed the By-law or By-laws, as applicable, enumerated in column (1) of Schedule "A" attached hereto and forming part of this By-law authorizing the capital work described in column (2) of Schedule "A" (individually a "Capital Work" and collectively the "Capital Works", as the case may be), and authorizing the entering into of a Financing Agreement dated effective as of February 21, 2018 for the provision of temporary and long term borrowing from Ontario Infrastructure and Lands Corporation ("OILC") in respect of the Capital Work(s) (the "Financing Agreement") and the Municipality desires to issue debentures for the Capital Work(s) in the amount or respective amounts, as applicable, specified in column (5) of Schedule "A";

AND WHEREAS before authorizing the Capital Work(s) and before authorizing any additional cost amount and any additional debenture authority in respect thereof the Council of the Municipality had its Treasurer calculate an updated limit in respect of its most recent annual debt and financial obligation limit received from the Ministry of Municipal Affairs and Housing in accordance with the applicable regulation and, prior to the Council of the Municipality authorizing the Capital Work(s), each such additional cost amount and each such additional debenture authority, the Treasurer determined that the estimated annual amount payable in respect of the Capital Work(s), each such additional cost amount and each such additional debenture authority, would not cause the Municipality to exceed the updated limit and that the approval of the Capital Work(s), each such additional cost amount and each such additional debenture authority, by the Ontario Municipal Board pursuant to such regulation was not required;

AND WHEREAS the Municipality has submitted an application to OILC for long term borrowing through the issue of debentures to OILC in respect of the Capital Work(s) (the "Application") and the Application has been approved;

AND WHEREAS to provide long term financing for the Capital Work(s) and to repay certain temporary advances in respect of the Capital Work(s) made by OILC pursuant to the Financing Agreement, it is now deemed to be expedient to borrow money by the issue of amortizing debentures in the principal amount of \$624,980.06 dated May 01, 2018 and maturing on May 01, 2028, and payable in semi-annual instalments of combined principal and interest on the first day of November and on the first day of May in each of the years 2018 to 2028, both inclusive on the terms hereinafter set forth;

NOW THEREFORE THE COUNCIL OF The Corporation of The City of Clarence-Rockland ENACTS AS FOLLOWS:

1. For the Capital Work(s), the borrowing upon the credit of the Municipality at large of the principal amount of \$624,980.06 and the issue of amortizing debentures therefor to be repaid in semi-annual instalments of combined principal and interest as hereinafter set forth, are hereby authorized.
2. The Mayor and the Treasurer of the Municipality are hereby authorized to cause any number of amortizing debentures to be issued for such amounts of money as may be required for the Capital Work(s) in definitive form, not exceeding in total the said principal amount of \$624,980.06 (the "Debentures"). The Debentures shall bear the Municipality's municipal seal and the signatures of Mayor and the Treasurer of the Municipality, all in accordance with the provisions of the Act. The municipal seal of the Municipality and the signatures referred to in this section may be printed, lithographed, engraved or otherwise mechanically reproduced. The Debentures are sufficiently signed if they bear the required signatures and each person signing has the authority to do so on the date he or she signs.
3. The Debentures shall be in fully registered form as one or more certificates in the principal amount of \$624,980.06, in the name of OILC, or as OILC may otherwise direct, substantially in the form attached as Schedule "B" hereto and forming part of this By-law with provision for payment of principal and interest (other than in respect of the final payment of principal and outstanding interest on maturity upon presentation and surrender) by pre-authorized debit in respect of such principal and interest to the credit of such registered holder on such terms as to which the registered holder and the Municipality may agree.
4. In accordance with the provisions of section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011*, as amended from time to time hereafter, as security for the payment by the Municipality of the indebtedness of the Municipality to OILC under the Debentures (the "Obligations"), the Municipality is hereby authorized to agree in writing with OILC that the Minister of Finance is entitled, without notice to the Municipality, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the Municipality, amounts not exceeding the amounts that the Municipality fails to

pay OILC on account of the Obligations and to pay such amounts to OILC from the Consolidated Revenue Fund.

5. The Debentures shall all be dated **May 01, 2018**, and as to both principal and interest shall be expressed and be payable in lawful money of Canada. The Debentures shall bear interest at the rate of 3.06% per annum and mature during a period of 10 year(s) from the date thereof payable semi-annually in arrears as described in this section. The Debentures shall be paid in full by May 01, 2028 and be payable in equal semi-annual instalments of combined principal and interest on the first day of November and on the first day of May in each of the years 2018 to 2028, both inclusive, save and except for the last instalment which may vary slightly from the preceding equal instalments, as set forth in Schedule "C" attached hereto and forming part of this By-law ("Schedule "C").
6. Payments in respect of principal of and interest on the Debentures shall be made only on a day on which banking institutions in Toronto, Ontario, are not authorized or obligated by law or executive order to be closed (a "**Toronto Business Day**") and if any date for payment is not a Toronto Business Day, payment shall be made on the next following Toronto Business Day.
7. Interest shall be payable to the date of maturity of the Debentures and on default shall be payable on any overdue amounts both before and after default and judgment at a rate per annum equal to the greater of the rate specified on the Schedule as attached to and forming part of the Debentures for such amounts plus 200 basis points or Prime Rate (as defined below) plus 200 basis points, calculated on a daily basis from the date such amounts become overdue for so long as such amounts remain overdue and the Municipality shall pay to the registered holders any and all costs incurred by the registered holders as a result of the overdue payment. Any amounts payable by the Municipality as interest on overdue principal or interest and all costs incurred by the registered holders as a result of the overdue payment in respect of the Debentures shall be paid out of current revenue. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.

"**Prime Rate**" means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the following five major Canadian Schedule I banks, as of the issue date of this Debenture: Royal Bank of Canada; Canadian Imperial Bank of Commerce; The Bank of Nova Scotia; Bank of Montreal; and The Toronto-Dominion Bank (the "**Reference Banks**") as their reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the "Prime Rate" shall be the arithmetic mean of the rates quoted by those Reference Banks.

8. In each year in which a payment of equal semi-annual instalments of combined principal and interest becomes due in respect of the Capital Work(s) including the last 'non-equal' instalment, there shall be raised as part of the Municipality's general levy the amounts of principal and interest payable by the Municipality in each year as set out in Schedule "C" to the extent that the amounts have not been provided for by any other available source including other taxes or fees or charges imposed on persons or property by a by-law of any municipality.
9. The Debentures may contain any provision for their registration thereof authorized by any statute relating to municipal debentures in force at the time of the issue thereof.
10. The Municipality shall maintain a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of the cancellations, exchanges, substitutions and transfers of Debentures, may be recorded and the Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.
11. The Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Municipality shall deem and treat registered holders of the Debentures as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Municipality on the Debentures to the extent of the amount or amounts so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Municipality.
12. The Debentures will be transferable or exchangeable at the office of the Treasurer of the Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, the Mayor and the

Treasurer shall issue and deliver a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations as directed by the transferee, in the case of a transfer or as directed by the registered holder in the case of an exchange.

13. The Mayor and the Treasurer shall issue and deliver new Debentures in exchange or substitution for Debentures outstanding on the registry with the same maturity and of like form which have become mutilated, defaced, lost, subject to a mysterious or unexplainable disappearance, stolen or destroyed, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case when a Debenture is mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed) furnished the Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the Municipality in its discretion; and (c) surrendered to the Municipality any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.
14. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of this By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
15. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Municipality. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry particulars of the registered holder as directed by the transferor.
16. Reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed and for the replacement of any of the principal and interest cheques (if any) that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed may be imposed by the Municipality. When new Debentures are issued in substitution in these circumstances the Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.

17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder.
18. The Mayor and the Treasurer are hereby authorized to cause the Debentures to be issued, one or more of the Clerk and Treasurer are hereby authorized to generally do all things and to execute all other documents and other papers in the name of the Municipality in order to carry out the issue of the Debentures and the Treasurer is authorized to affix the Municipality's municipal seal to any of such documents and papers.
19. The money received by the Municipality from the sale of the Debentures to OILC, including any premium, and any earnings derived from the investment of that money, after providing for the expenses related to their issue, if any, shall be apportioned and applied to the Capital Work(s) and to no other purpose except as permitted by the Act.
20. Subject to the Municipality's investment policies and goals, the applicable legislation and the terms and conditions of the Debentures, the Municipality may, if not in default under the Debentures, at any time purchase any of the Debentures in the open market or by tender or by private contract at any price and on such terms and conditions (including, without limitation, the manner by which any tender offer may be communicated or accepted and the persons to whom it may be addressed) as the Municipality may in its discretion determine.
21. This By-law takes effect on the day of passing.

By-law read a first and second time this 16th day of April, 2018

By-law read a third time and finally passed this 16th day of April, 2018

Guy Desjardins
Mayor

Monique Ouellet
Clerk

The Corporation of The City of Clarence-Rockland

Schedule "A" to By-law Number 2018-34

(1)	(2)	(3)	(4)	(5)	(6)
By-law	Project Description	Approved Amount to be Financed Through the Issue of Debentures	Amount of Debentures Previously Issued	Amount of Debentures to be Issued	Term of Years of Debentures
2018-11	Grader Purchase	\$279,744.54	\$0.00	\$624,980.06	10 year(s)
	Boileau Bridge	\$345,235.52			

The Corporation of The City of Clarence-Rockland

Schedule “B” to By-law Number 2018-34

No. 2018-34

\$624,980.06

C A N A D A

Province of Ontario

The Corporation of The City of Clarence-Rockland

FULLY REGISTERED INTEREST RATE 3.06% AMORTIZING DEBENTURE

The Corporation of The City of Clarence-Rockland (the “Municipality”), for value received, hereby promises to pay to

ONTARIO INFRASTRUCTURE AND LANDS CORPORATION (“OILC”)

or registered assigns, subject to the Conditions attached hereto which form part hereof (the “Conditions”), upon presentation and surrender of this debenture (or as otherwise agreed to by the Municipality and OILC) by the maturity date of this debenture (May 01, 2028), the principal amount of

SIX HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED EIGHTY DOLLARS
SIX CENTS

----- (\$624,980.06) -----

by equal semi-annual instalments of combined principal and interest on the first day of November and on the first day of May in each of the years 2018 to 2028, both inclusive, save and except for the last instalment which may vary slightly from the preceding equal instalments, in the amounts set forth in the attached Amortizing Debenture Schedule (the “Amortization Schedule”) and subject to late payment interest charges pursuant to the Conditions, in lawful money of Canada. Subject to the Conditions: interest shall be paid until the maturity date of this debenture, in like money in semi-annual payments from the closing date (May 01, 2018) or from the last date on which interest has been paid on this debenture, whichever is later, at the rate of 3.06 % per annum, in arrears, on the specified dates, as set forth in the Amortization Schedule; and interest shall be paid on default at the applicable rate set out in the Amortization Schedule both before and after default and judgment. The payments of principal and interest and the outstanding amount of principal in each year are shown in the Amortization Schedule.

The Municipality, pursuant to section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011* (the “OILC Act, 2011”) hereby irrevocably agrees that the Minister of Finance is entitled, without notice to the Municipality, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the Municipality,

amounts not exceeding any amounts that the Municipality fails to pay OILC on account of indebtedness evidenced by this debenture, and to pay such amounts to OILC from the Consolidated Revenue Fund.

This debenture is subject to the Conditions.

DATED at The Corporation of The City of Clarence-Rockland as at the 1st day of May, 2018

IN TESTIMONY WHEREOF and under the authority of By-law Number 2018-34 of the Municipality duly passed on the 16th day of April, 2018 (the "By-law"), this debenture is sealed with the municipal seal of the Municipality and signed by the Mayor and by the Treasurer thereof.

Date of Registration: May 01, 2018

Guy Desjardins, Mayor

(Seal) _____

Frederic Desnoyers, Treasurer

OILC hereby agrees that the Minister of Finance is entitled to exercise certain rights of deduction pursuant to section 25 of the OILC Act, 2011 as described in this debenture.

Ontario Infrastructure and Lands Corporation

by: _____
Authorized Signing Officer

by: _____
Authorized Signing Officer

LEGAL OPINION

We have examined the By-law of the Municipality authorizing the issue of amortizing debentures in the principal amount of \$624,980.06 dated May 01, 2018 and maturing on May 01, 2028 payable in equal semi-annual instalments of combined principal and interest on the first day of November and on the first day of May in each of the years 2018 to 2028, both inclusive, save and except for the last instalment which may vary slightly from the preceding equal instalments as set out in Schedule "C" to the By-law.

In our opinion, the By-law has been properly passed and is within the legal powers of the Municipality. The debenture issued under the By-law in the within form (the "Debenture") is the direct, general, unsecured and unsubordinated obligation of the Municipality. The Debenture is enforceable against the Municipality subject to the special jurisdiction and powers of the Ontario Municipal Board over defaulting municipalities under the *Municipal Affairs Act*. This opinion is subject to and incorporates all the assumptions, qualifications and limitations set out in our opinion letter.

May 01, 2018

Vice & Hunter LLP

CONDITIONS OF THE DEBENTURE

Form, Denomination, and Ranking of the Debenture

1. The debentures issued pursuant to the By-law (collectively the “Debentures” and individually a “Debenture”) are issuable as fully registered Debentures without coupons.
2. The Debentures are direct, general, unsecured and unsubordinated obligations of the Municipality. The Debentures rank concurrently and equally in respect of payment of principal and interest with all other debentures of the Municipality except for the availability of money in a sinking or retirement fund for a particular issue of debentures.
3. This Debenture is one fully registered Debenture registered in the name of OILC and held by OILC.

Registration

4. The Municipality shall maintain at its designated office a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of cancellations, exchanges, substitutions and transfers of Debentures, may be recorded and the Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.

Title

5. The Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Municipality shall deem and treat registered holders of Debentures, including this Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Municipality on the Debentures to the extent of the amount or amounts so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Municipality.

Payments of Principal and Interest

6. The record date for purposes of payment of principal of and interest on the Debentures is as of 5:00 p.m. on the sixteenth calendar day preceding any Payment Date including the maturity date. Principal of and interest on the Debentures are payable by the Municipality to the persons registered as holders in the registry on the relevant record date. The Municipality shall not be required to register any transfer, exchange or substitution of Debentures during the period from any record date to the corresponding Payment Date.
7. The Municipality shall make all payments in respect of equal semi-annual instalments of combined principal and interest including the last 'non-equal' instalment on the Debentures on the Payment Dates commencing on November 01, 2018 and ending on May 01, 2028 as set out in Schedule "C" to the By-law, by pre-authorized debit in respect of such interest and principal to the credit of the registered holder on such terms as the Municipality and the registered holder may agree.
8. The Municipality shall pay to the registered holder interest on any overdue amount of principal or interest in respect of any Debenture, both before and after default and judgment, at a rate per annum equal to the greater of the rate specified on the Schedule as attached to and forming part of the Debenture for such amount plus 200 basis points or Prime Rate (as defined below) plus 200 basis points, calculated on a daily basis from the date such amount becomes overdue for so long as such amount remains overdue and the Municipality shall pay to the registered holder any and all costs incurred by the registered holder as a result of the overdue payment.
9. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.
10. Payments in respect of principal of and interest on the Debentures shall be made only on a day on which banking institutions in Toronto, Ontario, are not authorized or obligated by law or executive order to be closed (a "**Toronto Business Day**"), and if any date for payment is not a Toronto Business Day, payment shall be made on the next following Toronto Business Day as noted on the Amortization Schedule.
11. The Debentures are transferable or exchangeable at the office of the Treasurer of the Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon

registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations will be delivered as directed by the transferee, in the case of a transfer or as directed by the registered holder in the case of an exchange.

12. The Municipality shall issue and deliver Debentures in exchange for or in substitution for Debentures outstanding on the registry with the same maturity and of like form in the event of a mutilation, defacement, loss, mysterious or unexplainable disappearance, theft or destruction, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case of a mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed Debenture) furnished the Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the Municipality in its discretion; and (c) surrendered to the Municipality any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.
13. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of the By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
14. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Municipality. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry particulars of the registered holder as directed by the transferor.
15. Reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed and for the replacement of mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed principal and interest cheques (if any) may be imposed by the Municipality. When new Debentures are issued in substitution in these circumstances the Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of

the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.

16. If OILC elects to terminate its obligations under the financing agreement entered into between the Municipality and OILC, pursuant to which the Debentures are issued, OILC, at its discretion, shall assess any losses that it may incur as a result of the termination as follows: if on the date of termination the outstanding principal balance on the Debentures is less than the net present value of the Debentures, the Municipality shall pay the difference between these two amounts to OILC.

Notices

17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder. If the Municipality or any registered holder is required to give any notice in connection with the Debentures on or before any day and that day is not a Toronto Business Day (as defined in section 10 of these Conditions) then such notice may be given on the next following Toronto Business Day.

Time

18. Unless otherwise expressly provided herein, any reference herein to a time shall be considered to be a reference to Toronto time.

Governing Law

19. The Debentures are governed by and shall be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable in Ontario.

Definitions:

- (a) **"Prime Rate"** means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the following five major Canadian Schedule I banks, as of the issue date of this Debenture: Royal Bank of Canada; Canadian Imperial Bank of Commerce; The Bank of Nova Scotia; Bank of Montreal; and The Toronto-Dominion Bank (the **"Reference Banks"**) as their reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the "Prime Rate" shall be the arithmetic mean of the rates quoted by those Reference Banks.

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND

Schedule "C" to By-law Number 2018-34

Loan.....: 1948

Name.....: Clarence-Rockland, The Corporation of The City of

Principal: 624,980.06

Rate.....: 03.0600

Term.....: 120

Matures...: 05/01/2028

Pay #	Date	Amount Due	Principal Due	Interest Due	Rem. Principal
1	11/01/2018	36,510.17	26,947.98	9,562.19	598,032.08
2	05/01/2019	36,510.17	27,360.28	9,149.89	570,671.80
3	11/01/2019	36,510.17	27,778.89	8,731.28	542,892.91
4	05/01/2020	36,510.17	28,203.91	8,306.26	514,689.00
5	11/01/2020	36,510.17	28,635.43	7,874.74	486,053.57
6	05/01/2021	36,510.17	29,073.55	7,436.62	456,980.02
7	11/01/2021	36,510.17	29,518.38	6,991.79	427,461.64
8	05/01/2022	36,510.17	29,970.01	6,540.16	397,491.63
9	11/01/2022	36,510.17	30,428.55	6,081.62	367,063.08
10	05/01/2023	36,510.17	30,894.10	5,616.07	336,168.98
11	11/01/2023	36,510.17	31,366.78	5,143.39	304,802.20
12	05/01/2024	36,510.17	31,846.70	4,663.47	272,955.50
13	11/01/2024	36,510.17	32,333.95	4,176.22	240,621.55
14	05/01/2025	36,510.17	32,828.66	3,681.51	207,792.89
15	11/01/2025	36,510.17	33,330.94	3,179.23	174,461.95
16	05/01/2026	36,510.17	33,840.90	2,669.27	140,621.05
17	11/01/2026	36,510.17	34,358.67	2,151.50	106,262.38
18	05/01/2027	36,510.17	34,884.36	1,625.81	71,378.02
19	11/01/2027	36,510.17	35,418.09	1,092.08	35,959.93
20	05/01/2028	36,510.12	35,959.93	550.19	0.00
		730,203.35	624,980.06	105,223.29	

No. 2018-34

\$624,980.06

C A N A D A
Province of Ontario
The Corporation of The City of Clarence-Rockland

FULLY REGISTERED INTEREST RATE 3.06% AMORTIZING DEBENTURE

The Corporation of The City of Clarence-Rockland (the "Municipality"), for value received, hereby promises to pay to

ONTARIO INFRASTRUCTURE AND LANDS CORPORATION ("OILC")

or registered assigns, subject to the Conditions attached hereto which form part hereof (the "Conditions"), upon presentation and surrender of this debenture (or as otherwise agreed to by the Municipality and OILC) by the maturity date of this debenture (May 01, 2028), the principal amount of

SIX HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED EIGHTY DOLLARS
SIX CENTS

----- (\$624,980.06) -----

by equal semi-annual instalments of combined principal and interest on the first day of November and on the first day of May in each of the years 2018 to 2028, both inclusive, save and except for the last instalment which may vary slightly from the preceding equal instalments, in the amounts set forth in the attached Amortizing Debenture Schedule (the "Amortization Schedule") and subject to late payment interest charges pursuant to the Conditions, in lawful money of Canada. Subject to the Conditions: interest shall be paid until the maturity date of this debenture, in like money in semi-annual payments from the closing date (May 01, 2018), or from the last date on which interest has been paid on this debenture, whichever is later, at the rate of 3.06 % per annum, in arrears, on the specified dates, as set forth in the Amortization Schedule; and interest shall be paid on default at the applicable rate set out in the Amortization Schedule both before and after default and judgment. The payments of principal and interest and the outstanding amount of principal in each year are shown in the Amortization Schedule.

The Municipality, pursuant to section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011* (the "OILC Act, 2011") hereby irrevocably agrees that the Minister of Finance is entitled, without notice to the Municipality, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the Municipality, amounts not exceeding any amounts that the Municipality fails to pay OILC on account of indebtedness evidenced by this debenture, and to pay such amounts to OILC from the Consolidated Revenue Fund.

This debenture is subject to the Conditions.

DATED at The Corporation of The City of Clarence-Rockland as at the 1st day of May, 2018

IN TESTIMONY WHEREOF and under the authority of By-law Number 2018-34 of the Municipality duly passed on the 16th day of April, 2018 (the "By-law"), this debenture is sealed with the municipal seal of the Municipality and signed by the Mayor and by the Treasurer thereof.

Date of Registration: May 01, 2018

Guy Desjardins, Mayor

(Seal) _____

Frederic Desnoyers, Treasurer

OILC hereby agrees that the Minister of Finance is entitled to exercise certain rights of deduction pursuant to section 25 of the OILC Act, 2011 as described in this debenture.

Ontario Infrastructure and Lands Corporation

by: _____
Authorized Signing Officer

by: _____
Authorized Signing Officer

LEGAL OPINION

We have examined the By-law of the Municipality authorizing the issue of amortizing debentures in the principal amount of \$624,980.06 dated May 01, 2018 and maturing on May 01, 2028 payable in equal semi-annual instalments of combined principal and interest on the first day of November and on the first day of May in each of the years 2018 to 2028, both inclusive, save and except for the last instalment which may vary slightly from the preceding equal instalments as set out in Schedule "C" to the By-law

In our opinion, the By-law has been properly passed and is within the legal powers of the Municipality. The debenture issued under the By-law in the within form (the "Debenture") is the direct, general, unsecured and unsubordinated obligation of the Municipality. The Debenture is enforceable against the Municipality subject to the special jurisdiction and powers of the Ontario Municipal Board over defaulting municipalities under the *Municipal Affairs Act*. This opinion is subject to and incorporates all the assumptions, qualifications and limitations set out in our opinion letter.

May 01, 2018

Vice & Hunter LLP

CONDITIONS OF THE DEBENTURE

Form, Denomination, and Ranking of the Debenture

1. The debentures issued pursuant to the By-law (collectively the “Debentures” and individually a “Debenture”) are issuable as fully registered Debentures without coupons.
2. The Debentures are direct, general, unsecured and unsubordinated obligations of the Municipality. The Debentures rank concurrently and equally in respect of payment of principal and interest with all other debentures of the Municipality except for the availability of money in a sinking or retirement fund for a particular issue of debentures.
3. This Debenture is one fully registered Debenture registered in the name of OILC and held by OILC.

Registration

4. The Municipality shall maintain at its designated office a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of cancellations, exchanges, substitutions and transfers of Debentures, may be recorded and the Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.

Title

5. The Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Municipality shall deem and treat registered holders of Debentures, including this Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Municipality on the Debentures to the extent of the amount or amounts so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Municipality.

Payments of Principal and Interest

6. The record date for purposes of payment of principal of and interest on the Debentures is as of 5:00 p.m. on the sixteenth calendar day preceding any Payment Date including the maturity date. Principal of and interest on the Debentures are payable by the Municipality to the persons registered as holders in the registry on the relevant record date. The Municipality shall not be required to register any transfer, exchange or substitution of Debentures during the period from any record date to the corresponding Payment Date.
7. The Municipality shall make all payments in respect of equal semi-annual instalments of combined principal and interest including the last 'non-equal' instalment on the Debentures on the Payment Dates commencing on November 01, 2018 and ending on May 01, 2028, as set out in Schedule "C" to the By-law, by pre-authorized debit in respect of such interest and principal to the credit of the registered holder on such terms as the Municipality and the registered holder may agree.
8. The Municipality shall pay to the registered holder interest on any overdue amount of principal or interest in respect of any Debenture, both before and after default and judgment, at a rate per annum equal to the greater of the rate specified on the Schedule as attached to and forming part of the Debenture for such amount plus 200 basis points or Prime Rate (as defined below) plus 200 basis points, calculated on a daily basis from the date such amount becomes overdue for so long as such amount remains overdue and the Municipality shall pay to the registered holder any and all costs incurred by the registered holder as a result of the overdue payment.
9. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.
10. Payments in respect of principal of and interest on the Debentures shall be made only on a day on which banking institutions in Toronto, Ontario, are not authorized or obligated by law or executive order to be closed (a "**Toronto Business Day**"), and if any date for payment is not a Toronto Business Day, payment shall be made on the next following Toronto Business Day as noted on the Amortization Schedule.
11. The Debentures are transferable or exchangeable at the office of the Treasurer of the Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon

registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations will be delivered as directed by the transferee, in the case of a transfer or as directed by the registered holder in the case of an exchange.

12. The Municipality shall issue and deliver Debentures in exchange for or in substitution for Debentures outstanding on the registry with the same maturity and of like form in the event of a mutilation, defacement, loss, mysterious or unexplainable disappearance, theft or destruction, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case of a mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed Debenture) furnished the Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the Municipality in its discretion; and (c) surrendered to the Municipality any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.
13. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of the By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
14. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Municipality. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry particulars of the registered holder as directed by the transferor.
15. Reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed and for the replacement of mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed principal and interest cheques (if any) may be imposed by the Municipality. When new Debentures are issued in substitution in these circumstances the Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of

the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.

16. If OILC elects to terminate its obligations under the financing agreement entered into between the Municipality and OILC, pursuant to which the Debentures are issued, OILC, at its discretion, shall assess any losses that it may incur as a result of the termination as follows: if on the date of termination the outstanding principal balance on the Debentures is less than the net present value of the Debentures, the Municipality shall pay the difference between these two amounts to OILC.

Notices

17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder. If the Municipality or any registered holder is required to give any notice in connection with the Debentures on or before any day and that day is not a Toronto Business Day (as defined in section 10 of these Conditions) then such notice may be given on the next following Toronto Business Day.

Time

18. Unless otherwise expressly provided herein, any reference herein to a time shall be considered to be a reference to Toronto time.

Governing Law

19. The Debentures are governed by and shall be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable in Ontario.

Definitions:

- (a) **"Prime Rate"** means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the following five major Canadian Schedule I banks, as of the issue date of this Debenture: Royal Bank of Canada; Canadian Imperial Bank of Commerce; The Bank of Nova Scotia; Bank of Montreal; and The Toronto-Dominion Bank (the **"Reference Banks"**) as their reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the "Prime Rate" shall be the arithmetic mean of the rates quoted by those Reference Banks.

Loan.....: 1948
 Name.....: Clarence-Rockland, The Corporation of The City of
 Principal: 624,980.06
 Rate.....: 03.0600
 Term.....: 120
 Matures...: 05/01/2028

Pay #	Date	Amount Due	Principal Due	Interest Due	Rem. Principal
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5	11/01/2020	36,510.17	28,635.43	7,874.74	486,053.57
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7	11/01/2021	36,510.17	29,518.38	6,991.79	427,461.64
8	05/01/2022	36,510.17	29,970.01	6,540.16	397,491.63
9	11/01/2022	36,510.17	30,428.55	6,081.62	367,063.08
10	05/01/2023	36,510.17	30,894.10	5,616.07	336,168.98
11	11/01/2023	36,510.17	31,366.78	5,143.39	304,802.20
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16	05/01/2026	36,510.17	33,840.90	2,669.27	140,621.05
17	11/01/2026	36,510.17	34,358.67	2,151.50	106,262.38
18	05/01/2027	36,510.17	34,884.36	1,625.81	71,378.02
19	11/01/2027	36,510.17	35,418.09	1,092.08	35,959.93
20	05/01/2028	36,510.12	35,959.93	550.19	0.00
		730,203.35	624,980.06	105,223.29	

CERTIFICATE

To: Vice & Hunter LLP

And To: OILC

IN THE MATTER OF an issue of a 10 year(s), 3.06% amortizing debenture of The Corporation of The City of Clarence-Rockland (the "Municipality") in the principal amount of \$624,980.06, authorized by Debenture By-law Number 2018-34 (the "Debenture By-law");

AND IN THE MATTER OF authorizing by-laws of the Municipality enumerated in Schedule "A" to the Debenture By-law.

I, Monique Ouellet, Clerk of the Municipality, **DO HEREBY CERTIFY THAT:**

1. The Debenture By-law was finally passed and enacted by the Council of the Municipality on the April 16, 2018 in full compliance with the *Municipal Act, 2001*, as amended (the "Act") at a duly called meeting at which a quorum was present. Forthwith after the passage of the Debenture By-law, the same was signed by the Mayor and the Clerk and sealed with the municipal seal of the Municipality.
2. The authorizing by-law referred to in Schedule "A" to the Debenture By-law (the "Authorizing By-law") have been enacted and passed by the Council of the Municipality in full compliance with the Act at a meeting at which a quorum was present. Forthwith after the passage of the Authorizing By-law the same was signed by the Mayor and by the Clerk and sealed with the municipal seal of the Municipality.
3. With respect to the undertaking of the capital works described in the Debenture By-law (individually a "Capital Work" and collectively the "Capital Works"), before the Council of the Municipality exercised any of its powers in respect of the Capital Work(s), and before authorizing any additional cost amount and any additional debenture authority in respect thereof, the Council of the Municipality had its Treasurer calculate the updated limit in respect of the relevant annual debt and financial obligation limit received from the Ministry of Municipal Affairs and Housing in accordance with the applicable debt and financial obligation limits regulation. In this connection, before the Council of the Municipality authorized the Capital Work(s), each such additional cost amount and each such additional debenture authority, the Treasurer determined that the estimated annual amount payable in respect of the Capital Work(s), each such additional cost amount and each such additional debenture authority, would not cause the Municipality to reach or exceed its updated limit. Accordingly, the Council of the Municipality authorized the Capital Work(s), each such additional cost amount and each such additional debenture authority, without the approval of the Ontario Municipal Board pursuant to the applicable debt and financial obligation limits regulation.

4. No application has been made or action brought to quash, set aside or declare invalid the Debenture By-law or the Authorizing By-law nor have the same been in any way repealed, altered or amended and the Debenture By-law and the Authorizing By-law are now in full force and effect.

5. All of the recitals contained in the Debenture By-law and the Authorizing By-law are true in substance and fact.

6. To the extent that the public notice provisions of the Act are applicable, the Authorizing By-law and the Debenture By-law have been enacted and passed by the Council of the Municipality in full compliance with the applicable public notice provisions of the Act.

7. None of the debentures authorized to be issued by the Authorizing By-law have been previously issued.

8. The respective principal amount of debentures which is to be issued pursuant to the Debenture By-law in respect of the Capital Work(s) does not exceed the respective net cost of such Capital Work(s) to the Municipality.

9. The debenture certificate issued pursuant to the Debenture By-law (the "OILC Debenture") has been signed by Mayor and by the Treasurer of the Municipality. The OILC Debenture is in all respects in accordance with the Debenture By-law and in issuing the OILC Debenture in the amount of \$624,980.06 which is now being issued to Ontario Infrastructure and Lands Corporation pursuant to the Debenture By-law, the Municipality is not exceeding its borrowing powers.

10. The Municipality is not subject to any restructuring order under part V of the Act or other statutory authority, accordingly, no approval of the Authorizing By-law and of the Debenture By-law and/or of the issue of the OILC Debentures is required by any transition board or commission appointed in respect of the restructuring of the municipality.

11. The Authorizing By-law and the Debenture By-law and the transactions contemplated thereby do not conflict with, or result in a breach or violation of any statutory provisions which apply to the Municipality or any agreement to which the Municipality is a party or under which the Municipality or any of its property is or may be bound, or, to the best of my knowledge, violate any order, award, judgment, determination, writ, injunction or decree applicable to the Municipality of any regulatory, administrative or other government or public body or authority, arbitrator or court.

DATED at the The Corporation of The City of Clarence-Rockland as at the 1st day of May, 2018.

[AFFIX SEAL]

Monique Ouellet, Clerk

CERTIFICATE OF SIGNATURE AND NO LITIGATION

TO: Vice & Hunter LLP

And To: OILC

IN THE MATTER OF an issue of a 10 year(s),
3.06% amortizing debenture of The Corporation of
The City of Clarence-Rockland (the "Municipality") in
the principal amount of \$624,980.06, authorized by
Debenture By-law Number 2018-34 (the "Debenture
By-law")

I, Frederic Desnoyers, Treasurer of the Municipality, do hereby certify that on or before May 01, 2018, I as Treasurer, signed the fully registered amortizing debenture numbered 2018-34 in the principal amount of \$ 624,980.06 dated May 01, 2018, registered in the name of Ontario Infrastructure and Lands Corporation and authorized by the Debenture By-law (the "OILC Debenture").

I further certify that on or before May 01, 2018, the OILC Debenture was signed by Guy Desjardins, Mayor of the Municipality at the date of the execution and issue of the OILC Debenture, that the OILC Debenture was sealed with the seal of the Municipality, and that the OILC Debenture is in all respects in accordance with the Debenture By-law.

I further certify that the said Guy Desjardins is the duly elected Mayor of the Municipality and that I am the duly appointed Treasurer of the Municipality and that we were severally authorized under the Debenture By-law to execute the OILC Debenture in the manner aforesaid and that the OILC Debenture is entitled to full faith and credence.

I further certify that no litigation or proceedings of any nature are now pending or threatened, attacking or in any way attempting to restrain or enjoin the issue and delivery of the OILC Debenture or in any manner questioning the proceedings and the authority under which the same is issued, or affecting the validity thereof, or contesting the title or official capacity of the said Mayor or myself as Treasurer of the Municipality, and no authority or proceedings for the issuance of the OILC Debenture or any part of it has been repealed, revoked or rescinded in whole or in part.

DATED at The Corporation of The City of Clarence-Rockland as at the 1st day of May, 2018.

Frederic Desnoyers
Treasurer

I, Monique Ouellet, Clerk of the Municipality do hereby certify that the signature of Frederic Desnoyers, Treasurer of the Municipality described above, is true and genuine.

[AFFIX SEAL]

Monique Ouellet Clerk

DEBENTURE TREASURER'S CERTIFICATE

To: Vice & Hunter LLP

And To: OILC

IN THE MATTER OF an issue of a 10 year(s), 3.06% amortizing debenture of The Corporation of The City of Clarence-Rockland (the "Municipality") in the principal amount of \$624,980.06, authorized by Debenture By-law Number 2018-34 (the "Debenture By-law")

AND IN THE MATTER OF authorizing by-laws of the Municipality enumerated in Schedule "A" to the Debenture By-law.

I, Frederic Desnoyers, Treasurer of the Municipality, **DO HEREBY CERTIFY THAT:**

1. The Municipality has received from the Ministry of Municipal Affairs and Housing its annual debt and financial obligation limit for the relevant years.
2. With respect to the undertaking of the capital works described in the Debenture By-law (individually a "Capital Work" and collectively the "Capital Works"), before the Council of the Municipality authorized the Capital Work(s), and before authorizing any additional cost amount and any additional debenture authority in respect thereof, the Treasurer calculated the updated relevant debt and financial obligation limit in accordance with the applicable debt and financial obligation limits regulation (the "Regulation"). The Treasurer thereafter determined that the estimated annual amount payable in respect of the Capital Work(s), each such additional cost amount and each such additional debenture authority, would not cause the Municipality to reach or to exceed the relevant updated debt and financial obligation limit as at the date of the Council's approval. Based on the Treasurer's determination, the Council of the Municipality authorized the Capital Work(s), each such additional cost amount and each such additional debenture authority, without the approval of the Ontario Municipal Board pursuant to the Regulation.
3. As at the date hereof the Municipality has not reached or exceeded its updated annual debt and financial obligation limit for 2018.
4. In updating the relevant debt and financial obligation limit(s), the estimated annual amount payable described in Section 4(2) of the Regulation was determined based on current interest rates and amortization periods which do not, in any case, exceed the lifetime of any of the purposes of the Municipality described in such section, all in accordance with generally accepted accounting principles for local governments as recommended, from time to time, by the Public Sector Accounting Board of the Canadian Institute of Chartered Accountants.

5. The term within which the debentures to be issued for the Municipality in respect of the Capital Work(s) pursuant to the Debenture By-law are made payable does not exceed the lifetime of such Capital Work(s).

6. The principal amount now being financed through the issue of debentures pursuant to the Debenture By-law in respect of the Capital Work(s) does not exceed the net cost of each such Capital Work(s) to the Municipality.

7. The money received by the Municipality from the sale of the debentures issued pursuant to the Debenture By-law, including any premium, and any earnings derived from the investment of that money after providing for the expenses related to their issue, if any, shall be apportioned and applied to the Capital Work(s), and to no other purpose except as permitted by the *Municipal Act, 2001*.

8. The representations and warranties of the Municipality set out in paragraph 2 of the Financing Agreement (as defined in the Debenture By-law) were true and correct as of the date of the request to purchase the debentures in respect of the Capital Work(s) pursuant to the Debenture By-law and are true and correct as of the date hereof.

DATED at The Corporation of The City of Clarence-Rockland as at the 1st day of May, 2018.

[AFFIX SEAL]

Frederic Desnoyers, Treasurer

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND

BY-LAW NUMBER 2018-35

A BY-LAW OF THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND TO AUTHORIZE THE BORROWING UPON AMORTIZING DEBENTURES IN THE PRINCIPAL AMOUNT OF \$2,382,406.33 TOWARDS THE COST OF THE ST JOSEPH ST, AND SANITAIRE LAURIER PHASE 2

AND WHEREAS subsection 401 (1) of the *Municipal Act, 2001*, as amended (the “Act”) provides that a municipality may incur a debt for municipal purposes, whether by borrowing money or in any other way, and may issue debentures and prescribed financial instruments and enter prescribed financial agreements for or in relation to the debt;

AND WHEREAS subsection 408 (2.1) of the Act provides that a municipality may issue a debenture or other financial instrument for long-term borrowing only to provide financing for a capital work;

AND WHEREAS the Council of The Corporation of The City of Clarence-Rockland (the “Municipality”) has passed the By-law or By-laws, as applicable, enumerated in column (1) of Schedule “A” attached hereto and forming part of this By-law authorizing the capital work described in column (2) of Schedule “A” (individually a “Capital Work” and collectively the “Capital Works”, as the case may be), and authorizing the entering into of a Financing Agreement dated effective as of February 21, 2018 for the provision of temporary and long term borrowing from Ontario Infrastructure and Lands Corporation (“OILC”) in respect of the Capital Work(s) (the “Financing Agreement”) and the Municipality desires to issue debentures for the Capital Work(s) in the amount or respective amounts, as applicable, specified in column (5) of Schedule “A”;

AND WHEREAS before authorizing the Capital Work(s) and before authorizing any additional cost amount and any additional debenture authority in respect thereof the Council of the Municipality had its Treasurer calculate an updated limit in respect of its most recent annual debt and financial obligation limit received from the Ministry of Municipal Affairs and Housing in accordance with the applicable regulation and, prior to the Council of the Municipality authorizing the Capital Work(s), each such additional cost amount and each such additional debenture authority, the Treasurer determined that the estimated annual amount payable in respect of the Capital Work(s), each such additional cost amount and each such additional debenture authority, would not cause the Municipality to exceed the updated limit and that the approval of the Capital Work(s), each such additional cost amount and each such additional debenture authority, by the Ontario Municipal Board pursuant to such regulation was not required;

AND WHEREAS the Municipality has submitted an application to OILC for long term borrowing through the issue of debentures to OILC in respect of the Capital Work(s) (the “Application”) and the Application has been approved;

AND WHEREAS to provide long term financing for the Capital Work(s) and to repay certain temporary advances in respect of the Capital Work(s) made by OILC pursuant to the Financing Agreement, it is now deemed to be expedient to borrow money by the issue of amortizing debentures in the principal amount of \$2,382,406.33 dated May 01, 2018 and maturing on May 01, 2038, and payable in semi-annual instalments of combined principal and interest on the first day of November and on the first day of May in each of the years 2018 to 2038, both inclusive on the terms hereinafter set forth;

NOW THEREFORE THE COUNCIL OF The Corporation of The City of Clarence-Rockland ENACTS AS FOLLOWS:

1. For the Capital Work(s), the borrowing upon the credit of the Municipality at large of the principal amount of \$2,382,406.33 and the issue of amortizing debentures therefor to be repaid in semi-annual instalments of combined principal and interest as hereinafter set forth, are hereby authorized.
2. The Mayor and the Treasurer of the Municipality are hereby authorized to cause any number of amortizing debentures to be issued for such amounts of money as may be required for the Capital Work(s) in definitive form, not exceeding in total the said principal amount of \$2,382,406.33 (the "Debentures"). The Debentures shall bear the Municipality's municipal seal and the signatures of Mayor and the Treasurer of the Municipality, all in accordance with the provisions of the Act. The municipal seal of the Municipality and the signatures referred to in this section may be printed, lithographed, engraved or otherwise mechanically reproduced. The Debentures are sufficiently signed if they bear the required signatures and each person signing has the authority to do so on the date he or she signs.
3. The Debentures shall be in fully registered form as one or more certificates in the principal amount of \$2,382,406.33, in the name of OILC, or as OILC may otherwise direct, substantially in the form attached as Schedule "B" hereto and forming part of this By-law with provision for payment of principal and interest (other than in respect of the final payment of principal and outstanding interest on maturity upon presentation and surrender) by pre-authorized debit in respect of such principal and interest to the credit of such registered holder on such terms as to which the registered holder and the Municipality may agree.
4. In accordance with the provisions of section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011*, as amended from time to time hereafter, as security for the payment by the Municipality of the indebtedness of the Municipality to OILC under the Debentures (the "Obligations"), the Municipality is hereby authorized to agree in writing with OILC that the Minister of Finance is entitled, without notice to the Municipality, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the Municipality, amounts not exceeding the amounts that the Municipality fails to

pay OILC on account of the Obligations and to pay such amounts to OILC from the Consolidated Revenue Fund.

5. The Debentures shall all be dated **May 01, 2018**, and as to both principal and interest shall be expressed and be payable in lawful money of Canada. The Debentures shall bear interest at the rate of 3.37% per annum and mature during a period of 20 year(s) from the date thereof payable semi-annually in arrears as described in this section. The Debentures shall be paid in full by May 01, 2038 and be payable in equal semi-annual instalments of combined principal and interest on the first day of November and on the first day of May in each of the years 2018 to 2038, both inclusive, save and except for the last instalment which may vary slightly from the preceding equal instalments, as set forth in Schedule "C" attached hereto and forming part of this By-law ("Schedule "C").
6. Payments in respect of principal of and interest on the Debentures shall be made only on a day on which banking institutions in Toronto, Ontario, are not authorized or obligated by law or executive order to be closed (a "**Toronto Business Day**") and if any date for payment is not a Toronto Business Day, payment shall be made on the next following Toronto Business Day.
7. Interest shall be payable to the date of maturity of the Debentures and on default shall be payable on any overdue amounts both before and after default and judgment at a rate per annum equal to the greater of the rate specified on the Schedule as attached to and forming part of the Debentures for such amounts plus 200 basis points or Prime Rate (as defined below) plus 200 basis points, calculated on a daily basis from the date such amounts become overdue for so long as such amounts remain overdue and the Municipality shall pay to the registered holders any and all costs incurred by the registered holders as a result of the overdue payment. Any amounts payable by the Municipality as interest on overdue principal or interest and all costs incurred by the registered holders as a result of the overdue payment in respect of the Debentures shall be paid out of current revenue. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.

"Prime Rate" means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the following five major Canadian Schedule I banks, as of the issue date of this Debenture: Royal Bank of Canada; Canadian Imperial Bank of Commerce; The Bank of Nova Scotia; Bank of Montreal; and The Toronto-Dominion Bank (the "**Reference Banks**") as their reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the "Prime Rate" shall be the arithmetic mean of the rates quoted by those Reference Banks.

8. In each year in which a payment of equal semi-annual instalments of combined principal and interest becomes due in respect of the Capital Work(s) including the last 'non-equal' instalment, there shall be raised as part of the Municipality's general levy the amounts of principal and interest payable by the Municipality in each year as set out in Schedule "C" to the extent that the amounts have not been provided for by any other available source including other taxes or fees or charges imposed on persons or property by a by-law of any municipality.
9. The Debentures may contain any provision for their registration thereof authorized by any statute relating to municipal debentures in force at the time of the issue thereof.
10. The Municipality shall maintain a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of the cancellations, exchanges, substitutions and transfers of Debentures, may be recorded and the Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.
11. The Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Municipality shall deem and treat registered holders of the Debentures as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Municipality on the Debentures to the extent of the amount or amounts so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Municipality.
12. The Debentures will be transferable or exchangeable at the office of the Treasurer of the Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, the Mayor and the

Treasurer shall issue and deliver a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations as directed by the transferee, in the case of a transfer or as directed by the registered holder in the case of an exchange.

13. The Mayor and the Treasurer shall issue and deliver new Debentures in exchange or substitution for Debentures outstanding on the registry with the same maturity and of like form which have become mutilated, defaced, lost, subject to a mysterious or unexplainable disappearance, stolen or destroyed, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case when a Debenture is mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed) furnished the Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the Municipality in its discretion; and (c) surrendered to the Municipality any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.
14. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of this By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
15. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Municipality. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry particulars of the registered holder as directed by the transferor.
16. Reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed and for the replacement of any of the principal and interest cheques (if any) that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed may be imposed by the Municipality. When new Debentures are issued in substitution in these circumstances the Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.

17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder.
18. The Mayor and the Treasurer are hereby authorized to cause the Debentures to be issued, one or more of the Clerk and Treasurer are hereby authorized to generally do all things and to execute all other documents and other papers in the name of the Municipality in order to carry out the issue of the Debentures and the Treasurer is authorized to affix the Municipality's municipal seal to any of such documents and papers.
19. The money received by the Municipality from the sale of the Debentures to OILC, including any premium, and any earnings derived from the investment of that money, after providing for the expenses related to their issue, if any, shall be apportioned and applied to the Capital Work(s) and to no other purpose except as permitted by the Act.
20. Subject to the Municipality's investment policies and goals, the applicable legislation and the terms and conditions of the Debentures, the Municipality may, if not in default under the Debentures, at any time purchase any of the Debentures in the open market or by tender or by private contract at any price and on such terms and conditions (including, without limitation, the manner by which any tender offer may be communicated or accepted and the persons to whom it may be addressed) as the Municipality may in its discretion determine.
21. This By-law takes effect on the day of passing.

By-law read a first and second time this 16th day of April, 2018

By-law read a third time and finally passed this 16th day of April, 2018

Guy Desjardins
Mayor

Monique Ouellet
Clerk

The Corporation of The City of Clarence-Rockland

Schedule "A" to By-law Number 2018-35

(1)	(2)	(3)	(4)	(5)	(6)
By-law	Project Description	Approved Amount to be Financed Through the Issue of Debentures	Amount of Debentures Previously Issued	Amount of Debentures to be Issued	Term of Years of Debentures
2018-11	St Joseph St	\$1,382,406.30	\$0.00	\$2,382,406.33	20 year(s)
	Sanitaire Laurier Phase 2	\$1,000,000.03			

The Corporation of The City of Clarence-Rockland

Schedule “B” to By-law Number 2018-35

No. 2018-35

\$2,382,406.33

C A N A D A

Province of Ontario

The Corporation of The City of Clarence-Rockland

FULLY REGISTERED INTEREST RATE 3.37% AMORTIZING DEBENTURE

The Corporation of The City of Clarence-Rockland (the “Municipality”), for value received, hereby promises to pay to

ONTARIO INFRASTRUCTURE AND LANDS CORPORATION (“OILC”)

or registered assigns, subject to the Conditions attached hereto which form part hereof (the “Conditions”), upon presentation and surrender of this debenture (or as otherwise agreed to by the Municipality and OILC) by the maturity date of this debenture (May 01, 2038), the principal amount of

TWO MILLION THREE HUNDRED EIGHTY TWO THOUSAND FOUR HUNDRED SIX
DOLLARS THIRTY THREE CENTS

----- (\$2,382,406.33) -----

by equal semi-annual instalments of combined principal and interest on the first day of November and on the first day of May in each of the years 2018 to 2038, both inclusive, save and except for the last instalment which may vary slightly from the preceding equal instalments, in the amounts set forth in the attached Amortizing Debenture Schedule (the “Amortization Schedule”) and subject to late payment interest charges pursuant to the Conditions, in lawful money of Canada. Subject to the Conditions: interest shall be paid until the maturity date of this debenture, in like money in semi-annual payments from the closing date (May 01, 2018) or from the last date on which interest has been paid on this debenture, whichever is later, at the rate of 3.37 % per annum, in arrears, on the specified dates, as set forth in the Amortization Schedule; and interest shall be paid on default at the applicable rate set out in the Amortization Schedule both before and after default and judgment. The payments of principal and interest and the outstanding amount of principal in each year are shown in the Amortization Schedule.

The Municipality, pursuant to section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011* (the “OILC Act, 2011”) hereby irrevocably agrees that the Minister of Finance is entitled, without notice to the Municipality, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the Municipality,

amounts not exceeding any amounts that the Municipality fails to pay OILC on account of indebtedness evidenced by this debenture, and to pay such amounts to OILC from the Consolidated Revenue Fund.

This debenture is subject to the Conditions.

DATED at The Corporation of The City of Clarence-Rockland as at the 1st day of May, 2018

IN TESTIMONY WHEREOF and under the authority of By-law Number 2018-35 of the Municipality duly passed on the 16th day of April, 2018 (the "By-law"), this debenture is sealed with the municipal seal of the Municipality and signed by the Mayor and by the Treasurer thereof.

Date of Registration: May 01, 2018

Guy Desjardins, Mayor

(Seal) _____

Frederic Desnoyers, Treasurer

OILC hereby agrees that the Minister of Finance is entitled to exercise certain rights of deduction pursuant to section 25 of the OILC Act, 2011 as described in this debenture.

Ontario Infrastructure and Lands Corporation

by: _____
Authorized Signing Officer

by: _____
Authorized Signing Officer

LEGAL OPINION

We have examined the By-law of the Municipality authorizing the issue of amortizing debentures in the principal amount of \$2,382,406.33 dated May 01, 2018 and maturing on May 01, 2038 payable in equal semi-annual instalments of combined principal and interest on the first day of November and on the first day of May in each of the years 2018 to 2038, both inclusive, save and except for the last instalment which may vary slightly from the preceding equal instalments as set out in Schedule "C" to the By-law.

In our opinion, the By-law has been properly passed and is within the legal powers of the Municipality. The debenture issued under the By-law in the within form (the "Debenture") is the direct, general, unsecured and unsubordinated obligation of the Municipality. The Debenture is enforceable against the Municipality subject to the special jurisdiction and powers of the Ontario Municipal Board over defaulting municipalities under the *Municipal Affairs Act*. This opinion is subject to and incorporates all the assumptions, qualifications and limitations set out in our opinion letter.

May 01, 2018

Vice & Hunter LLP

CONDITIONS OF THE DEBENTURE

Form, Denomination, and Ranking of the Debenture

1. The debentures issued pursuant to the By-law (collectively the “Debentures” and individually a “Debenture”) are issuable as fully registered Debentures without coupons.
2. The Debentures are direct, general, unsecured and unsubordinated obligations of the Municipality. The Debentures rank concurrently and equally in respect of payment of principal and interest with all other debentures of the Municipality except for the availability of money in a sinking or retirement fund for a particular issue of debentures.
3. This Debenture is one fully registered Debenture registered in the name of OILC and held by OILC.

Registration

4. The Municipality shall maintain at its designated office a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of cancellations, exchanges, substitutions and transfers of Debentures, may be recorded and the Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.

Title

5. The Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Municipality shall deem and treat registered holders of Debentures, including this Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Municipality on the Debentures to the extent of the amount or amounts so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Municipality.

Payments of Principal and Interest

6. The record date for purposes of payment of principal of and interest on the Debentures is as of 5:00 p.m. on the sixteenth calendar day preceding any Payment Date including the maturity date. Principal of and interest on the Debentures are payable by the Municipality to the persons registered as holders in the registry on the relevant record date. The Municipality shall not be required to register any transfer, exchange or substitution of Debentures during the period from any record date to the corresponding Payment Date.
7. The Municipality shall make all payments in respect of equal semi-annual instalments of combined principal and interest including the last 'non-equal' instalment on the Debentures on the Payment Dates commencing on November 01, 2018 and ending on May 01, 2038 as set out in Schedule "C" to the By-law, by pre-authorized debit in respect of such interest and principal to the credit of the registered holder on such terms as the Municipality and the registered holder may agree.
8. The Municipality shall pay to the registered holder interest on any overdue amount of principal or interest in respect of any Debenture, both before and after default and judgment, at a rate per annum equal to the greater of the rate specified on the Schedule as attached to and forming part of the Debenture for such amount plus 200 basis points or Prime Rate (as defined below) plus 200 basis points, calculated on a daily basis from the date such amount becomes overdue for so long as such amount remains overdue and the Municipality shall pay to the registered holder any and all costs incurred by the registered holder as a result of the overdue payment.
9. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.
10. Payments in respect of principal of and interest on the Debentures shall be made only on a day on which banking institutions in Toronto, Ontario, are not authorized or obligated by law or executive order to be closed (a "**Toronto Business Day**"), and if any date for payment is not a Toronto Business Day, payment shall be made on the next following Toronto Business Day as noted on the Amortization Schedule.
11. The Debentures are transferable or exchangeable at the office of the Treasurer of the Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon

registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations will be delivered as directed by the transferee, in the case of a transfer or as directed by the registered holder in the case of an exchange.

12. The Municipality shall issue and deliver Debentures in exchange for or in substitution for Debentures outstanding on the registry with the same maturity and of like form in the event of a mutilation, defacement, loss, mysterious or unexplainable disappearance, theft or destruction, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case of a mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed Debenture) furnished the Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the Municipality in its discretion; and (c) surrendered to the Municipality any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.
13. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of the By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
14. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Municipality. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry particulars of the registered holder as directed by the transferor.
15. Reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed and for the replacement of mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed principal and interest cheques (if any) may be imposed by the Municipality. When new Debentures are issued in substitution in these circumstances the Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of

the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.

16. If OILC elects to terminate its obligations under the financing agreement entered into between the Municipality and OILC, pursuant to which the Debentures are issued, OILC, at its discretion, shall assess any losses that it may incur as a result of the termination as follows: if on the date of termination the outstanding principal balance on the Debentures is less than the net present value of the Debentures, the Municipality shall pay the difference between these two amounts to OILC.

Notices

17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder. If the Municipality or any registered holder is required to give any notice in connection with the Debentures on or before any day and that day is not a Toronto Business Day (as defined in section 10 of these Conditions) then such notice may be given on the next following Toronto Business Day.

Time

18. Unless otherwise expressly provided herein, any reference herein to a time shall be considered to be a reference to Toronto time.

Governing Law

19. The Debentures are governed by and shall be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable in Ontario.

Definitions:

- (a) **"Prime Rate"** means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the following five major Canadian Schedule I banks, as of the issue date of this Debenture: Royal Bank of Canada; Canadian Imperial Bank of Commerce; The Bank of Nova Scotia; Bank of Montreal; and The Toronto-Dominion Bank (the **"Reference Banks"**) as their reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the "Prime Rate" shall be the arithmetic mean of the rates quoted by those Reference Banks.

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND

Schedule "C" to By-law Number 2018-35

Loan.....: 1949

Name.....: Clarence-Rockland, The Corporation of The City of

Principal: 2,382,406.33

Rate.....: 03.3700

Term.....: 240

Matures...: 05/01/2038

Pay #	Date	Amount Due	Principal Due	Interest Due	Rem. Principal
1	11/01/2018	82,351.80	42,208.25	40,143.55	2,340,198.08
2	05/01/2019	82,351.80	42,919.46	39,432.34	2,297,278.62
3	11/01/2019	82,351.80	43,642.66	38,709.14	2,253,635.96
4	05/01/2020	82,351.80	44,378.03	37,973.77	2,209,257.93
5	11/01/2020	82,351.80	45,125.80	37,226.00	2,164,132.13
6	05/01/2021	82,351.80	45,886.17	36,465.63	2,118,245.96
7	11/01/2021	82,351.80	46,659.36	35,692.44	2,071,586.60
8	05/01/2022	82,351.80	47,445.57	34,906.23	2,024,141.03
9	11/01/2022	82,351.80	48,245.02	34,106.78	1,975,896.01
10	05/01/2023	82,351.80	49,057.95	33,293.85	1,926,838.06
11	11/01/2023	82,351.80	49,884.58	32,467.22	1,876,953.48
12	05/01/2024	82,351.80	50,725.13	31,626.67	1,826,228.35
13	11/01/2024	82,351.80	51,579.85	30,771.95	1,774,648.50
14	05/01/2025	82,351.80	52,448.97	29,902.83	1,722,199.53
15	11/01/2025	82,351.80	53,332.74	29,019.06	1,668,866.79
16	05/01/2026	82,351.80	54,231.39	28,120.41	1,614,635.40
17	11/01/2026	82,351.80	55,145.19	27,206.61	1,559,490.21
18	05/01/2027	82,351.80	56,074.39	26,277.41	1,503,415.82
19	11/01/2027	82,351.80	57,019.24	25,332.56	1,446,396.58
20	05/01/2028	82,351.80	57,980.02	24,371.78	1,388,416.56
21	11/01/2028	82,351.80	58,956.98	23,394.82	1,329,459.58
22	05/01/2029	82,351.80	59,950.41	22,401.39	1,269,509.17
23	11/01/2029	82,351.80	60,960.57	21,391.23	1,208,548.60
24	05/01/2030	82,351.80	61,987.76	20,364.04	1,146,560.84
25	11/01/2030	82,351.80	63,032.25	19,319.55	1,083,528.59
26	05/01/2031	82,351.80	64,094.34	18,257.46	1,019,434.25
27	11/01/2031	82,351.80	65,174.33	17,177.47	954,259.92
28	05/01/2032	82,351.80	66,272.52	16,079.28	887,987.40
29	11/01/2032	82,351.80	67,389.21	14,962.59	820,598.19
30	05/01/2033	82,351.80	68,524.72	13,827.08	752,073.47
31	11/01/2033	82,351.80	69,679.36	12,672.44	682,394.11
32	05/01/2034	82,351.80	70,853.46	11,498.34	611,540.65
33	11/01/2034	82,351.80	72,047.34	10,304.46	539,493.31
34	05/01/2035	82,351.80	73,261.34	9,090.46	466,231.97
35	11/01/2035	82,351.80	74,495.79	7,856.01	391,736.18

36 05/01/2036	82,351.80	75,751.05	6,600.75	315,985.13
37 11/01/2036	82,351.80	77,027.45	5,324.35	238,957.68
38 05/01/2037	82,351.80	78,325.36	4,026.44	160,632.32
39 11/01/2037	82,351.80	79,645.15	2,706.65	80,987.17
40 05/01/2038	82,351.80	80,987.17	1,364.63	0.00

3,294,072.00	2,382,406.33	911,665.67
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No. 2018-35

\$2,382,406.33

C A N A D A
Province of Ontario
The Corporation of The City of Clarence-Rockland

FULLY REGISTERED INTEREST RATE 3.37% AMORTIZING DEBENTURE

The Corporation of The City of Clarence-Rockland (the "Municipality"), for value received, hereby promises to pay to

ONTARIO INFRASTRUCTURE AND LANDS CORPORATION ("OILC")

or registered assigns, subject to the Conditions attached hereto which form part hereof (the "Conditions"), upon presentation and surrender of this debenture (or as otherwise agreed to by the Municipality and OILC) by the maturity date of this debenture (May 01, 2038), the principal amount of

TWO MILLION THREE HUNDRED EIGHTY TWO THOUSAND FOUR HUNDRED SIX
DOLLARS THIRTY THREE CENTS

----- (\$2,382,406.33) -----

by equal semi-annual instalments of combined principal and interest on the first day of November and on the first day of May in each of the years 2018 to 2038, both inclusive, save and except for the last instalment which may vary slightly from the preceding equal instalments, in the amounts set forth in the attached Amortizing Debenture Schedule (the "Amortization Schedule") and subject to late payment interest charges pursuant to the Conditions, in lawful money of Canada. Subject to the Conditions: interest shall be paid until the maturity date of this debenture, in like money in semi-annual payments from the closing date (May 01, 2018), or from the last date on which interest has been paid on this debenture, whichever is later, at the rate of 3.37 % per annum, in arrears, on the specified dates, as set forth in the Amortization Schedule; and interest shall be paid on default at the applicable rate set out in the Amortization Schedule both before and after default and judgment. The payments of principal and interest and the outstanding amount of principal in each year are shown in the Amortization Schedule.

The Municipality, pursuant to section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011* (the "OILC Act, 2011") hereby irrevocably agrees that the Minister of Finance is entitled, without notice to the Municipality, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the Municipality, amounts not exceeding any amounts that the Municipality fails to pay OILC on account of indebtedness evidenced by this debenture, and to pay such amounts to OILC from the Consolidated Revenue Fund.

This debenture is subject to the Conditions.

DATED at The Corporation of The City of Clarence-Rockland as at the 1st day of May, 2018

IN TESTIMONY WHEREOF and under the authority of By-law Number 2018-35 of the Municipality duly passed on the 16th day of April, 2018 (the "By-law"), this debenture is sealed with the municipal seal of the Municipality and signed by the Mayor and by the Treasurer thereof.

Date of Registration: May 01, 2018

Guy Desjardins, Mayor

(Seal) _____

Frederic Desnoyers, Treasurer

OILC hereby agrees that the Minister of Finance is entitled to exercise certain rights of deduction pursuant to section 25 of the OILC Act, 2011 as described in this debenture.

Ontario Infrastructure and Lands Corporation

by: _____
Authorized Signing Officer

by: _____
Authorized Signing Officer

LEGAL OPINION

We have examined the By-law of the Municipality authorizing the issue of amortizing debentures in the principal amount of \$2,382,406.33 dated May 01, 2018 and maturing on May 01, 2038 payable in equal semi-annual instalments of combined principal and interest on the first day of November and on the first day of May in each of the years 2018 to 2038, both inclusive, save and except for the last instalment which may vary slightly from the preceding equal instalments as set out in Schedule "C" to the By-law

In our opinion, the By-law has been properly passed and is within the legal powers of the Municipality. The debenture issued under the By-law in the within form (the "Debenture") is the direct, general, unsecured and unsubordinated obligation of the Municipality. The Debenture is enforceable against the Municipality subject to the special jurisdiction and powers of the Ontario Municipal Board over defaulting municipalities under the *Municipal Affairs Act*. This opinion is subject to and incorporates all the assumptions, qualifications and limitations set out in our opinion letter.

May 01, 2018

Vice & Hunter LLP

CONDITIONS OF THE DEBENTURE

Form, Denomination, and Ranking of the Debenture

1. The debentures issued pursuant to the By-law (collectively the “Debentures” and individually a “Debenture”) are issuable as fully registered Debentures without coupons.
2. The Debentures are direct, general, unsecured and unsubordinated obligations of the Municipality. The Debentures rank concurrently and equally in respect of payment of principal and interest with all other debentures of the Municipality except for the availability of money in a sinking or retirement fund for a particular issue of debentures.
3. This Debenture is one fully registered Debenture registered in the name of OILC and held by OILC.

Registration

4. The Municipality shall maintain at its designated office a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of cancellations, exchanges, substitutions and transfers of Debentures, may be recorded and the Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.

Title

5. The Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Municipality shall deem and treat registered holders of Debentures, including this Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Municipality on the Debentures to the extent of the amount or amounts so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Municipality.

Payments of Principal and Interest

6. The record date for purposes of payment of principal of and interest on the Debentures is as of 5:00 p.m. on the sixteenth calendar day preceding any Payment Date including the maturity date. Principal of and interest on the Debentures are payable by the Municipality to the persons registered as holders in the registry on the relevant record date. The Municipality shall not be required to register any transfer, exchange or substitution of Debentures during the period from any record date to the corresponding Payment Date.
7. The Municipality shall make all payments in respect of equal semi-annual instalments of combined principal and interest including the last 'non-equal' instalment on the Debentures on the Payment Dates commencing on November 01, 2018 and ending on May 01, 2038, as set out in Schedule "C" to the By-law, by pre-authorized debit in respect of such interest and principal to the credit of the registered holder on such terms as the Municipality and the registered holder may agree.
8. The Municipality shall pay to the registered holder interest on any overdue amount of principal or interest in respect of any Debenture, both before and after default and judgment, at a rate per annum equal to the greater of the rate specified on the Schedule as attached to and forming part of the Debenture for such amount plus 200 basis points or Prime Rate (as defined below) plus 200 basis points, calculated on a daily basis from the date such amount becomes overdue for so long as such amount remains overdue and the Municipality shall pay to the registered holder any and all costs incurred by the registered holder as a result of the overdue payment.
9. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.
10. Payments in respect of principal of and interest on the Debentures shall be made only on a day on which banking institutions in Toronto, Ontario, are not authorized or obligated by law or executive order to be closed (a "**Toronto Business Day**"), and if any date for payment is not a Toronto Business Day, payment shall be made on the next following Toronto Business Day as noted on the Amortization Schedule.
11. The Debentures are transferable or exchangeable at the office of the Treasurer of the Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon

registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations will be delivered as directed by the transferee, in the case of a transfer or as directed by the registered holder in the case of an exchange.

12. The Municipality shall issue and deliver Debentures in exchange for or in substitution for Debentures outstanding on the registry with the same maturity and of like form in the event of a mutilation, defacement, loss, mysterious or unexplainable disappearance, theft or destruction, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case of a mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed Debenture) furnished the Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the Municipality in its discretion; and (c) surrendered to the Municipality any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.
13. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of the By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
14. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Municipality. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange; and (d) in the case of a transfer, enter in the registry particulars of the registered holder as directed by the transferor.
15. Reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed and for the replacement of mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed principal and interest cheques (if any) may be imposed by the Municipality. When new Debentures are issued in substitution in these circumstances the Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of

the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.

16. If OILC elects to terminate its obligations under the financing agreement entered into between the Municipality and OILC, pursuant to which the Debentures are issued, OILC, at its discretion, shall assess any losses that it may incur as a result of the termination as follows: if on the date of termination the outstanding principal balance on the Debentures is less than the net present value of the Debentures, the Municipality shall pay the difference between these two amounts to OILC.

Notices

17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder. If the Municipality or any registered holder is required to give any notice in connection with the Debentures on or before any day and that day is not a Toronto Business Day (as defined in section 10 of these Conditions) then such notice may be given on the next following Toronto Business Day.

Time

18. Unless otherwise expressly provided herein, any reference herein to a time shall be considered to be a reference to Toronto time.

Governing Law

19. The Debentures are governed by and shall be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable in Ontario.

Definitions:

- (a) **"Prime Rate"** means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the following five major Canadian Schedule I banks, as of the issue date of this Debenture: Royal Bank of Canada; Canadian Imperial Bank of Commerce; The Bank of Nova Scotia; Bank of Montreal; and The Toronto-Dominion Bank (the **"Reference Banks"**) as their reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the "Prime Rate" shall be the arithmetic mean of the rates quoted by those Reference Banks.

Loan.....: 1949

Name.....: Clarence-Rockland, The Corporation of The City of

Principal: 2,382,406.33

Rate.....: 03.3700

Term.....: 240

Matures...: 05/01/2038

Pay #	Date	Amount Due	Principal Due	Interest Due	Rem. Principal
1	11/01/2018	82,351.80	42,208.25	40,143.55	2,340,198.08
2	05/01/2019	82,351.80	42,919.46	39,432.34	2,297,278.62
3	11/01/2019	82,351.80	43,642.66	38,709.14	2,253,635.96
4	05/01/2020	82,351.80	44,378.03	37,973.77	2,209,257.93
5	11/01/2020	82,351.80	45,125.80	37,226.00	2,164,132.13
6	05/01/2021	82,351.80	45,886.17	36,465.63	2,118,245.96
7	11/01/2021	82,351.80	46,659.36	35,692.44	2,071,586.60
8	05/01/2022	82,351.80	47,445.57	34,906.23	2,024,141.03
9	11/01/2022	82,351.80	48,245.02	34,106.78	1,975,896.01
10	05/01/2023	82,351.80	49,057.95	33,293.85	1,926,838.06
11	11/01/2023	82,351.80	49,884.58	32,467.22	1,876,953.48
12	05/01/2024	82,351.80	50,725.13	31,626.67	1,826,228.35
13	11/01/2024	82,351.80	51,579.85	30,771.95	1,774,648.50
14	05/01/2025	82,351.80	52,448.97	29,902.83	1,722,199.53
15	11/01/2025	82,351.80	53,332.74	29,019.06	1,668,866.79
16	05/01/2026	82,351.80	54,231.39	28,120.41	1,614,635.40
17	11/01/2026	82,351.80	55,145.19	27,206.61	1,559,490.21
18	05/01/2027	82,351.80	56,074.39	26,277.41	1,503,415.82
19	11/01/2027	82,351.80	57,019.24	25,332.56	1,446,396.58
20	05/01/2028	82,351.80	57,980.02	24,371.78	1,388,416.56
21	11/01/2028	82,351.80	58,956.98	23,394.82	1,329,459.58
22	05/01/2029	82,351.80	59,950.41	22,401.39	1,269,509.17
23	11/01/2029	82,351.80	60,960.57	21,391.23	1,208,548.60
24	05/01/2030	82,351.80	61,987.76	20,364.04	1,146,560.84
25	11/01/2030	82,351.80	63,032.25	19,319.55	1,083,528.59
26	05/01/2031	82,351.80	64,094.34	18,257.46	1,019,434.25
27	11/01/2031	82,351.80	65,174.33	17,177.47	954,259.92
28	05/01/2032	82,351.80	66,272.52	16,079.28	887,987.40
29	11/01/2032	82,351.80	67,389.21	14,962.59	820,598.19
30	05/01/2033	82,351.80	68,524.72	13,827.08	752,073.47
31	11/01/2033	82,351.80	69,679.36	12,672.44	682,394.11
32	05/01/2034	82,351.80	70,853.46	11,498.34	611,540.65
33	11/01/2034	82,351.80	72,047.34	10,304.46	539,493.31
34	05/01/2035	82,351.80	73,261.34	9,090.46	466,231.97
35	11/01/2035	82,351.80	74,495.79	7,856.01	391,736.18

36 05/01/2036	82,351.80	75,751.05	6,600.75	315,985.13
37 11/01/2036	82,351.80	77,027.45	5,324.35	238,957.68
38 05/01/2037	82,351.80	78,325.36	4,026.44	160,632.32
39 11/01/2037	82,351.80	79,645.15	2,706.65	80,987.17
40 05/01/2038	82,351.80	80,987.17	1,364.63	0.00

3,294,072.00 2,382,406.33 911,665.67

CERTIFICATE

To: Vice & Hunter LLP

And To: OILC

IN THE MATTER OF an issue of a 20 year(s), 3.37% amortizing debenture of The Corporation of The City of Clarence-Rockland (the "Municipality") in the principal amount of \$2,382,406.33, authorized by Debenture By-law Number 2018-35 (the "Debenture By-law");

AND IN THE MATTER OF authorizing by-laws of the Municipality enumerated in Schedule "A" to the Debenture By-law.

I, Monique Ouellet, Clerk of the Municipality, **DO HEREBY CERTIFY THAT:**

1. The Debenture By-law was finally passed and enacted by the Council of the Municipality on the April 16, 2018 in full compliance with the *Municipal Act, 2001*, as amended (the "Act") at a duly called meeting at which a quorum was present. Forthwith after the passage of the Debenture By-law, the same was signed by the Mayor and the Clerk and sealed with the municipal seal of the Municipality.
2. The authorizing by-law referred to in Schedule "A" to the Debenture By-law (the "Authorizing By-law") have been enacted and passed by the Council of the Municipality in full compliance with the Act at a meeting at which a quorum was present. Forthwith after the passage of the Authorizing By-law the same was signed by the Mayor and by the Clerk and sealed with the municipal seal of the Municipality.
3. With respect to the undertaking of the capital works described in the Debenture By-law (individually a "Capital Work" and collectively the "Capital Works"), before the Council of the Municipality exercised any of its powers in respect of the Capital Work(s), and before authorizing any additional cost amount and any additional debenture authority in respect thereof, the Council of the Municipality had its Treasurer calculate the updated limit in respect of the relevant annual debt and financial obligation limit received from the Ministry of Municipal Affairs and Housing in accordance with the applicable debt and financial obligation limits regulation. In this connection, before the Council of the Municipality authorized the Capital Work(s), each such additional cost amount and each such additional debenture authority, the Treasurer determined that the estimated annual amount payable in respect of the Capital Work(s), each such additional cost amount and each such additional debenture authority, would not cause the Municipality to reach or exceed its updated limit. Accordingly, the Council of the Municipality authorized the Capital Work(s), each such additional cost amount and each such additional debenture authority, without the approval of the Ontario Municipal Board pursuant to the applicable debt and financial obligation limits regulation.

4. No application has been made or action brought to quash, set aside or declare invalid the Debenture By-law or the Authorizing By-law nor have the same been in any way repealed, altered or amended and the Debenture By-law and the Authorizing By-law are now in full force and effect.

5. All of the recitals contained in the Debenture By-law and the Authorizing By-law are true in substance and fact.

6. To the extent that the public notice provisions of the Act are applicable, the Authorizing By-law and the Debenture By-law have been enacted and passed by the Council of the Municipality in full compliance with the applicable public notice provisions of the Act.

7. None of the debentures authorized to be issued by the Authorizing By-law have been previously issued.

8. The respective principal amount of debentures which is to be issued pursuant to the Debenture By-law in respect of the Capital Work(s) does not exceed the respective net cost of such Capital Work(s) to the Municipality.

9. The debenture certificate issued pursuant to the Debenture By-law (the "OILC Debenture") has been signed by Mayor and by the Treasurer of the Municipality. The OILC Debenture is in all respects in accordance with the Debenture By-law and in issuing the OILC Debenture in the amount of \$2,382,406.33 which is now being issued to Ontario Infrastructure and Lands Corporation pursuant to the Debenture By-law, the Municipality is not exceeding its borrowing powers.

10. The Municipality is not subject to any restructuring order under part V of the Act or other statutory authority, accordingly, no approval of the Authorizing By-law and of the Debenture By-law and/or of the issue of the OILC Debentures is required by any transition board or commission appointed in respect of the restructuring of the municipality.

11. The Authorizing By-law and the Debenture By-law and the transactions contemplated thereby do not conflict with, or result in a breach or violation of any statutory provisions which apply to the Municipality or any agreement to which the Municipality is a party or under which the Municipality or any of its property is or may be bound, or, to the best of my knowledge, violate any order, award, judgment, determination, writ, injunction or decree applicable to the Municipality of any regulatory, administrative or other government or public body or authority, arbitrator or court.

DATED at the The Corporation of The City of Clarence-Rockland as at the 1st day of May, 2018.

[AFFIX SEAL]

Monique Ouellet, Clerk

CERTIFICATE OF SIGNATURE AND NO LITIGATION

TO: Vice & Hunter LLP

And To: OILC

IN THE MATTER OF an issue of a 20 year(s),
3.37% amortizing debenture of The Corporation of
The City of Clarence-Rockland (the "Municipality") in
the principal amount of \$2,382,406.33, authorized
by Debenture By-law Number 2018-35 (the
"Debenture By-law")

I, Frederic Desnoyers, Treasurer of the Municipality, do hereby certify that on or before May 01, 2018, I as Treasurer, signed the fully registered amortizing debenture numbered 2018-35 in the principal amount of \$ 2,382,406.33 dated May 01, 2018, registered in the name of Ontario Infrastructure and Lands Corporation and authorized by the Debenture By-law (the "OILC Debenture").

I further certify that on or before May 01, 2018, the OILC Debenture was signed by Guy Desjardins, Mayor of the Municipality at the date of the execution and issue of the OILC Debenture, that the OILC Debenture was sealed with the seal of the Municipality, and that the OILC Debenture is in all respects in accordance with the Debenture By-law.

I further certify that the said Guy Desjardins is the duly elected Mayor of the Municipality and that I am the duly appointed Treasurer of the Municipality and that we were severally authorized under the Debenture By-law to execute the OILC Debenture in the manner aforesaid and that the OILC Debenture is entitled to full faith and credence.

I further certify that no litigation or proceedings of any nature are now pending or threatened, attacking or in any way attempting to restrain or enjoin the issue and delivery of the OILC Debenture or in any manner questioning the proceedings and the authority under which the same is issued, or affecting the validity thereof, or contesting the title or official capacity of the said Mayor or myself as Treasurer of the Municipality, and no authority or proceedings for the issuance of the OILC Debenture or any part of it has been repealed, revoked or rescinded in whole or in part.

DATED at The Corporation of The City of Clarence-Rockland as at the 1st day of May, 2018.

Frederic Desnoyers
Treasurer

I, Monique Ouellet, Clerk of the Municipality do hereby certify that the signature of Frederic Desnoyers, Treasurer of the Municipality described above, is true and genuine.

[AFFIX SEAL]

Monique Ouellet

Clerk

DEBENTURE TREASURER'S CERTIFICATE

To: Vice & Hunter LLP

And To: OILC

IN THE MATTER OF an issue of a 20 year(s), 3.37% amortizing debenture of The Corporation of The City of Clarence-Rockland (the "Municipality") in the principal amount of \$2,382,406.33, authorized by Debenture By-law Number 2018-35 (the "Debenture By-law")

AND IN THE MATTER OF authorizing by-laws of the Municipality enumerated in Schedule "A" to the Debenture By-law.

I, Frederic Desnoyers, Treasurer of the Municipality, **DO HEREBY CERTIFY THAT:**

1. The Municipality has received from the Ministry of Municipal Affairs and Housing its annual debt and financial obligation limit for the relevant years.
2. With respect to the undertaking of the capital works described in the Debenture By-law (individually a "Capital Work" and collectively the "Capital Works"), before the Council of the Municipality authorized the Capital Work(s), and before authorizing any additional cost amount and any additional debenture authority in respect thereof, the Treasurer calculated the updated relevant debt and financial obligation limit in accordance with the applicable debt and financial obligation limits regulation (the "Regulation"). The Treasurer thereafter determined that the estimated annual amount payable in respect of the Capital Work(s), each such additional cost amount and each such additional debenture authority, would not cause the Municipality to reach or to exceed the relevant updated debt and financial obligation limit as at the date of the Council's approval. Based on the Treasurer's determination, the Council of the Municipality authorized the Capital Work(s), each such additional cost amount and each such additional debenture authority, without the approval of the Ontario Municipal Board pursuant to the Regulation.
3. As at the date hereof the Municipality has not reached or exceeded its updated annual debt and financial obligation limit for 2018.
4. In updating the relevant debt and financial obligation limit(s), the estimated annual amount payable described in Section 4(2) of the Regulation was determined based on current interest rates and amortization periods which do not, in any case, exceed the lifetime of any of the purposes of the Municipality described in such section, all in accordance with generally accepted accounting principles for local governments as recommended, from time to time, by the Public Sector Accounting Board of the Canadian Institute of Chartered Accountants.

5. The term within which the debentures to be issued for the Municipality in respect of the Capital Work(s) pursuant to the Debenture By-law are made payable does not exceed the lifetime of such Capital Work(s).

6. The principal amount now being financed through the issue of debentures pursuant to the Debenture By-law in respect of the Capital Work(s) does not exceed the net cost of each such Capital Work(s) to the Municipality.

7. The money received by the Municipality from the sale of the debentures issued pursuant to the Debenture By-law, including any premium, and any earnings derived from the investment of that money after providing for the expenses related to their issue, if any, shall be apportioned and applied to the Capital Work(s), and to no other purpose except as permitted by the *Municipal Act, 2001*.

8. The representations and warranties of the Municipality set out in paragraph 2 of the Financing Agreement (as defined in the Debenture By-law) were true and correct as of the date of the request to purchase the debentures in respect of the Capital Work(s) pursuant to the Debenture By-law and are true and correct as of the date hereof.

DATED at The Corporation of The City of Clarence-Rockland as at the 1st day of May, 2018.

[AFFIX SEAL]

Frederic Desnoyers, Treasurer



RAPPORT N° LOI2018-04-04

Date	Le 16 avril 2018
Soumis par	Pierre Boucher
Objet	Frais de garderies / Daycare fees
# du dossier	CO9-RES

1) **NATURE / OBJECTIF :**

Ce rapport sert de document d'information au sujet des frais proposés pour les taux de garderies 2018 suite à la présentation du rapport LOI2018-03-02 du 21 mars à cet effet.

2) **DIRECTIVE/POLITIQUE ANTÉCÉDENTE :**

Le Service a fait une présentation au plénier du 21 février 2018. Le rapport recommandait au conseil municipal deux options de taux afin d'adresser le manque à gagner potentiel au budget de 2018.

À la réunion régulière du 21 mars 2018, les taux de l'option 1 de l'annexe A du règlement furent présentés pour adoption.

La recommandation du Service (Règlement 2018-33) fut défaite et le conseil a demandé au Service de présenter des options additionnelles.

3) **RECOMMANDATION DU SERVICE:**

WHEREAS Council, at its regular meeting on March 21, 2018 requested that staff prepare additional options that may be considered before proceeding with the adoption of the daycare fees increase as proposed in Report No. LOI2018-03-02;

BE IT RESOLVED THAT Report No. LOI2018-04-04 be received as information.

ATTENDU QUE le Conseil, lors de la réunion régulière du 21 mars 2018 a demandé au personnel de préparer des options additionnelles qui pourraient être considérées avant de procéder à l'adoption la hausse des frais du service de garderie proposée au rapport no. LOI2018-03-02;

QU'IL SOIT RÉSOLU QUE le Rapport No. LOI2018-04-04 soit reçu à titre d'information.

4) **HISTORIQUE :**

Le Service travaille constamment afin d'améliorer ses méthodes de gestion dans le but d'être le plus efficace que possible.

- Les frais aux usagers pour les bambins et les préscolaires furent discutés et présentés à plusieurs reprises par contre, nous avons dû travailler afin de minimiser les impacts monétaires significatifs nécessaires reliés au budget d'exploitation de cette composante du service.
- Les budgets d'exploitations furent réduits considérablement au niveau de la fourniture d'équipements et du matériel.
- Nous avons fermé les locaux de la garderie municipale (Garderie Le Carrousel) et relocalisé la clientèle dans des locaux des conseils scolaires. Ce changement fut effectué afin de réduire considérablement le budget d'exploitation du service relié à la gestion d'un édifice.

5) **DISCUSSION :**

Portrait réel du Service :

Vous trouverez ici-bas le portrait réel des trois premiers mois d'opérations suivants; janvier, février et mars 2018.

	BAMBIN	PRÉSCO.	PARASCOLAIRE		
Âge	18 à 30 mois	30 mois à 4 ans	4 à 5 ans	6 à 8 ans	9 à 12 ans
Nombre d'enfants	46	83	216	318	97
Nombre de groupe	10	11	17	22	5
Moyenne par groupe	4.6	7.5	12.7	14.5	19.4
Nombre d'enfants maximum possible par groupe	5	8	13	15	20

Le nombre moyen d'enfants dans le Service de garde pour les trois premiers mois d'opérations est de 760.

Si nous prenons en considération le ratio maximum par groupe, la moyenne d'enfants par groupe actuel est **96% d'occupation**.

Suite aux discussions :

À la réunion régulière du 21 mars 2018, plusieurs membres du conseil étaient d'avis que le pourcentage d'augmentation proposé était trop élevé. Les options mentionnées ici-bas sont un suivi de préoccupations soulevées.

Question : Pouvons-nous jumeler des services

Le service est offert dans les 8 écoles suivantes;
– 5 CSDCEO – 1 CDSBEO – 1 UCDSB – 1 CEPEO

Les 4 des 5 écoles du CSDCEO sont situées dans les villages.

Nous avons étudié la possibilité de jumeler des garderies par contre, nous sommes persuadés que ceci engendrerait de plus gros défis. Le service est offert dans quatre conseils scolaires respectifs.

Les conseils scolaires demandent que les enfants qui fréquentent le service de garde à l'intérieur de leur école soient des clients du conseil approprié.

Selon nous, il n'y aurait aucun avantage communautaire et budgétaire de jumeler des garderies.

Question : Pouvons-nous réduire des groupes pour les bambins ou pour les préscolaires

Aux taux actuels, une économie de 39 170\$ par groupe de bambin et de 8 891\$ par groupe de préscolaire serait possible advenant que le conseil mandate le service de diminuer le nombre de groupe d'un de ces services.

Nous devons prendre en considération qu'il y a une grande possibilité que le Service soit affecté considérablement par ce genre de réduction puisque la clientèle qui utilise le service des bambins et préscolaires utilisera possiblement un service hors de nos programmes dans le futur.

Les conséquences de la rétention de ces clients peuvent s'aggraver au fil du temps et engendrer un effet négatif sur le budget du Service à long terme.

Selon nous, il n'y aurait aucun avantage communautaire de réduire ou de fermer un ou des groupes pour les bambins ou préscolaires.

Question : Pouvons-nous réduire les heures d'ouverture du Service :

Puisque la plupart des parents doivent travailler à l'extérieur de la Cité nécessitant du temps de voyage plus long vu l'état actuel de la 17 et autre, il est essentiel pour eux que les heures d'ouverture demeurent selon les besoins de leur service requis.

Advenant un changement aux horaires d'opérations, il y aurait un très grand risque que plusieurs clients abandonnent le service.

NB. Le Service communautaire ne recommande aucune des trois options mentionnées ici haut.

Question : Quelle est la valeur monétaire (%) d'augmentation des taux versus le manque à gagner

Suite à la demande du conseil, nous avons inclus en attachement une copie représentant les pourcentages du parent payeur versus le montant requis de taxe municipale ou autre pour pallier au manque à gagner de 2018.

Ex. : **1 %** d'augmentation aux parents payeurs représente **21 202\$**
(Voir annexe A)

6) **CONSULTATION :**
N/A

7) **RECOMMANDATION OU COMMENTAIRES DU COMITÉ :**
N/A

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

Voir le rapport 2018-02-05 – Budget des garderies 2017-2018

9) **IMPLICATIONS LÉGALES :**
N/A

10) **GESTION DU RISQUE (RISK MANAGEMENT) :**
N/A

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

12) **DOCUMENTS D'APPUI:**

Annexe A : Tableau de pourcentage

Pourcentage d'augmentation des taux		1%	2%	3%	4%	5%	6%	7%	8%	9%	10%	11%
Montant à adresser	\$ 232,695.00											
	Augmentation de taux (parents payeurs)	-\$21,202.85	-\$42,405.71	-\$63,608.56	-\$84,811.42	-\$106,014.27	-\$127,217.13	-\$148,419.98	-\$169,622.84	-\$190,825.69	-\$212,028.55	-\$233,231.40
	Part Municipale	\$ 211,492.15	\$ 190,289.29	\$ 169,086.44	\$ 147,883.58	\$ 126,680.73	\$ 105,477.87	\$ 84,275.02	\$ 63,072.16	\$ 41,869.31	\$ 20,666.45	-\$ 536.40
	Pourcentage d'augmentation du taux de tax	1.10	0.99	0.88	0.77	0.66	0.55	0.44	0.33	0.22	0.11	0.00



REPORT N° FIN 2018-012

Date	03/04/2018
Submitted by	Carole Normand
Subject	Adoption By-Law Final Taxes 2018
File N°	2018-39

1) **NATURE/GOAL :**

- 1- Ce rapport a pour objectif de confirmer les taux de taxes de l'année 2018, d'établir les dates de versement;
- 2- Autoriser le trésorier à accepter des paiements en tout ou en partie au titre de l'impôt payable et à donner des reçus selon les montants reçus ;
- 3- Imposer une pénalité en cas de défaut de paiement ou de paiement tardif de tout impôt par rapport aux dates de versement ou le versement est exigible.

2) **DIRECTIVE/PREVIOUS POLICY :**

En vertu de la *Loi sur les Municipalités*, une Municipalité locale peut, adopter un règlement prévoyant le prélèvement des sommes à l'égard de l'évaluation des biens situés dans la Municipalité qui sont imposable à ses fins.

3) **DEPARTMENT'S RECOMMENDATION :**

QU'IL SOIT RÉSOLU QUE le Règlement no. 2018-39, étant un règlement pour établir les taux de taxes finales et autoriser l'imposition de pénalités pour les paiements en souffrance en 2018, soit adopté, tel que recommandé au rapport FIN 2018-12.

BE IT RESOLVED THAT By-law No. 2018-39, being a by-law to provide for the adoption of tax rates and to provide for penalty and interest in default of payment thereof for 2018, be adopted, as recommended in report no. FIN 2018-012.

4) **BACKGROUND :**

N/A

5) **DISCUSSION :**

Suite à l'adoption du budget annuel, nous devons adopter un règlement afin d'établir les taux de taxes d'après le processus d'évaluation de propriétés qui a été faite par MPAC en 2017. La table ci-jointe démontre l'augmentation moyenne d'une propriété à Clarence-Rockland en 2018.

L'augmentation moyenne dans Clarence-Rockland pour 2018

	<u>2017</u>	<u>2018</u>	<u>Différence</u>	<u>%</u>
Municipale	\$1,880.17	\$1,933.57	\$53.40	2.84%

6) **CONSULTATION:**

N/A

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

N/A

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

Recevoir les montants nécessaires pour permettre à la Municipalité d'effectuer ses opérations. Il n'y a aucun impact financier car les taux soumis sont selon le budget 2018 déjà adopté.

9) **LEGAL IMPLICATIONS :**

N/A

10) **RISK MANAGEMENT :**

N/A

11) **STRATEGIC IMPLICATIONS :**

N/A

12) **SUPPORTING DOCUMENTS:**

- Règlement no. 2018-39, tel que proposé
- Annexe « A » du règlement no. 2018-39, tel que proposé

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND**BY-LAW NUMBER 2018-39****BEING A BY-LAW TO PROVIDE FOR THE ADOPTION OF TAX RATES AND TO FURTHER PROVIDE FOR PENALTY AND INTEREST IN DEFAULT OF PAYMENT THEREOF FOR 2018.**

WHEREAS the Council of the City of Clarence-Rockland, pursuant to section 290 of the Municipal Act, 2001, has established and adopted under By-Law Number 2018-, a budget including estimates of all sums required during the year 2018 for the purposes of the municipality;

WHEREAS, Section 312 of the Municipal Act, 2001, provides that the Council of a local municipality shall, each year, pass a By-Law to levy a separate tax rate on the assessment in each property class;

AND WHEREAS it is necessary for the Council of the Corporation of the City of Clarence-Rockland, pursuant to the Municipal Act to levy on the whole rateable property according to the last revised assessment roll for the Corporation of the City of Clarence-Rockland the sums set forth for various purposes in Schedule "A" hereto attached for the current year.

AND WHEREAS an interim levy was made before the adoption of the estimates for the current year;

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

1. That the portion of the municipal levy increase to the industrial class, being the only class which is a restricted class with a tax ratio above the Provincial threshold, be set at 0%.
2. For the year 2018, the Corporation of the City of Clarence-Rockland shall levy upon the Residential Assessment, Multi-Residential Assessment, Commercial Assessment, Industrial Assessment, Pipeline Assessment, Farmland Assessment and Managed Forest Assessment the rates of taxation per current value assessment for general purposes as set out in Schedule "A" attached to this By-law.

3. The estimates for the current year are as set forth in Schedule "A" attached to this By-Law.
4. The levy provided for in Schedule "A" attached to this By-Law shall be reduced by the amount of the interim levy for 2018.
5. For payment-in-lieu of taxes due to the Corporation of the City of Clarence-Rockland, the actual amount due to the Corporation of the City of Clarence-Rockland shall be based on the assessment roll and the tax rates for the year 2018.
6. This shall become due and payable as follows:
 - 6.1. For all classes, except the capped classes, fifty percent of the final levy shall become due and payable on the 29th day of June 2018 and the remaining balance of the final levy shall become due and payable on the 31st day of August 2017.
 - 6.2. For all capped classes, fifty percent of the final levy shall become due and payable on the 31st day of July 2017 and the remaining balance of the final levy shall become due and payable on the 31st day of August 2018.
 - 6.3. If the first fifty percent of the final levy for capped classes cannot be levied in order to comply with any legislative requirements then the due dates of July 31st and August 31st shall be changed to the next month's last open day to the public which complies with the requirements.
 - 6.4. Notwithstanding subsections 6.1, 6.2 and 6.3 of the By-law, the due dates for enrolled taxpayers in the alternative instalment method shall be in accordance to the pre-authorized tax payment plan By-law number 1992-83.
7. On all taxes of the current levy, which are in default, a penalty of 1.25 percent shall be added and thereafter a penalty of 1.25 percent per month will be added on the 1st day of each and every month that the default continues, until December 2018.
8. On all taxes in default on January 1st, 2018, interest shall be added at the rate of 1.25 percent per month for each month or fraction thereof in which the default continues.

9. Penalties and interest added in default shall become due and payable and shall be collected as if the same had originally been imposed and formed part of such unpaid tax levy.
10. The collector may mail or cause to be mailed to the residence or place of business of such person indicated on the last revised assessment roll, a written or printed noticed specifying the amount of taxes payable.
11. Taxes are payable at the Municipal Office in Rockland, Ontario, or at any financial institution member of the Canadian Payment Association.
12. If any section or portion of this By-law or of Schedule "A" is found by a court of competent jurisdiction to be invalid, it is the intent of Council of the Corporation of the City of Clarence-Rockland that all remaining sections and portions of this By-Law and of Schedule "A" continue in force and effect.
13. Schedule "A" attached hereto shall be and form part of this By-Law.
14. That By-Law Number 2017-32 is hereby repealed.

READ AND PASSED IN OPEN COUNCIL THIS 16TH DAY OF APRIL 2018.

Original signed by

Monique Ouellet, Clerk

Original signed by

Guy Desjardins, Mayor

ANNEXE "A" AU RÈGLEMENT / SCHEDULE "A" TO BY-LAW 2018-39
 CORPORATION DE LA CITÉ DE / THE CORPORATION OF THE CITY OF CLARENCE-
 ROCKLAND
 TAUX D'IMPOSITION ET RÉQUISITION 2018 TAX RATES AND LEVY

CLARENCE- ROCKLAND LOWER-TIER				
	CLASSE / CLASS	TAUX / RATES	CVA	TAXES
RESIDENTIAL & FARM	RT	0.00660409	2,545,264,079	16,809,153
MULTI-RESIDENTIAL	MT	0.01320818	28,558,450	377,205
COMMERCIAL (OCCUPIED)	CT	0.00951648	107,064,327	1,018,876
COMMERCIAL VAC EXCESS LAND	CU	0.00666154	1,045,304	6,963
COMMERCIAL VACANT LAND	CX	0.00666154	7,186,481	47,873
NEW COMMERCIAL	YT	0.00951648	1,238,500	11,786
NEW COMMERCIAL	XT	0.00951648	38,719,656	368,475
NEW COMMERCIAL EXCESS LAND	XU	0.00666154	628,112	4,184
NEW COMMERCIAL	ZT	0.00951648	8,510,620	80,991
NEW COMMERCIAL EXCESS LAND	ZU	0.00666154	218,395	1,455
INDUSTRIAL (OCCUPIED)	IT	0.01870765	4,190,449	78,393
INDUSTRIAL (NEW CONST)	JT	0.01870765	486,815	9,107
INDUSTRIAL EXCESS LAND	IU	0.01309536	62,000	812
INDUSTRIAL VACANT LAND	IX	0.01309536	125,200	1,640
LARGE INDUSTRIAL (OCCUPIED)	LT	0.00000000	-	-
LARGE INDUSTRIAL (VACANT)	LU	0.00000000	-	-
PIPELINE	PT	0.00935000	7,133,500	66,698
FARMLAND	FT	0.00165102	166,855,280	275,481
MANAGED FORESTS	TT	0.00165102	11,028,188	18,208
			<u>2,928,315,356</u>	<u>19,177,300</u>

RÈGLEMENT DE ZONAGE N° 2018-32

Amendant le Règlement de zonage n° 2016-10

Corporation de la Cité de Clarence-Rockland

2646 chemin du Lac
Parties 1, 2 et 3 sur le plan 50R-10679

rédigé par

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

ZONING BY-LAW NO. 2018-32

Amending Zoning By-Law No. 2016-10

The Corporation of the City of Clarence-Rockland

2646 du Lac Road
Parts 1, 2 and 3 on plan 50R-10679

prepared by

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

LA CORPORATION DE LA CITÉ DE CLARENCE-ROCKLAND**RÈGLEMENT N° 2018-32****RÈGLEMENT AMENDANT LE RÈGLEMENT DE ZONAGE N° 2016-10;**

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

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

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

Article 1: Les parties 1, 2 et 3 sur le plan 50R-10679 pour la propriété décrite comme étant le 2646 chemin du Lac, St, Pascal-Baylon, identifiée à la cédule «A» ci-jointe, et faisant partie du présent règlement, est le terrain concerné par ce règlement.

Article 2: La cédule « D » du Règlement de zonage n° 2016-10, est par la présente amendée en modifiant de « *Zone résidentielle de village de densité 1 – aménagement différé (RV1-h)* » à « *Zone résidentielle de village de densité 1 (RV1)* », tel qu'identifiée à la cédule « A » ci-jointe, et faisant partie intégrante du présent règlement.

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

FAIT ET ADOPTÉ EN RÉUNION PUBLIQUE, CE 4^{IÈME} JOUR D'AVRIL 2018.

Guy Desjardins, maire

Monique Ouellet, greffière

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND**BY-LAW NO. 2018-32****BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2016-10;**

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

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

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

Section 1: Parts 1, 2 and 3 on the plan 50R-10679 for the property described as 2646 du Lac Road, St. Pascal-Baylon, identified on Schedule "A" attached to and forming part of this by-law shall be the lot affected by this by-law.

Section 2: Schedule "D" of Zoning By-Law No. 2016-10 is hereby amended by changing the "*Village Residential First Density - Holding (RV1-h) Zone*" to "*Village Residential First Density (RV1) Zone*" on Schedule "A" of the map attached hereto and fully integrated as part of this by-law.

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

DATED AND PASSED IN OPEN COUNCIL, THIS 4th DAY OF APRIL, 2018.

Guy Desjardins, Mayor

Monique Ouellet, Clerk

NOTE EXPLICATIVE

But et effet du Règlement

Le but du présent règlement consiste à modifier le Règlement de zonage n° 2016-10, afin de supprimer le symbole d'aménagement différé (h) pour des parties du 2646 chemin du Lac à St. Pascal-Baylon. Cette modification consiste à changer l'appellation de « *Zone résidentielle de village de densité 1 - aménagement différé (RV1-h)* » à « *Zone résidentielle de village de densité 1 (RV1)* ».

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

EXPLANATORY NOTE

Purpose and Effects of this By-Law

The purpose of the by-law is to amend Zoning By-Law No. 2016-10 by removing the Holding Zone symbol (h) for parts of 2646 Du Lac Road in St. Pascal-Baylon. This amendment is to change the designation of "*Village Residential First Density – Holding (RV1-h) Zone*" to "*Village Residential First Density (RV1) Zone*".

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

CÉDULE « A » / SCHEDULE "A"**De / From (RV1-h) à / to (RV1)**

Terrains(s) touché(s) par ce règlement
Area(s) affected by this by-law

Changement de zonage /Zone change
de/from RV1-h à/to RV1

Certification d'authenticité
Certificate of Authentication

Ceci constitue le plan Cédule «A» du
Règlement de zonage n° 2018-32,
adopté le 4 avril 2018.

This is plan Schedule "A" to Zoning
By-Law No. 2018-32, passed the 4th
day of April, 2018.

Guy Desjardins, Maire / Mayor

Plan Cédule «A» du règlement n°
2018-32

Schedule "A" to By-Law No. 2018-32

2646 Chemin Du Lac

2646 Du Lac Road

Cité de Clarence-Rockland City

Préparé par/prepared by
Cité de Clarence-Rockland City
1560, rue Laurier Street
Rockland, Ontario K4K 1P7

Pas à l'échelle/Not to scale

Monique Ouellet, Greffière / Clerk



REPORT N° AMÉ-18-11-R

Date	04/04/2018
Submitted by	Malcolm Duncan
Subject	Removal of the holding symbol – Marc Y. Simard agent for Mario Chartrand
File N°	D-14-501

1) **NATURE/GOAL :**

The purpose of this application is to remove the Holding Zone Symbol (-h) for the lots described as being Part of Lot 12, Concession 3 and Parts 1, 2 and 3 on Plan 50R-10679 (Figure 1). The subject land is currently zoned "Village Residential First Density – Holding (RV1-h) Zone". Removing the holding symbol will complete conditions for the severances B-CR-009-2017, B-CR-010-2017 and B-CR-017-2017.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

THAT the Council approve by-law 2018-32 to amend the Zoning By-law No. 2016-10, in order to remove the Holding Zone (h) symbol and change the zoning category for the lots described as being Part of Lot 12, Concession 3 and Parts 1, 2 and 3 on Plan 50R-10679, from "Village Residential First Density – Holding (RV1-h) Zone" **to** "Village Residential First Density (RV1) Zone".

QUE le conseil municipal approuve le règlement 2018-32 modifiant le Règlement de zonage 2016-10 afin d'enlever le symbole d'aménagement différé (h) et changer le zonage de la propriété décrites comme étant une Partie du lot 12, concession 3 et les parties 1, 2 et 3 sur le Plan 50R-10679, de « Zone résidentielle de village de densité 1 – aménagement différé (RV1-h) » **à** « Zone résidentielle de village de densité 1 (RV1) ».

4) **BACKGROUND :**

On May 24th, 2017 the Committee of Adjustment approved two lot enlargements for the properties at 2530 and 2550 du Lac Road. Condition 3 for both applications requires that the applicants obtain a Zoning By-law amendment in order to remove the holding symbol on the severed properties. A third lot enlargement was brought to the Committee for the property at 2568 du Lac Road on September 20th, 2017 and was approved with the same condition. The City received the complete application for this request on February 26th, 2018.

5) **DISCUSSION :**

The City of Clarence-Rockland's Zoning By-law 2016-10 states that "any parcel of land in any zone may be further classified as a holding zone with the addition of the suffix – h. The intent is to signify Council's approval in principle to future development of the land for the purposes indicated by the symbol. The holding classification added to a given zone shall restrict development of the land until such time as the requirements of the City of Clarence-Rockland relating to the provision of municipal services and/or specific studies are complied with."

The holding symbol will only be removed from the severed parcels which will be added on to the properties at 2530, 2550 and 2568 du Lac Road. Municipal services are available along du Lac Road and further studies are not required since the residential uses are established.

6) **CONSULTATION:**

As per the Planning Act, no public meetings or notices of decisions are required for the removal of a holding symbol.

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

N/A

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

N/A

9) **LEGAL IMPLICATIONS :**

N/A

10) **RISK MANAGEMENT :**

N/A

11) **STRATEGIC IMPLICATIONS :**

N/A

12) **SUPPORTING DOCUMENTS:**

By-Law 2018-32



REPORT N° CLERK2018-09

Date	16/04/2018
Submitted by	Monique Ouellet, Clerk
Subject	Amendment to Taxi By-law
File N°	

1) **NATURE/GOAL :**

To bring forward an amendment to the Taxi By-law for Council's consideration.

2) **DIRECTIVE/PREVIOUS POLICY :**

n/a

3) **DEPARTMENT'S RECOMMENDATION :**

BE IT RESOLVED THAT By-law No. 2018-40, being a by-law to amend section 24.8 of By-law No. 2016-108 be adopted.

QU'IL SOIT RÉSOLU QUE le Règlement No. 2018-40, visant à amender la section 24.8 du Règlement No. 2016-108, soit adopté.

4) **BACKGROUND :**

By-law No. 2016-108 was adopted on September 6, 2016.

5) **DISCUSSION :**

In working with this by-law, staff has noticed that section 24.8 is contradictory to section 3.1 which authorizes the Licencing Director to issue licences, and therefore recommend that the by-law be amended to ensure that the Licensing Director can issue new plates without having to bring a recommendation to Council for approval.

Currently, section 24.8 is written as follows:

24.8 All business plans will be evaluated based on the criteria outlined in the request for proposals as identified in section 24. 7 of this by-law. Following the evaluation of the business plans submitted, the Licensing Director will make a recommendation to Council on the successful Applicant.

Staff recommends that section 24.8 be amended as follows:

24.8 All business plans will be evaluated based on the criteria outlined in the request for proposals as identified in section 24.7 of this by-law. Following the evaluation of the business plans submitted, and provided all other requirements of this by-law have been met, the Licensing Director may issue plates in accordance with the by-law.

- 6) **CONSULTATION:**
n/a
- 7) **RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :**
n/a
- 8) **FINANCIAL IMPACT (expenses/material/etc.):**
n/a
- 9) **LEGAL IMPLICATIONS :**
n/a
- 10) **RISK MANAGEMENT :**
n/a
- 11) **STRATEGIC IMPLICATIONS :**
n/a
- 12) **SUPPORTING DOCUMENTS:**
 - Copy of By-law No. 2016-108
 - Proposed Amending By-law No. 2018-40

**CORPORATION OF THE CITY OF CLARENCE-ROCKLAND
BY-LAW 2018-40**

BEING A BY-LAW TO AMEND THE TAXI BY LAW NO. 2016-108

WHEREAS Council adopted by-law 2016-108 on the 6th day of September 2016; and

WHEREAS it is deemed expedient to amend the said By-law no. 2016-108, in order to ensure that the Licensing Director can issue new plates without having to bring a recommendation to Council for approval;

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

1. **THAT** By-law No. 2016-108 be amended by replacing the article 24.8 with the following:

"All business plans will be evaluated based on the criteria outlined in the request for proposals as identified in section 24.7 of this by-law. Following the evaluation of the business plans submitted, and provided all other requirements of this by-law have been met, the Licensing Director may issue plates in accordance with the by-law."

2. **THAT** all other sections of By-Law 2016-108 remain in full force;
3. **THAT** this by-law shall come in full force and effect on the date of its adoption.

READ, DONE AND PASSED IN OPEN COUNCIL THIS 16th DAY OF APRIL 2018.

Guy Desjardins, Mayor

Monique Ouellet, Clerk

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND

BY-LAW NUMBER 2018-41

BEING A BY-LAW TO PROVIDE FOR CERTAIN CLASSES OF BUSINESSES TO CLOSE DURING CERTAIN HOURS OF CERTAIN DAYS AND DURING CERTAIN HOLIDAYS, AND TO EXEMPT CERTAIN CLASSES OF BUSINESSES THEREFROM.

WHEREAS section 148 of the *Municipal Act, 2001, as amended* provides that a local municipality may require that retail business establishments be closed to the public at any time;

AND WHEREAS section 1.2 (1) of the *Retail Business Holidays Act, R.S.O. 1990*, provides that the *Retail Business Holidays Act* does not apply to a municipality and does not apply in respect of any by-law of the municipality or any retail business establishment located in the municipality if there is in effect a by-law passed by the municipality providing that the *Act* does not apply to it;

AND WHEREAS section 1.2 (2) of the *Retail Business Holidays Act, R.S.O. 1990*, provides that a by-law passed under section 1.2 (1) of the *Retail Business Holidays Act* does not take effect until the municipality passes a by-law under section 148 of the *Municipal Act, 2001* requiring that one or more classes of retail business establishments be closed on a holiday;

AND WHEREAS the Council of the Corporation of Clarence-Rockland deems it expedient to adopt a by-law to regulate and govern the closing hours and the opening hours on statutory holidays of certain retail business establishment;

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

DEFINITIONS

1. In this by-law:

- (a) **“Closed”** means not open for the serving of any customer;
- (b) **“Corporation”** means the Corporation of the City of Clarence-Rockland;
- (c) **“Council”** means the Council of the Corporation of the City of Clarence-Rockland;
- (d) **“Holiday”** means (a) New Year’s Day, (b) Family Day (c) Good Friday, (d) Victoria Day, (e) Canada Day, (f) Labour Day, (g) Thanksgiving Day, (h) Christmas Day, (i) Easter Sunday, and (j) any other public holiday declared by proclamation of the Lieutenant Governor of the Province of Ontario to be a

holiday as defined in the *Retail Business Holiday Act*;

- (e) **“Owner”** means any person, persons or corporation who owns or manages a retail business establishment;
- (f) **“Person”** means an individual, a partnership, a body corporate and any association, and the heirs, executors, administrators, successors and assigns or other legal representatives thereof to whom the context means a human being;
- (g) **“Retail business”** means the selling or offering for sale goods or services by retail;
- (h) **“Retail business establishment”** means the premise where goods and services are sold or offered for sale by retail;
- (i) **“Shop”** means a premise with less than 2,400 sq. feet where goods and services are sold or offered for sale by retail.

RETAIL BUSINESS HOLIDAY ACT DOES NOT APPLY

- 2. The *Retail Business Holiday Act* does not apply to the City of Clarence-Rockland;
- 3. All retail business establishments in the City of Clarence-Rockland may remain open on a holiday unless prohibited to do so under this by-law.

RETAIL BUSINESS HOURS

- 4. Every retail business establishment within the City shall, during the whole of each year, be closed and remain closed on:
 - a) Monday, Tuesday, Wednesday, Thursday, Friday and Saturday of every week during the hours of ten (10) o'clock in the afternoon and seven (7) o'clock in the forenoon of the following day unless otherwise permitted herein; and
 - b) Sunday of every week during the hours of nine (9) o'clock in the afternoon and seven (7) o'clock in the forenoon of the following business day as permitted by statute unless otherwise permitted herein.
- 5. Every retail business establishment owner shall ensure that the retail business establishment be closed and remain closed in accordance with the provisions of this by-law.

HOLIDAYS

- 6. Every retail business establishment within the City shall remain closed on :
 - a) New Years' Day

- b) Good Friday
- c) Easter Sunday
- d) Canada Day
- e) Labour Day
- f) Thanksgiving Day
- g) Christmas Day

PROHIBITION

7. No person carrying on a retail business establishment shall:
 - a) allow any customer to enter the retail business establishment after the appointed closing hour to make a purchase by retail;
 - b) allow any customer to enter the retail business establishment on Christmas Day to make a purchase by retail;
8. No person employed by or acting on behalf of a person carrying on a retail business in a retail business establishment shall engage in any prohibited activity listed in section 7.
9. Nothing in this by-law renders unlawful the continuance in a retail business after the appointed hour for closing thereof to any customers who were in the retail business establishment immediately before that hour or the serving of such customers during their continuance therein.

EXTENDED HOURS

7. Notwithstanding the provisions of Section 4 of this by-law, all classes of retail business establishments may open at seven (7) o'clock in the forenoon and close at eleven (11) o'clock in the afternoon commencing on the 1st day of December and terminating on the 31st day of December of each year unless otherwise permitted herein:
 - a) All classes of retail business establishment may exercise the right to open at six (6) o'clock in the forenoon and close at eleven (11) o'clock in the afternoon the last Friday of November of each year;
 - b) All classes of retail business establishment may exercise the right to open at six (6) o'clock in the forenoon on the 26th day of December of each year.

EXEMPTIONS/EXCEPTIONS

9. The following classes of business are exempt from any provisions of this by-law:
 - a) shops under 2,400 square feet and with three or fewer employees where the

only goods available for sale on the holiday are in one or more of the following categories:

- foodstuffs,
 - tobacco or articles required for use of tobacco;
 - antiques;
 - handicrafts;
 - books
- b) gasoline and motor oil service stations;
 - c) nurseries
 - d) flower shops
 - e) gardening centres
 - f) confectionery shops;
 - g) shops for retail sale of only fresh fruits and fresh vegetables or either of them;
 - h) shops for the retail sale of dairy products;
 - i) video rental shops;
 - j) pharmacies accredited under the *Drug and Pharmacies Regulation Act*, provided that the principal business of the retail business establishment is the sale of goods of a pharmaceutical or therapeutic nature or for hygienic or cosmetic purpose.

DAYLIGHT SAVINGS

10. For the purposes of this by-law, so long as the time commonly observed in the City is one hour in advance of standard time, the times mentioned in this by-law shall be considered in accordance with the time so commonly observed and not standard time.

PENALTIES

11. Every person being a shopkeeper who contravenes any provisions of this by-law is guilty of an offence and is subject to the provisions of the Provincial Offences Act, as amended.

PROHIBITING ORDER

12. Any court of competent jurisdiction may, in addition to any other penalty, impose on the person convicted an order prohibiting the continuation or repetition of the offence or the doing of any act or thing by the person convicted directed towards the continuation or repetition of the offence.

SEVERABILITY

13. If a court of competent jurisdiction should declare any section or part of a section of this by-law to be invalid, such section or part thereof shall not be construed as having persuaded or influenced Council to pass the remainder of this by-law and it is hereby declared that the remainder of this by-law shall be valid and shall remain in force.

BY-LAW REPEALED

14. By-Law Number 2007-123 and amendments hereto are hereby repealed.
15. This by-law shall take force on the day it is adopted by Council.

READ AND PASSED IN OPEN COUNCIL ON THIS 16th DAY OF APRIL 2018.

Guy Desjardins, Mayor

Monique Ouellet, Clerk



REPORT N° CLERK2018-08

Date	04/04/2018
Submitted by	Monique Ouellet
Subject	Retail Business Establishment Hours of Operation
File N°	C11-CLE

1) **NATURE/GOAL :**

To submit a draft by-law in regards to the retail business establishment hours of operation for Council's consideration.

2) **DIRECTIVE/PREVIOUS POLICY :**

By-law No. 2007-124 was adopted by Council on October 19, 2007 and further amended in 2008 and 2016.

3) **DEPARTMENT'S RECOMMENDATION:**

WHEREAS the Clarence-Rockland Chamber of Commerce has requested that Council amend its by-laws to allow retail businesses to remain opened until 9:00 p.m. on Sundays; and

WHEREAS the general public and the business community were invited to complete an online survey in regards to the proposed retail business hours of operations in Clarence-Rockland; and

WHEREAS the Committee of the Whole has taken into consideration the results of the survey;

THAT the Committee of the Whole recommends that Council adopts the new proposed by-law which would allow retail businesses to remain opened until midnight, 7 days a week, and remain opened on Family Day and Victoria Day.

ATTENDU QUE la Chambre de Commerce de Clarence-Rockland a demandé que le Conseil modifie son règlement afin de permettre aux commerces de détail de rester ouvert jusqu'à 21h le dimanche ; et

ATTENDU QUE le public et le milieu des affaires ont été invités à remplir un sondage en ligne au sujet des heures d'ouvertures proposés pour les commerces de détail à Clarence-Rockland ; et

ATTENDU QUE le Comité plénier a pris en considération les résultats du sondage ;

QUE le Comité plénier recommande que le Conseil adopte le nouveau règlement proposé qui permettrait aux commerces de détails de rester

ouverts jusqu'à minuit, 7 jour par semaine, et de rester ouvert lors de la Journée de la famille et de la Fête de la Reine.

4) **BACKGROUND :**

At the Committee of the Whole meeting of February 21, 2018, further to the receipt of a request from the Chamber of Commerce to extend the hours of operation of retail businesses to 9:00 p.m. on Sundays, Council directed the Clerk to prepare a report with a proposed amended by-law to authorize their request.

Further to the receipt of the Clerk's report no. CLERK2018-04 at the Committee of the Whole meeting of March 5, 2018, the general public and the business community was invited to complete a survey in regards to the proposed retail business hours of operation in Clarence-Rockland.

5) **DISCUSSION :**

The general public and the business community were invited to participate in an online survey. A total of 412 surveys were completed by 393 residents and 20 non-residents. Of the 412 surveys completed, 37 were identified as having been completed by a business owner.

It is interesting to know that 10% of the surveys were completed by individuals under 30 years of age; 33% were completed by individuals between the age of 31 to 60 years of age; and 24% were completed by individuals over 61 years old.

The following is a summary of the survey results which support the changes brought to the draft proposed by-law, which, if adopted, would allow for retail business in Clarence-Rockland to remain opened until midnight, 7 days a week, and also remain open on two statutory holidays, being Family Day and Victoria Day:

Would you support an amendment to the current by-law that would allow all retail businesses in Clarence-Rockland to: / Appuieriez-vous un amendement au règlement actuel qui permettrait à l'ensemble des commerces de détail de Clarence-Rockland:		
	Yes	No
Be permitted to remain opened until 9:00 p.m. on Sunday evenings? / D'avoir la permission de demeurer ouverts jusqu'à 21 h les dimanches soir ?	70.2%	29.8%

Be permitted to remain opened until midnight on any day? / D'avoir la permission de demeurer ouverts jusqu'à minuit tous les jours?	55.1%	44.9%
Be permitted to remain opened 24 hours, 7 days a week? / D'avoir la permission de demeurer ouverts 24 heures par jour, 7 jours sur 7?	47.4%	52.6%
Would you support an amendment to the current by-law that would allow all retail businesses in Clarence-Rockland to remain opened on the following statutory holiday? / Appuieriez-vous un amendement au règlement actuel qui permettrait à l'ensemble des commerces de détail de Clarence-Rockland de demeurer ouverts lors des jours fériés suivants?		
	Yes	No
New Year's Day / Jour de l'an	27.8%	72.2%
Family Day / Jour de la famille	54.3%	45.7%
Good Friday / Vendredi saint	48.0%	52.0%
Easter Sunday / Pâques	30.0%	70.0%
Victoria Day / Fête de la Reine	55.7%	44.3%
Canada Day / Fête du Canada	38.3%	61.7%
Labour Day / Jour du travail	41.9%	58.1%
Thanksgiving Day / Action de grâces	39.2%	60.8%
Christmas Day / Noël	18.0%	82.0%

6) **CONSULTATION:**

Public survey.

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

n/a

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

There is no financial impact associated with this report.

9) **LEGAL IMPLICATIONS :**

Section 1.2 of the *Retail Business Holidays Act* allows a municipal council to enact a by-law exempting an entire municipality from the *Retail Business Holidays Act* providing that the said by-law adopted pursuant to Section 148 of the *Municipal Act, 2001* requires that one or more classes of retail business establishments be closed on **at least one** holiday.

10) **RISK MANAGEMENT :**

n/a

11) **STRATEGIC IMPLICATIONS :**

n/a

12) **SUPPORTING DOCUMENTS:**

- Current By-law No. 2007-123 (office consolidation)
- Request submitted by the Chamber of Commerce
- Blank Survey
- Proposed By-law

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND

BY-LAW NUMBER 2007-123 (OFFICE CONSOLIDATION)

BEING A BY-LAW TO PROVIDE THAT CERTAIN CLASSES OF BUSINESSES WITHIN THE CITY OF CLARENCE-ROCKLAND SHALL CLOSE AND REMAIN CLOSED DURING CERTAIN HOURS OF CERTAIN DAYS DURING CERTAIN HOLIDAYS, AND TO EXEMPT CERTAIN CLASSES OF BUSINESSES THEREFROM.

WHEREAS a local municipality may require that retail business establishments be closed to the public at anytime pursuant to Section 148. (1) of the Municipal Act, S.O. 2001, Chapter 25;

AND WHEREAS the Council of the Corporation of Clarence-Rockland deems it expedient to regulate and govern the closing hours, the closing hours of certain retail business establishment and the exemption of certain classes of businesses;

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

DEFINITIONS

1. In this by-law:

- (a) **“Closed”** means not open for the serving of any customer;
- (b) **“Corporation”** means the Corporation of the City of Clarence-Rockland;
- (c) **“Council”** means the Council of the Corporation of the City of Clarence-Rockland;
- (d) **“Owner”** means any person, persons or corporation who owns or manages a retail business establishment;
- (e) **“Person”** means an individual, a partnership, a body corporate and any association, and the heirs, executors, administrators, successors and assigns or other legal representatives thereof to whom the context means a human being of the male or female gender;
- (f) **“Retail business”** means the selling or offering for sale goods or services by retail;
- (g) **“Retail business establishment”** means the premise where goods and services are sold or offered for sale by retail;
- (h) **“Shop”** means a premise with less than 2,400 sq. feet where goods and services are sold or offered for sale by retail.

GENERAL PROVISIONS

2. All classes of retail business establishments within the City shall, during the whole of each year, be closed and remain closed on:
 - a) Monday, Tuesday, Wednesday, Thursday, Friday and Saturday of every week during the hours of ten (10) o'clock in the afternoon and seven (7) o'clock in the forenoon of the following day unless otherwise permitted herein; and
 - b) Sunday of every week during the hours of six (6) o'clock in the afternoon and seven (7) o'clock in the forenoon of the following business day as permitted by statute unless otherwise permitted herein.
3. Every retail business establishment owner shall ensure that the retail business establishment be closed and remain closed in accordance with the provisions of this by-law.
4. No retail business establishment owner shall allow any customer to enter the retail business establishment after the appointed closing hour to make a purchase by retail.
5. Nothing in this by-law renders unlawful the continuance in a retail business after the appointed hour for closing thereof to any customers who were in the retail business establishment immediately before that hour or the serving of such customers during their continuance therein.

PHARMACIES

6. Section 2 of this by-law does not apply to any pharmacies accredited under the *Drug and Pharmacies Regulation Act*, provided that the principal business of the retail business establishment is the sale of goods of a pharmaceutical or therapeutic nature or for hygienic or cosmetic purpose.

CHRISTMAS - EXTENDED HOURS

7. Notwithstanding the provisions of Section 2 of this by-law, all classes of retail business establishment shall close and remain closed between eleven (11) o'clock in the afternoon and seven (7) o'clock in the forenoon of the following day commencing on the 1st day of December and terminating on the 31st day of December of each year unless otherwise permitted herein.
 - a) All classes of retail business establishment may exercise the right to open at six (6) o'clock in the forenoon on the last Friday of November in every year;
 - b) All classes of retail business establishment may exercise the right to open at six (6)

Section 7,
as
Amended
by
By-law No.
2016-159

o'clock in the forenoon on December 26th in every year.

HOLIDAY CLOSURES

8. Notwithstanding the provisions of Section 2 of this by-law, all classes of retail business establishments shall be closed and remain closed on all of the following days unless otherwise permitted herein:
- a) New Year's Day;
 - b) Good Friday;
 - c) Easter Sunday;
 - d) Victoria Day;
 - e) Canada Day;;
 - f) Labour Day;
 - g) Thanksgiving Day;
 - h) Christmas Day; and
 - i) any other public holiday declared by provincial or federal statute.

EXEMPTIONS/EXCEPTIONS

9. The following classes of business are exempt from any provisions of this by-law:
- a) gasoline and motor oil service stations;
 - b) tobacco shops;
 - c) newspaper dealer shops;
 - d) confectionery shops;
 - e) shops for retail sale of only fresh fruits and fresh vegetables or either of them;
 - f) shops for the retail sale of dairy products;
 - g) video rental shops;
 - h) shops for the retail sales of fresh flowers; and

- 9.1 Section 2 of this By-law does not apply to authorized community events as specified in schedule "A" of this By-law.

DAYLIGHT SAVINGS

10. For the purposes of this by-law, so long as the time commonly observed in the City is one hour in advance of standard time, the times mentioned in this by-law shall be considered in accordance with the time so commonly observed and not standard time.

PENALTIES

Section
9.1, as
Amended
by
By-Law
No.
2008-50

11. Every person being a shopkeeper who contravenes any provisions of this by-law is guilty of an offence and is subject to the provisions of the Provincial Offences Act, as amended.

PROHIBITING ORDER

12. Any court of competent jurisdiction may, in addition to any other penalty, impose on the person convicted an order prohibiting the continuation or repetition of the offence or the doing of any act or thing by the person convicted directed towards the continuation or repetition of the offence.

SEVERABILITY

13. If a court of competent jurisdiction should declare any section or part of a section of this by-law to be invalid, such section or part thereof shall not be construed as having persuaded or influenced Council to pass the remainder of this by-law and it is hereby declared that the remainder of this by-law shall be valid and shall remain in force.

BY-LAW REPEALED

14. By-Law Number 2002-76 regulating the closing hours of businesses and any amendments hereto are hereby repealed.
15. This by-law shall take force on the day it is adopted by Council.

READ, DONE AND PASSED IN OPEN COUNCIL, THIS 19TH DAY OF OCTOBER 2007.

Richard Lalonde, Mayor

Daniel Gatien, Clerk

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND**BY-LAW NO. 2007-123****SCHEDULE “A”****EXEMPTION TO RETAIL BUSINESS HOURS –
AUTHORIZED COMMUNITY EVENTS****SECTION 9.1**

	<u>Column 1</u> <u>Event Name</u>	<u>Column 2</u> <u>Date</u>	<u>Column 3</u> <u>Duration</u>
1)	Midnight Madness	Holy Thursday	7:00 a.m. to midnight (By-law 2008-50)



Clarence - Rockland

Rockland, le mardi 6 février 2018

Cité de Clarence-Rockland
 Att. : M. Guy Desjardins, Maire
 1560 rue Laurier,
 Rockland, Ontario K4K 1P7

M. 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.

Dernièrement, la Chambre de commerce de Clarence-Rockland a été interpellée par quelques propriétaires de commerce de détail, du territoire, qui souhaitent prolonger l'heure d'ouverture les dimanches à 21 h. Actuellement, le règlement numéro 2007-123 leur impose de fermer, les dimanches, à 18 h.

La prolongation des heures d'ouverture des commerces de détail pourrait contribuer à attirer - et à garder- la clientèle dans Clarence-Rockland. Le résultat n'est pas garanti, mais il n'y a aucune raison de ne pas tenter le coup.

À la lumière de notre lecture du règlement et de l'intérêt collectif, la Chambre de commerce de Clarence-Rockland appuie les commerçants et demande au conseil municipal d'amender le point 2 b) du règlement numéro 2007-123 afin de prolonger l'heure d'ouverture les dimanches à 21 h.

La Chambre de commerce de Clarence-Rockland demeure disponible pour vous transmettre tout renseignement supplémentaire qui vous serait nécessaire à l'évaluation de la demande.

Espérant recevoir une réponse favorable, je vous prie de croire, M. Desjardins, à mes sentiments les meilleurs.

Andréa Delorme
 Présidente du conseil d'administration

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



Retail Business Establishment Operating Hours

In Clarence-Rockland, all Retail Business Establishments, unless exempted, have to be closed and remain closed :

- **Monday to Saturday from 10:00 p.m. to 7:00 a.m.;**
- **Sunday from 6:00 p.m. to 7:00 a.m.; and**
- **All holidays (New Year's Day, Family Day, Good Friday, Easter Sunday, Victoria Day, Canada Day, Labour Day, Thanksgiving Day, Christmas Day)**

- **The City of Clarence-Rockland is currently revising its Retail Business Establishment Operating Hours By-law and would appreciate your feedback. As such, we invite you to complete this short survey.**

*** 1. Are you a resident of Clarence-Rockland?**

- ☐ Yes
- ☐ No

*** 2. Are you a business owner in Clarence-Rockland?**

- ☐ Yes
- ☐ No

3. What is your age category?

- ☐ 30 or younger
- ☐ 31 - 45
- ☐ 46 - 60
- ☐ 61 or older

4. Would you support an amendment to the current by-law that would allow all retail businesses in Clarence-Rockland to:

	Yes	No
Be permitted to remain opened until 9:00 p.m. on Sunday evenings?	<input type="radio"/>	<input type="radio"/>
Be permitted to remain opened until midnight on any day?	<input type="radio"/>	<input type="radio"/>
Be permitted to remain opened 24 hours, 7 days a week?	<input type="radio"/>	<input type="radio"/>

5. Would you support an amendment to the current by-law that would allow all retail businesses in Clarence-Rockland to remain opened on the following statutory holiday?

	Yes	No
New Year's Day	<input type="radio"/>	<input type="radio"/>
Family Day	<input type="radio"/>	<input type="radio"/>
Good Friday	<input type="radio"/>	<input type="radio"/>
Easter Sunday	<input type="radio"/>	<input type="radio"/>
Victoria Day	<input type="radio"/>	<input type="radio"/>
Canada Day	<input type="radio"/>	<input type="radio"/>
Labour Day	<input type="radio"/>	<input type="radio"/>
Thanksgiving Day	<input type="radio"/>	<input type="radio"/>
Christmas Day	<input type="radio"/>	<input type="radio"/>



Heures d'ouverture des commerces de détail

À Clarence-Rockland, tous les commerces de détail, à moins d'une exception, doivent être fermés et demeurer fermés :

- **du lundi au samedi, de 22 h à 7 h ; et**
- **le dimanche, de 18 h à 7 h ; et**
- **tous les jours fériés (Jour de l'an, Jour de la Famille, Vendredi saint, Pâques, fête de la Reine, fête du Canada, fête du Travail, Action de grâces, Noël)**

La Cité de Clarence-Rockland est actuellement en révision de son règlement pour régir les heures d'ouvertures des commerces de détail et apprécierait recevoir vos commentaires. À cet effet, nous vous invitons à compléter ce court sondage.

* 1. Êtes-vous résident de Clarence-Rockland?

- ☐ Oui
- ☐ Non

* 2. Êtes-vous propriétaire d'une entreprise à Clarence-Rockland?

- ☐ Oui
- ☐ Non

3. Quel est votre groupe d'âge ?

- ☐ 30 ans ou moins
- ☐ 31 à 45 ans
- ☐ 46 à 60 ans
- ☐ 61 ans ou plus

4. Appuieriez-vous un amendement au règlement actuel qui permettrait à l'ensemble des commerces de détail de Clarence-Rockland:

	Oui	Non
D'avoir la permission de demeurer ouverts jusqu'à 21 h les dimanches soir ?	<input type="radio"/>	<input type="radio"/>
D'avoir la permission de demeurer ouverts jusqu'à minuit tous les jours ?	<input type="radio"/>	<input type="radio"/>
D'avoir la permission de demeurer ouverts 24 heures par jour, 7 jours sur 7?	<input type="radio"/>	<input type="radio"/>

5. Appuieriez-vous un amendement au règlement actuel qui permettrait à l'ensemble des commerces de détail de Clarence-Rockland de demeurer ouverts lors des jours fériés suivants?

	Oui	Non
Jour de l'an	<input type="radio"/>	<input type="radio"/>
Jour de la famille	<input type="radio"/>	<input type="radio"/>
Vendredi saint	<input type="radio"/>	<input type="radio"/>
Pâques	<input type="radio"/>	<input type="radio"/>
Fête de la Reine	<input type="radio"/>	<input type="radio"/>
Fête du Canada	<input type="radio"/>	<input type="radio"/>
Jour du travail	<input type="radio"/>	<input type="radio"/>
Action de grâces	<input type="radio"/>	<input type="radio"/>
Noël	<input type="radio"/>	<input type="radio"/>

CORPORATION OF THE CITY OF CLARENCE-ROCKLAND

BY-LAW NO. 2018-042

BEING A BY-LAW TO AUTHORIZE THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND TO AWARD A CONTRACT TO ARNCO CONSTRUCTION AND EXCAVATION DIVISION OF 1351150 ONTARIO INC.

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 award a contract to Arnco Construction and Excavation division of 1351150 Ontario Inc..

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

- 1. THAT** the Mayor and the Clerk be authorized to award a contract to Arnco Construction and Excavation division of 1351150 Ontario Inc. for the replacement of culverts at the intersection of Butler and Legault roads, in the amount of \$857,142.75 excluding HST; and
- 2. THAT** the Director of Infrastructure and Planning be authorized to manage a project contingency of approximately 15% of the construction cost, representing an amount of \$130,000.00, excluding HST.
- 3. THAT** the agreement be in the form hereto annexed and marked as Schedule "A" to this by-law;
- 4. THAT** this by-law shall come into force on the day of its adoption.

READ, PASSED AND ADOPTED BY COUNCIL THIS 16 DAY OF APRIL 2018.

GUY DESJARDINS, MAYOR

MONIQUE OUELLET, CLERK



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

Award Letter

Arnco Construction and Excavation
1351150 Ont Inc.
57 Main Street West
Box 34
Hawkesbury, On
K6A 2R4

April 05, 2018

Attention: Mr. Thomas Arnold

SUBJECT: Notice of Award: F18-INF-2018-005 (Culvert Replacement)

We thank you for your Tender submitted on March 15, 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 price for the Works shall be in the amount of \$857,142.75 Canadian dollars excluding taxes. The price is deemed to include the cost of all works necessary for the timely and satisfactory completion of the works in their entirety.

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

- Request for Tender Document dated, February 12, 2018
- Contractor Tender Response, dated March 15, 2018
- Addendum #1, dated February 20, 2018
- Addendum #1, dated March 03, 2018

When all of the Works are properly completed or when each stage of the work described is properly completed, the Contractor shall give the City an invoice for the amount due. The works or each stage of works shall be considered as being properly completed only when they are free from obvious defects.

**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)



RAPPORT N°INF2018-009 Octroi pour remplacement de ponceaux aux chemins Butler et Legault

Date	04/04/2018
Soumis par	Richard Campeau
Objet	Octroi pour remplacement de ponceaux aux chemins Butler et Legault
# du dossier	E02-BUT et E02-LEG

1) **NATURE / OBJECTIF :**

L'objectif de ce rapport est d'autoriser le département d'infrastructures et aménagement du territoire à mettre en place le processus de signature du contrat avec **Arnco Construction and Excavation division of 1351150 Ontario Inc.** afin qu'il puisse procéder avec les travaux de remplacement de ponceaux à l'intersection des chemins Butler et Legault.

2) **DIRECTIVE/POLITIQUE ANTÉCÉDENTE :** N/A

3) **RECOMMANDATION DU SERVICE:**

QU'IL SOIT RÉSOLU que le Comité plénier recommande au Conseil d'adopter un règlement pour autoriser le Maire et la greffière à signer un contrat avec Arnco Construction and Excavation division of 1351150 Ontario Inc. pour effectuer les travaux de remplacement de ponceaux à l'intersection des chemins Butler et Legault pour une somme de 857 142.75\$, excluant la T.V.H.

ET QU'IL SOIT RÉSOLU que le Comité plénier recommande au Conseil de donner autorité au département d'Infrastructure et aménagement du territoire de gérer une contingence qui représente 10% de la valeur du projet total, au montant de 125 000\$, excluant la TVH

BE IT RESOLVED that the Committee of the Whole recommends that Council approves a by-Law to authorize the Mayor and the City Clerk to sign a contract with Arnco Construction and Excavation division of 1351150 Ontario Inc. for the replacement of culverts at the intersection of Butler and Legault roads, in the amount of \$857,142.75 excluding HST.

AND BE IT RESOLVED that the Committee of the Whole

recommends that Council authorized the Infrastructure and Planning department to manage a contingency of 10.0% of the project cost, for an amount of \$125,000.00, excluding HST.

4) **HISTORIQUE :**

Ce projet est en lien avec l'objectif du plan de travail pour la mise en œuvre de la phase 1 de la gestion des actifs du plan de 10 ans des projets capitaux. L'intersection des chemins Butler et Legault est affecté par les inondations printanière sur une base quasi-annuel.

De plus, en 2015, une firme d'ingénieurs-experts en structure recommandait le remplacement des trois (3) ponceaux lors de leurs inspections bisannuelles (au deux ans).

En 2016 des plans et devis ont été préparés en prévision d'aller en soumission pour la construction pendant l'été 2018.

5) **DISCUSSION :**

Le département a publié un appel d'offres sur les sites internet Merx et de la Cité. Cet appel d'offres s'est terminé le 16 mars 2018, et nous avons reçu six (6) soumissions. Les soumissionnaires et leurs offres financières sont les suivants:

ENTREPRENEURS	PRIX DE SOUMISSION (excl. TVH)
Arnco Construction	857 142,75 \$
STP Excavation	909 508,14\$
Goldie Mohr Ltd.	1 201 000,00 \$
WH MacSweyn Inc.	1 279 000,00 \$
Louis W. Bray Construction Ltd.	1 354 100,00 \$
In Depth Contracting Inc.	1 534 352,00 \$

La compagnie Arnco Construction and Excavation division of 1351150 Ontario Inc. a soumis la plus basse soumission avec un prix de 857 142,75 \$ (excl. la TVH). Après vérification, le département d'infrastructures et aménagement du territoire confirme que la soumission est conforme aux exigences demandé et recommande d'octroyer le contrat à Arnco Construction and Excavation division of 1351150 Ontario Inc.

Les dépenses détaillées encourues et prévues, suite au processus d'appel d'offre, sont présentées dans le tableau ci-dessous.

Budget 2018	1 254 000\$
Compte: 2-4-3240-9073	

Items	Coûts
Dépenses commises/déjà encourues	21 000\$
Prix du contrat (excl. TVH)	857 143\$
Ingénierie (1.5%)	15 000\$
Impact de la TVH sur le contrat (1.8%)	16 100\$
Contingence de 15%	125 000\$
Coût total	1 034 243 \$
Balance / Déficit	219 757 \$

6) **CONSULTATION :**

S/O

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

S/O

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

- Le budget de 2018 a approuvé la source de financement suivante pour ce projet :

- 1 254 000\$ Financement par la dette

9) **IMPLICATIONS LÉGALES :**

S/O

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

Le remplacement de ces ponceaux servira à minimiser le risque d'érosion ou de dommage aux chemins dans le future ainsi qu'éliminer le risque qu'un ou plusieurs de ces ponceaux s'affaissent.

11) **IMPLICATIONS STRATÉGIQUES :**

S/O

12) **DOCUMENTS D'APPUI:**

- Règlement #2018-XX
- Lettre d'octroi

**CORPORATION OF THE CITY OF CLARENCE-ROCKLAND
BY-LAW NO. 2018-43**

BEING A BY-LAW TO AUTHORIZE THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND TO AWARD A CONTRACT TO DRS CONSTRUCTION FOR THE CLARENCE CREEK ARENA COMMUNITY HALL RENOVATION.

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 Municipal Council of the Corporation of the City of Clarence-Rockland deems it expedient to award a contract to DRS Construction for the Clarence Creek arena community Hall renovation;

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

1. **THAT** Municipal Council hereby authorizes the Mayor and the City Clerk to sign the agreement between the City of Clarence-Rockland and DRS Construction for the Clarence Creek arena community Hall renovation;
2. **THAT** the contract award letter 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 16TH DAY OF APRIL, 2018.

GUY DESJARDINS, MAYOR

MONIQUE OUELLET, CLERK



RAPPORT N° LOI2018-04-01

Date	04/04/2018
Soumis par	Jean-Luc Jubinville
Objet	Signature d'entente – Rénovations de la salle communautaire de l'aréna de Clarence Creek
# du dossier	A19 CLA

1) **NATURE / OBJECTIF :**

Les Services communautaires en collaboration avec l'agent de l'approvisionnement ont procédé avec les demandes de soumissions pour le projet de rénovation de la salle communautaire de l'aréna de Clarence Creek. Le but de ce rapport est de procéder à la signature de l'entente entre le contracteur et la Cité de Clarence-Rockland.

2) **DIRECTIVE/POLITIQUE ANTÉCÉDENTE :**

Lors du processus budgétaire 2017 et 2018, le conseil municipal a alloué une somme totale de 180 000\$ pour la rénovation de la salle communautaire de l'aréna de Clarence Creek.

3) **RECOMMANDATION DU SERVICE :**

QUE le comité plénier recommande au conseil municipal d'adopter un Règlement pour autoriser le maire et la greffière à signer l'entente entre la Cité de Clarence-Rockland et DRS Construction pour la rénovation de la salle communautaire de l'aréna de Clarence Creek, tel que recommandé.

THAT the Committee of the whole hereby recommends to Municipal Council to adopt a By-Law to authorize the Mayor and the City Clerk to sign the agreement between the City of Clarence-Rockland and DRS Construction for the Clarence Creek arena community Hall renovation, as recommended.

4) **HISTORIQUE :**

La salle communautaire a été construite il y a plus de 40 ans. Des travaux mineurs ont été fait en 2003 (p.ex., peinture, décapage de plancher, etc.) Aucun investissement majeur n'a été fait depuis.

Lors du processus budgétaire 2017, les Services communautaires ont apporté une demande de projet de rénovation pour les salles de bains de la salle communautaire au montant de 50 000\$. Suite à la

rédaction des plans et devis et à la réception des soumissions, il fût déterminé que le montant de 50 000\$ n'était pas suffisant pour compléter les travaux.

Lors du processus budgétaire 2018, les services communautaires ont demandés un montant de 100 000\$ supplémentaire pour la rénovation des salles de bain et un montant de 30 000\$ additionnel afin de peindre et procéder au décapage des planchers de la salle communautaire. Le conseil municipal a approuvé le budget ce qui représente un montant total de 180 000\$.

5) **DISCUSSION :**

Publication de l'appel d'offre : Nous avons publié l'appel d'offres sur le site Web de la Cité et le site MERX le 1^{er} mars 2018. Une démonstration des travaux a eu lieu le lundi 12 mars et un total de 15 entrepreneurs se sont présentés.

Voici la liste des soumissions reçues :

[illegible]

No, Other Proposal Irregularities, including deviations in terms	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Has a compliant bid been submitted?	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Critères d'admissibilité : DRS Construction respecte l'ensemble des critères d'admissibilités.

Plus bas soumissionnaire : DRS Construction est le plus bas soumissionnaire parmi les 8 soumissions reçues.

Références : DRS Construction a beaucoup d'expérience dans le domaine de la construction/rénovation et les références obtenues sont positives.

6) **CONSULTATION :**

Les Services communautaires ont consulté les associations de la région de Clarence Creek afin de les impliquer au niveau du choix de couleur et de matériel. La réunion a eu lieu le 22 mars dernier à l'aréna de Clarence Creek.

7) **RECOMMANDATION OU COMMENTAIRES DU COMITÉ :**
N/A

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

Voici un résumé des montants approuvés au budget :

	Budget 2017	Budget 2018	Total
Rénovation des salles de bain	50 000 \$	100 000 \$	150 000 \$
Rénovation de la salle		30 000\$	30 000 \$
BUDGET TOTAL			180 000 \$

Voici un résumé de l'implication financière :

Rénovation – Salle communautaire de Clarence Creek	
Frais d'ingénieurs – Plans et devis	18 000\$
Contrat – DRS Construction	119 000\$
Changement du plafond	11 000\$

Achat d'une estrade	5 000\$
Contingence (15%)	22 950\$
HST 2%	3 519\$
TOTAL PRÉVU	179 469\$
BUDGET APPROUVÉ	180 000 \$

9) **IMPLICATIONS LÉGALES :**

N/A

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

N/A

11) **IMPLICATIONS STRATÉGIQUES :**

N/A

12) **DOCUMENTS D'APPUI:**

- Document joint 1: Règlement 2018-xx
- Document joint 2: Award letter



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

Award Letter

DRS Construction
18282 Samuel Drive
Cornwall, Ontario
K6H 7J1

April 16, 2018

Attention: Mr. Shaun Dube

SUBJECT: Notice of Award F18-INF-2018-012 (Washroom and Community Hall Renovations)

We thank you for your Tender submitted on March 22, 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 price for the Works shall be in the amount of \$119,000.00 Canadian dollars excluding taxes. The price is deemed to include the cost of all works necessary for the timely and satisfactory completion of the works in their entirety.

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

- Request for Tender Document dated, March 01, 2018
- Contractor Tender Response, dated March 22, 2018
- Addendum #1, dated March 15, 2018

When all of the Works are properly completed or when each stage of the work described is properly completed, the Contractor shall give the City an invoice for the amount due. The works or each stage of works shall be considered as being properly completed only when they are free from obvious defects.

**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)

**CORPORATION OF THE CITY OF CLARENCE-ROCKLAND
BY-LAW 2018-45**

**BEING A BY-LAW TO ESTABLISH A JOINT COMPLIANCE AUDIT COMMITTEE FOR
THE 2018 MUNICIPAL ELECTIONS.**

WHEREAS under section 88.37 of the *Municipal Elections Act, 1996*, a Compliance Audit Committee shall be appointed by Council before October 1 of an election year;

AND WHEREAS Council, at its regular meeting of March 21, 2018, has adopted resolution no. 2018-065, agreeing to participate in a Joint Compliance Audit Committee with the other municipalities of the United Counties of Prescott and Russell;

AND WHEREAS it is deemed expedient to adopt the Terms of Reference of the Joint Compliance Audit Committee at this time in order to proceed with the recruitment of members;

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

1. **THAT** the Terms of Reference of the Joint Compliance Audit Committee for the 2018-2022 term of office be adopted, as per Schedule A attached hereto.
2. **THAT** this by-law shall come into force and take effect on the date of the passing thereof.

READ, PASSED AND ADOPTED BY COUNCIL THIS 16th DAY OF APRIL 2018.

Guy Desjardins
Mayor

Monique Ouellet
Clerk



Attachment to By-law no. 2014-131

TERMES DE RÉFÉRENCE TERMS OF REFERENCE

Compliance Audit Committee Comité de vérification de conformité

Nom:

Le nom du comité est le 'Comité de vérification de conformité aux élections municipales de Clarence-Rockland'.

Durée:

Le comité sera en fonction durant le terme du conseil.

Mandat :

L'autorité et les fonctions du comité sont prescrites aux sections 81(3), (4), (7), (10) et (11) de la Loi de 1996 sur les élections municipales. Les responsabilités du comité seront de:

- a) considérer toute demande reçue par un électeur et décider si la demande doit être acceptée ou rejetée ; et
- b) si la demande est acceptée,
 - i. nommer un vérificateur ;
 - ii. recevoir le rapport du vérificateur ;
 - iii. considérer le rapport du vérificateur et décider si des procédures légales devraient être entreprises ;
 - iv. récupérer les coûts de la vérification auprès de l'auteur de la demande dans le cas où aucune contravention apparente n'a été révélée ou s'il ne semble y avoir aucune raison valable pour avoir soumis la demande.

Name:

The name of the Committee is the 'City of Clarence-Rockland Municipal Election Compliance Audit Committee

Term:

The Term of the committee shall be for the term of Council.

Mandate:

The powers and functions of the Committee are set out in subsections 81(3), (4), (7), (10) and (11) of the Municipal Elections Act, 1996. The Committee is required to:

- a) consider a compliance audit application received by an elector and decide whether it should be granted or rejected; and
- b) if the application is granted,
 - i. appoint an auditor;
 - ii. receive the auditor's report;
 - iii. consider the auditor's report and decide whether legal proceedings should be commenced; and
 - iv. recover the costs of conducting the compliance audit from the applicant if there were not apparent contraventions and if there appears to be no reasonable grounds for having made the application.

Composition :

Le Comité sera composé de trois (3) membres, qui seront sélectionnés parmi les groupes suivants :

- a) comptables et vérificateurs ayant de l'expérience dans la préparation ou la vérification des états financiers de candidats aux élections municipales ;
- b) ingénieurs ;
- c) avocats ;
- d) professionnels qui, dans le cadre de leurs fonctions sont responsable d'adhérer aux codes ou aux normes de leur profession qui peuvent être imposées par des tribunaux disciplinaires ; et
- e) d'autres individus avec une connaissance des règles de financement de campagne électorale dans le cadre de la Loi de 1996 sur les élections municipales.

Les membres du conseil et du personnel ne sont pas éligible à être nommé pour siéger sur ce comité.

Sélection des membres :

Tous les candidats devront soumettre une demande démontrant leur qualifications et expérience. Le comité de sélection, composé de la greffière, de la trésorière et du directeur général remettront une liste de candidats au conseil municipal à huis-clos. Par la suite, le comité sera nommé officiellement par le conseil municipal en réunion ouverte au public.

Composition:

The Committee will be composed of three (3) members that will be drawn from the following stakeholder groups:

- a) accountants and auditors who have experience in preparing or auditing the financial statements of municipal candidates;
- b) engineers;
- c) lawyers;
- d) professionals who in the course of their duties are required to adhere to codes or standards of their profession which may be enforced by disciplinary tribunals; and
- e) other individuals with knowledge of the campaign financing rules of the Municipal Elections Act, 1996.

Members of Council and City staff are not eligible to be appointed to the Committee.

Selection of members:

All applicants will be required to complete an application outlining their qualifications and experience. The selection committee consisting of the City Clerk, the Treasurer and the Chief Administrative Officer will submit a short list of candidates to Municipal Council in Closed Session, following which the committee members will be formally appointed in Open Council.

Le processus de sélection sera basé sur des critères clairs et équitables, tels que :

- a) connaissance et compréhension des règles de financement de campagne électorale ;
- b) compétences analytiques et décisives ;
- c) expérience de travail au sein d'un comité, commission, ou entité similaire ;
- d) disponibilité et volonté à participer aux réunions ;
- e) compétence exemplaire en communication verbale et écrite.

Afin d'éviter un conflit d'intérêt, un vérificateur ou comptable nommé au comité doit accepter par écrit, de ne pas entreprendre une vérification ou la préparation de relevés d'états financiers pour un candidat aux élections municipales. Le fait de ne pas adhérer à cette condition aura comme conséquence de retirer cet individu du comité. Toute personne ayant participé en tant que candidat aux élections municipales de la Cité de Clarence-Rockland, ou ayant entrepris un rôle quelconque à la campagne électorale d'un candidat aux élections par rapport aux finances de celui-ci, ne sera pas éligible à siéger au sein du comité.

Président :

Les membres sélectionneront un des membres comme Président lors de sa première réunion.

Appui et financement :

Le comité recevra un appui administratif du service de la greffe. Les membres du comité recevront une rémunération de 100.00\$ par jour pour leur présence lors des réunions. Les coûts d'administration, tel que l'imprimerie et la poste seront absorbés dans le budget opérationnel du service de la greffe.

The selection process will be based upon clearly understood and equitable criteria, as follow:

- a) knowledge and understanding of municipal election campaign financing rules;
- b) analytical and decision-making skills;
- c) experience working on a committee, task force or similar setting;
- d) availability and willingness to attend meetings;
- e) excellent oral and written communication skills.

To avoid a conflict of interest, any auditor or accountant appointed to the committee must agree in writing to not undertake the audits or preparation of the financial statements of any candidates seeking election to City Council. Failure to adhere to this requirement will result in the individual being removed from the committee. Persons who have participated as candidates in the City of Clarence-Rockland elections, or who have held roles on the campaigns for any such candidates which involved the giving of financial advice, will not be eligible for participation on the committee.

Chair:

The Committee members will select a Chair from amongst its members at its first meeting.

Staffing and Funding:

Staff from the City Clerk's Office will provide administrative support to the Committee. Members will receive remuneration of \$100.00 per diem for attendance at meetings. Administration costs for such items as printing and mailing will be absorbed within the City Clerk's Operating Budget.

Réunions:

Les réunions du comité seront publiques, sujet au besoin de se rencontrer à huis-clos pour un sujet autorisé à la section 239 de la Loi de 2001 sur les Municipalités.

Le Comité communiquera ses avis de réunion, ses ordres du jour et ses procès-verbaux de la même façon que Conseil municipal, soit sur le site web de la Cité de Clarence-Rockland et sur le tableau d'affiche à l'Hôtel de Ville.

Meetings:

The Committee will conduct its meetings in public, subject to the need to meet in closed session for a purpose authorized by section 239 of the Municipal Act, 2001.

The Committee will communicate its meeting notices, agendas and minutes in the same manner as the Municipal Council, being on the City of Clarence-Rockland Website and on the bulletin board located at the Town Hall.

Joint Compliance Audit Committee For participating municipalities within the United Counties of Prescott & Russell

Terms of Reference (2018-2022)

1. Establishment

The Joint Compliance Audit Committee is established by the City of Clarence-Rockland, the Township of Champlain, the Township of East-Hawkesbury, the Town of Hawkesbury, The Nation Municipality, the Township of Russell, the Village of Casselman and the Township of Alfred-Plantagenet (collectively the “participating municipalities”), pursuant to the requirements of section 88.37 of the *Municipal Elections Act*, 1996, S.O. 1996, c.32, as amended, (“the “Municipal Elections Act”)

2. Mandate

The powers and functions of the Committee are set out in Section 88.33 to 88.36 of the Municipal Elections Act. The powers and functions are generally described as:

- 1) Within 30 days of receipt of an application or report from the Clerk requesting a compliance audit, the Committee shall consider the compliance audit application and decide whether it should be granted or rejected;
- 2) The decision of the Committee to grant or reject the application, and brief written reasons for the decision, shall be given to the candidate, the clerk with whom the candidate filed his or her nomination, the secretary of the local board, if applicable, and the applicant;
- 3) If the application is granted, the Committee shall appoint an auditor to conduct a compliance audit of the candidate’s election campaign finances;
- 4) The Committee will review the auditor’s report within 30 days of receipt and decide whether legal proceedings should be commenced.
- 5) The decision of the committee to further to the receipt of the auditor’s report, and brief written reasons for the decision, shall be given to the candidate, the clerk with whom the candidate filed his or her nomination, the secretary of the local board, if applicable, and the applicant.

3. Composition

Collectively a total roster of five committee members shall be appointed by the participating municipalities.

When a participating municipality receives either a compliance audit request or a report of the Clerk, the Clerk of the applicable municipality shall, within 10 days, contact the roster of committee members and arrange for a minimum of three committee members to sit as the

Compliance Audit Committee for the purpose of considering the compliance audit request or report of the Clerk. The selected Members sitting as a Compliance Audit Committee shall be required to participate in all meetings and any other proceedings pertaining to the request(s) or report of the Clerk.

4. Term

The term of the Committee is the same as the terms of office of Council.

5. Chair

The committee members sitting as the Committee for a particular compliance audit request or report of the Clerk shall select one of its Members to act as a Chair at the first meeting.

6. Staffing and Funding

Staff from the applicable participating municipality shall provide administrative support to the Committee. The participating municipality requiring the services of the Committee shall be responsible for all associated expenses.

7. Records

The records of Committee meetings shall be retained and preserved by the participating municipality requesting the service of the Committee in accordance with that municipality's Records Retention rules.

8. Meetings

The Clerk shall call a meeting of the Committee when he or she receives an application for a Compliance Audit. The Applicant and the Candidate will be provided with an opportunity to address the Committee and provide written submissions.

Meeting dates, start times and locations shall be set by the Clerk.

Committee meetings will be conducted in accordance with the open meeting provisions of the *Municipal Act, 2001* and the administrative practices and procedures developed by the Clerks.

9. Notice

Posting of the Committee meeting agenda on the website of the participating municipality requiring the services of the Committee shall constitute notice of a Committee meeting.

The Clerk shall give notice of a Committee meeting to the Committee by email, telephone or by regular mail.

Where an application will be considered at the meeting, the Clerk shall give reasonable notice by email, telephone or by regular mail to the Applicant and Candidate of the time, place and purpose of the Committee meeting, and of the fact that if either party fails to attend the meeting,

the Committee may proceed in the party's absence and the party will not be entitled to further notice concerning the meeting.

10. Quorum

A quorum shall be three (3) Committee members.

If a quorum is not present within fifteen (15) minutes of the time fixed for the commencement of the meeting, the Committee meeting will be rescheduled to a future date.

11. Duties of the Chair

The Chair shall:

- (i) call Committee meetings to order when there is a Quorum, preside over Committee discussions, facilitate Committee business, follow meeting procedures, identify the order of proceedings and speakers and rule on points of order.
- (ii) participate as an active member, encouraging participation by all members.

The Chair is permitted to provide brief comments during discussion, make motions and vote on all matters.

If the Chair is not present within the first ten minutes of a Committee meeting or is absent through illness or otherwise, the Committee shall select another member as Acting Chair. While presiding, the Acting Chair shall have all the powers of the Chair. Selection of the Acting Chair will be made by resolution.

12. Duties of Committee Members

The duties of Committee members are as follows:

- a. attend all Committee meetings, sending regrets otherwise.
- b. understand their role, the Committee's mandate and meeting procedures.
- c. declare any pecuniary interest in any matter prior to consideration by the Committee and refrain from discussion and voting on the matter. If the declaration relates to a matter being discussed during a closed portion of the meeting, the member must leave the meeting during all discussion on the matter.
- d. where the pecuniary interest of a member has not been disclosed by reason of the member's absence from the meeting, the member shall disclose the pecuniary interest and otherwise comply with subsection (c) at the first meeting of the Committee attended

by the member after the meeting referred to in subsection (c).

- e. participate as an active and voting member, asking questions, and seeking clarification through the Chair.
- f. develop and maintain a climate of mutual support, trust, courtesy and respect.
- g. work together to utilize the knowledge, expertise and talents of all members.
- h. respect the decisions of the Committee and that such decisions reflect the majority view.

13. Motions

All motions must be introduced by a mover before the Chair can put the motion on the floor for consideration. A seconder is not required.

After a motion is properly moved, it shall be deemed to be in the possession of the Committee, but may be withdrawn by the mover at any time before a vote with the consent of the Committee.

The number of times a member may speak on a motion shall not be limited.

A member shall not be restricted to asking questions only of the previous speaker but the question must relate directly to the matter under discussion.

A motion to move a previous motion shall not be allowed.

Any member may require the motion under discussion to be read at any time, but not so as to interrupt a member while speaking.

When a motion is under consideration, no motion shall be received other than a motion to:

- (i) Adjourn, which motion is neither amendable nor debatable;
- (ii) Defer action;
- (iii) Amend.

Only one amendment at a time can be presented to the main motion.

Only one amendment can be presented to an amendment, but when the amendment to the amendment has been disposed of, another amendment may be introduced, and when that amendment has been decided, another may be introduced.

The amendment to the amendment, if any, shall be voted on first, then if no other amendment is presented, the amendment shall be voted on next, then if no other amendment is introduced, the main motion, or if any amendment has carried, the main motion as amended, shall be put to a vote.

Nothing in this section shall prevent other proposed amendments being read for the information of the members.

When the motion under consideration contains distinct propositions, upon the request of any member, the vote upon each proposition shall be taken separately.

After the Chair commences to take a vote, no member shall speak to or present another motion until the vote has been taken on such motion, amendment or sub-amendment.

After any matter has been decided by the Committee, any member may move for reconsideration at the same meeting, but no discussion of the motion that has been decided shall be allowed until the motion for reconsideration has carried.

All motions not disposed of shall be placed on the agenda for the next meeting of the Committee, subject to any deadlines imposed by the Act.

14. Voting

When an issue arises, the Committee will attempt to reach a consensus on how the Committee should resolve the issue.

If a consensus cannot be attained, a motion before the Committee will be put to a vote and each Committee member will be entitled to one vote.

A motion shall be deemed to be carried when a majority of the members present and voting have expressed agreement with the motion. Consequently, on a tie vote, the motion is lost.

Recorded votes are not permitted.

15. Declaration of Interest

Legislated requirements as set out in the Municipal Conflict of Interest Act shall apply to all Committee members. It is the responsibility of each member to disclose any pecuniary interest prior to discussion of a particular matter. Members are encouraged to seek independent legal advice if they are unsure of whether or not they have a pecuniary interest in a matter. Staff from the Participating Municipalities will not provide advice or interpretation related to declarations.

16. Remuneration

\$400 -Retainer fee (includes compensation for review of any background materials and mandatory training session).

\$100 - Per Diem rate, plus mileage at \$0.52 per kilometer.

17. Membership Selection

All Committee applicants will be required to complete an application form outlining their qualifications and experience.

To avoid possible conflicts of interest, any auditor or accountant appointed to the Committee must agree in writing not to undertake the audits or preparation of financial statements of any candidates seeking election to Councils in the Participating Municipalities during the term of the Committee.

The Clerk, or his/her designate, from each participating municipality will serve on the Selection Committee. The Selection Committee shall meet to review all applications based upon the approved selection criteria. The Selection Committee shall prepare a roster for appointment according to the process approved by the Councils of the participating municipalities.

18. Membership Selection Criteria

Information pertaining to the Committee, including the terms of reference and an application for appointment to the Committee will be posted on the websites of the participating municipalities.

Committee membership will be drawn from the following groups:

1. Accounting and audit – accountants or auditors, preferably with experience in preparing or auditing the financial statements of municipal candidates;
2. Academic – college or university professors with expertise in political science or local government administration;
3. Legal; and
4. Other individuals with knowledge of the campaign financing provisions of the Act.

The following skills and experience will be used Selection Committee to determine suitability for appointment to the Committee:

1. Demonstrated knowledge and understanding of municipal election campaign financing rules;
2. Proven analytical and decision-making skills;
3. Experience working on committees, task forces or similar settings;
4. Demonstrated knowledge of quasi-judicial proceedings;
5. Availability and willingness to attend meetings; and
6. Excellent oral and written communication skills.

The following persons are not eligible for appointment or to serve on the Committee:

1. Employees of any of the participating municipalities;
2. Members of Council or Members of Local Boards of any of the participating municipalities;
3. Council candidates for the 2018 Municipal Election and any by-election(s) held during the 2018- 2022 Council term of office; or
4. Any persons who are Registered Third Parties in the United Counties of Prescott and Russell region.

**CORPORATION OF THE CITY OF CLARENCE-ROCKLAND
BY-LAW 2018-44**

BEING A BY-LAW OF THE CITY OF CLARENCE-ROCKLAND TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CITY OF CLARENCE-ROCKLAND AT ITS REGULAR MEETING HELD ON APRIL 16, 2018.

WHEREAS Sub-section 5(1) of the Municipal Act, 2001, as amended, provides that the powers of a municipal corporation are to be exercised by its Council;

AND WHEREAS Sub-section 5(3) of the said Municipal Act provides that the powers of every council are to be exercised by By-law;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the City of Clarence-Rockland at this meeting be confirmed and adopted by By-law;

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

1. **THE** action of the Council of the City of Clarence-Rockland in respect of each recommendation contained in any reports of committees and of local boards and commissions and each motion and resolution passed and other action taken by the Council of the City of Clarence-Rockland at this meeting is hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law.
2. **THE** Mayor and the appropriate officials of the City of Clarence-Rockland are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the City of Clarence-Rockland referred to in the proceeding section.
3. **THE** Mayor and the Clerk, are authorized and directed to execute all documents necessary in that behalf and to affix thereto the corporate seal of the City of Clarence-Rockland.

READ, PASSED AND ADOPTED IN OPEN COUNCIL THIS 16TH DAY OF APRIL, 2018.

Guy Desjardins, Mayor

Monique Ouellet, Clerk