



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

May 2, 2018, 7:00 pm

Council Chambers

415 rue Lemay Street, Clarence Creek, Ont.

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

COMITÉ DE L'AMÉNAGEMENT

le 2 mai 2018, 19 h 00

Salle du Conseil

415 rue Lemay Street, Clarence Creek, Ont.

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

April 5, 2018
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT: Mario Zanth, President
Guy Desjardins, Mayor (ex-officio)
Elaine Simard, Member
Denis Simard, Member
Marie-Ève Bélanger, Manager of Development
Maryse St-Pierre, Deputy Clerk

ABSENT: Carl Grimard, Councillor Ward 3
Michel Levert, Councillor Ward 7

1. Opening of the meeting

The President opens the meeting at 7:01 p.m.

2. Adoption of the agenda

RECOMMENDATION AME2018-09

Moved by Denis Simard

Seconded By Elaine Simard

THAT the agenda be adopted as presented.

CARRIED

3. Declaration of pecuniary interests (None)

4. Adoption of the minutes

RECOMMENDATION AME2018-10

Moved by Guy Desjardins

Seconded By Denis Simard

THAT the minutes of the Planning Committee meeting of February 7, 2018, be adopted as presented.

CARRIED

5. Planner's Statement

The planner's statement is presented.

6. Deferred Items (None)

7. Presentations / Reports

7.1 Zoning By-law Amendment - 2160 Laval Street

a. Presentation

Marie-Ève Bélanger presents the application submitted by Eli Saikaley on behalf of E.D.D.Y Property Management Inc.

b. Comments from the Committee and Public

Further to questions, Mrs. Bélanger explains the details of the old gas station facilities that were located on this land.

c. Recommendation

RECOMMENDATION AME2018-011

Moved by Guy Desjardins

Seconded By Elaine Simard

THAT the Planning Committee recommends to Council to amend Zoning By-Law 2016-10, in order to change the zoning category of the property from "Village Mixed-Use (VM) Zone" **to** "Village Mixed-Use – Exception 1 (VM-1) Zone" as recommended by the Infrastructure and Planning Department.

CARRIED

8. Other Items (None)

9. Adjournment

The meeting is adjourned at 7:08 p.m.

Mario Zanth, President

Maryse St-Pierre, Deputy Clerk



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

le 5 avril 2018
Salle du Conseil
415 rue Lemay Street, Clarence Creek, Ont.

PRÉSENT: Mario Zanth, président
Guy Desjardins, maire (ex-officio)
Elaine Simard, membre
Denis Simard, membre
Marie-Ève Bélanger, gestionnaire du développement
Maryse St-Pierre, greffière adjointe

ABSENT: Carl Grimard, conseiller quartier 3
Michel Levert, conseiller quartier 7

1. Ouverture de la réunion

Le président ouvre la réunion à 19h01.

2. Adoption de l'ordre du jour

RECOMMANDATION AME2018-09

Proposée par Denis Simard

Appuyée par Elaine Simard

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

ADOPTÉE

3. Déclaration d'intérêts pécuniaires (Aucune)

4. Adoption des procès-verbaux

RECOMMANDATION AME2018-10

Proposée par Guy Desjardins

Appuyée par Denis Simard

QUE le procès-verbal de la réunion du comité d'aménagement du 7 février 2018 soit adopté tel que présenté.

ADOPTÉE

5. Énoncé de l'urbaniste

L'énoncé de l'urbaniste est présenté.

6. Items différés (Aucun)

7. Présentations / Rapports

7.1 Amendement au règlement de zonage - 2160 rue Laval

a. Présentation

Marie-Ève Bélanger présente la demande faite par Eli Saikaley au nom de E.D.D.Y Property Management Inc.

b. Commentaires du comité et du public

Suite aux questions, Mme Bélanger explique les détails des installations de l'ancienne station-service située à cet endroit.

c. Recommandation

RECOMMANDATION AME2018-011

Proposée par Guy Desjardins

Appuyée par Elaine Simard

QUE le Comité d'aménagement recommande au Conseil Municipal d'approuver le règlement modifiant le Règlement de Zonage 2016-10 afin de changer le zonage de la propriété de « Zone Polyvalent de Village (VM) » à « Zone Polyvalent de Village – Exception 1 (VM1) » tel que recommandé par le Département d'infrastructure et aménagement du territoire.

ADOPTÉE

8. Autres items (Aucun)

9. Ajournement

La réunion est ajournée à 19h08.

Mario Zanth, président

Maryse St-Pierre, greffière adjointe



Énoncé de l'urbaniste / Planner's Statement



Énoncé de l'urbaniste / Planner's Statement

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



Énoncé de l'urbaniste / Planner's Statement

- Si une personne ou un organisme public avait par ailleurs la capacité d'interjeter appel de la décision de du conseil de la Corporation de la Cité de Clarence-Rockland devant le Tribunal d'appel de l'aménagement local, mais que la personne ou l'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 avant l'adoption du règlement municipal ou du plan de lotissement, la personne ou l'organisme public n'a pas le droit d'interjeter appel de la décision.
- If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of Clarence-Rockland to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Corporation of the City of Clarence-Rockland before the by-law is passed or the approval of a Draft plan of Subdivision, the person or public body is not entitled to appeal the decision.



Énoncé de l'urbaniste / Planner's Statement

- Si une personne ou un organisme public ne présente pas d'observations orales lors d'une réunion publique ou ne présente pas d'observations écrites à la Corporation de la Cité de Clarence-Rockland avant l'adoption du règlement municipal ou du plan de lotissement, la personne ou l'organisme public ne peut pas être joint en tant que partie à l'audition d'un appel dont est saisie le Tribunal d'appel de l'aménagement local à moins qu'il n'existe, de l'avis de ce dernier, des motifs raisonnables de le faire.
- If a person or public body does not make oral submissions at a public meeting, or make written submissions to Corporation of the City of Clarence-Rockland before the by-law is passed or the Draft Plan of Subdivision is approved, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.



Énoncé de l'urbaniste / Planner's Statement

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



Énoncé de l'urbaniste / Planner's Statement

- Une personne ou un organisme public dispose d'un délai de 20 jours pour interjeter appel devant le Tribunal d'appel de l'aménagement local (TAAL) suite à l'envoi de l'avis d'adoption. Pour ce faire, la personne ou l'organisme public doit déposer à la Cité un avis d'appel qui explique son opposition au règlement municipal, les motifs à l'appui de son appel, en plus de payer les droits prescrits.
- A person or public body may submit an appeal within 20 days of the receipt of the notice of adoption before the Local Planning Appeal Tribunal (LPAT). However, the person or public body has to file an appeal with the City explaining the reasons supporting the objection to the by-law in addition to paying the required fees.



REPORT N° AMÉ-18-28-R

Date	13/04/2018
Submitted by	Claire Lemay
Subject	Zoning By-law Amendment – Gaetan Meloche for Ferme Mellohills Inc. - 771 Landry Road
File N°	D-14-503

1) **NATURE/GOAL :**

The goal of this report is to present a Zoning By-law Amendment in order to permit an intensive livestock operation comprising of more than 150 nutrient units with a reduced minimum distance separation of 200 metres between a livestock facility (barn) and type B land use and 50 metres from a type A land use and 300 metres between the manure storage facility (lagoon) and type B land use and 90 metres from a type A land use.

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

3) **DEPARTMENT'S RECOMMENDATION :**

WHEREAS the request to permit an intensive livestock operation of more than 150 nutrient units at the property at 771 Landry Road is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell,

AND WHEREAS the request to reduce the Minimum Distance Separation distances required from Type A and Type B land uses is not required in order to mitigate environmental or public health and safety impacts, or to avoid natural or human-made hazards,

THAT the Planning Committee recommends to Council to amend Zoning By-Law 2016-10, in order to change the zoning category of the property from "Agricultural (AG) Zone" **to** "Agricultural – Exception 6 – (AG-6) Zone", in order to permit an intensive livestock facility of more than 150 nutrient units without modifying the Minimum Distance Separation, as recommended by the Infrastructure and Planning Department.

ATTENDUE QUE la demande de permettre une megaferme de plus de 150 unités nutritives sur le terrain au 771 chemin Landry est conforme à la Déclaration des principes provinciale et conforme au Plan officiel des Comtés unis de Prescott et Russell,

ET ATTENDUE QUE la demande de réduire les Distances minimales de séparation pour les utilisations de sol de Type A et Type B n'est pas nécessaire afin d'atténuer des répercussions sur L'environnement ou la santé et la sécurité du public, ni de prévenir des dangers naturels ou de cause humaine,

QUE le Comité d'aménagement recommande au Conseil Municipal d'approuver le règlement modifiant le Règlement de Zonage 2016-10 afin de changer le zonage de la propriété de « Zone agricole (AG) » à « Zone agricole – Exception 6 (AG-6) », afin de permettre une megaferme d'élevage de plus de 150 unités sans modifier les distances minimales de séparation, tel que recommandé par le Département d'infrastructure et aménagement du territoire.

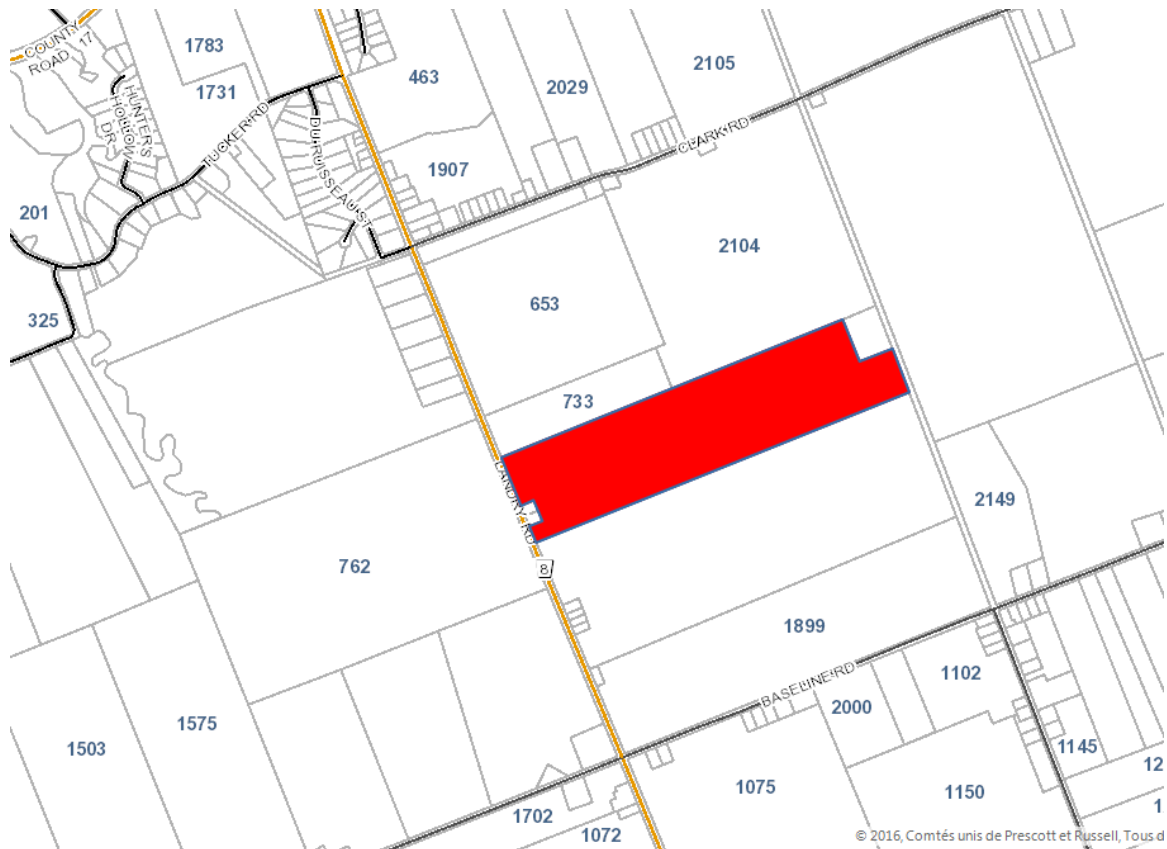
4) **BACKGROUND :**

On April 3rd, 2018, an application was submitted by Gaetan Meloche on behalf of Ferme Mellohills Inc. to amend the Zoning By-law 2016-10.

The property is located at 771 Landry Street and consists of part of Lot B, Concession 5. There is an existing dairy farm and residence on the subject property. The new livestock facility (barn) will replace an old barn that needs to be demolished due to its condition.

The application was deemed complete on April 5th, 2018. A notice of public meeting was sent to different agencies and to the property owners within 120 meters of the subject property and a sign was posted on the property.

Figure 1: Location of the subject property



5) DISCUSSION :

Provincial Policy Statement (2014)

The Provincial Policy Statement provides policy direction on matters of provincial interest (i.e. agriculture) related to land use planning and development.

The Provincial Policy Statement is issued under the authority of section 3 of the *Planning Act* and came into effect on April 30, 2014.

In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

Guidance material and technical criteria may be issued from time to time to assist planning authorities and decision-makers with implementing the policies of the Provincial Policy Statement. Information, technical criteria and approaches outlined in guidance material are meant to support but not add to or detract from the policies of the Provincial Policy Statement.

Section 2.3.3.2 of the PPS reads: “In prime agricultural areas, all

types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.”

Section 2.3.3.3 of the PPS reads: “...new or expanding livestock facilities shall comply with the minimum distance separation formulae.”

These policies set out limitations and prohibitions.

The PPS defines minimum distance separation formulae: “means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.”

Official Plan of the United Counties of Prescott and Russell:

The subject property is designated as “*Agricultural Resource Policy Area*” on Schedule “A” of the Official Plan (OP) of the United Counties of Prescott and Russell (UCPR). Section 4.2.3 of the UCPR OP indicates that “the Agricultural Resource Policy Area shall permit many forms of agricultural uses, on-farm diversified uses and agriculture-related uses subject to the Provincial Guidelines as amended from time to time on lands designated as Agricultural Resource Policy Area on Schedule A, in order to take advantage of its proximity to urban areas and markets”.

Section 4.2.4.3 of the Official Plan states that: “new land uses, and new or expanding livestock facilities shall comply with the minimum distance separation (MDS) formulae...”

Zoning By-law 2016-10:

The property is located within the “*Agriculture (AG) Zone*” however; the zoning amendment would change the zone to “*Agriculture – Exception 6 Zone*”.

Section 4.22 of the Zoning By-law 20016-10 indicates that the establishment of a new intensive livestock operation or the expansion of an existing intensive livestock operation may be permitted subject to the following:

- i. That the operation, including the manure storage and livestock facilities, shall conform with the Minimum Distance Separation II (MDS II); and
- ii. Nutrient Management Plan is completed to the satisfaction of the municipality.

An intensive livestock operation is considered as being those farms with more than 150 livestock units. New or expanded intensive

livestock operations may be permitted by site-specific zoning by-law amendment provided that the following conditions are met:

- a. That Nutrient Management Record of Approval, if one is required by the Nutrient Management Act, 2002 and regulations made under that Act, be received by the municipality;
- b. That appropriate manure storage facilities be constructed in accordance with the approved Nutrient Management Record of Approval, if one is required by the Nutrient Management Act, 2002 and regulations made under that Act;
- c. That the manure storage and livestock facilities conform to the Minimum Distance Separation formulae, as amended from time to time.

The amendment would permit an intensive livestock operation comprising of more than 150 nutrient units with a reduced minimum distance separation as follows:

Barn to Type A:	from 181 metres to 50 metres
Barn to Type B:	from 361 metres to 200 metres
Lagoon to Type A:	from 344 metres to 90 metres
Lagoon to Type B:	from 689 metres to 300 metres

Type A land use is considered as a single detached dwelling. Type B land use is considered as a Subdivision or Urban/Community Policy Area.

Figure 2: Proposed location of the new barn



Minimum Distance Separation Formulae

Municipalities are responsible for ensuring that MDS setbacks are met when reviewing land use planning applications (e.g. lot creation applications) or building permits.

The revised MDS came into effect on March 1, 2017. Under the *Planning Act*, land use planning decisions must be consistent with the Provincial Policy Statement (PPS). In order to demonstrate consistency with the PPS, land use planning decisions made by municipal planning authorities must comply with the revised MDS.

Per Guideline #43, MDS II setbacks should not be reduced except in limited site specific circumstances that meet the intent of this MDS Document. Examples include circumstances that mitigate environmental or public health and safety impacts, or avoid natural or human-made hazards.

If deemed appropriate by a municipality, the process by which a reduction to MDS II may be considered would typically be through a

minor variance to the local zoning by-law provisions. To a lesser extent a site specific zoning by-law amendment may also be appropriate.

There are no environmental or public health and safety concerns which would be mitigated, nor are there any hazards which would be avoided by the reduction of the MDS II setbacks for this proposed expansion of the dairy barn. The subject property is sufficiently large for the new barn and lagoon to be constructed further back on the property, in a location that respects the required MDS II setbacks. However, this location would be far from the existing buildings and lagoon and would occupy land which is currently cultivated; it would therefore be inconvenient.

6) **CONSULTATION:**

The Planning Committee will hold a public meeting on May 2nd, 2018, at which time comments from the public will be received.

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

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

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

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

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

12) **SUPPORTING DOCUMENTS:**
N/A



REPORT N° AMÉ-18-27-R

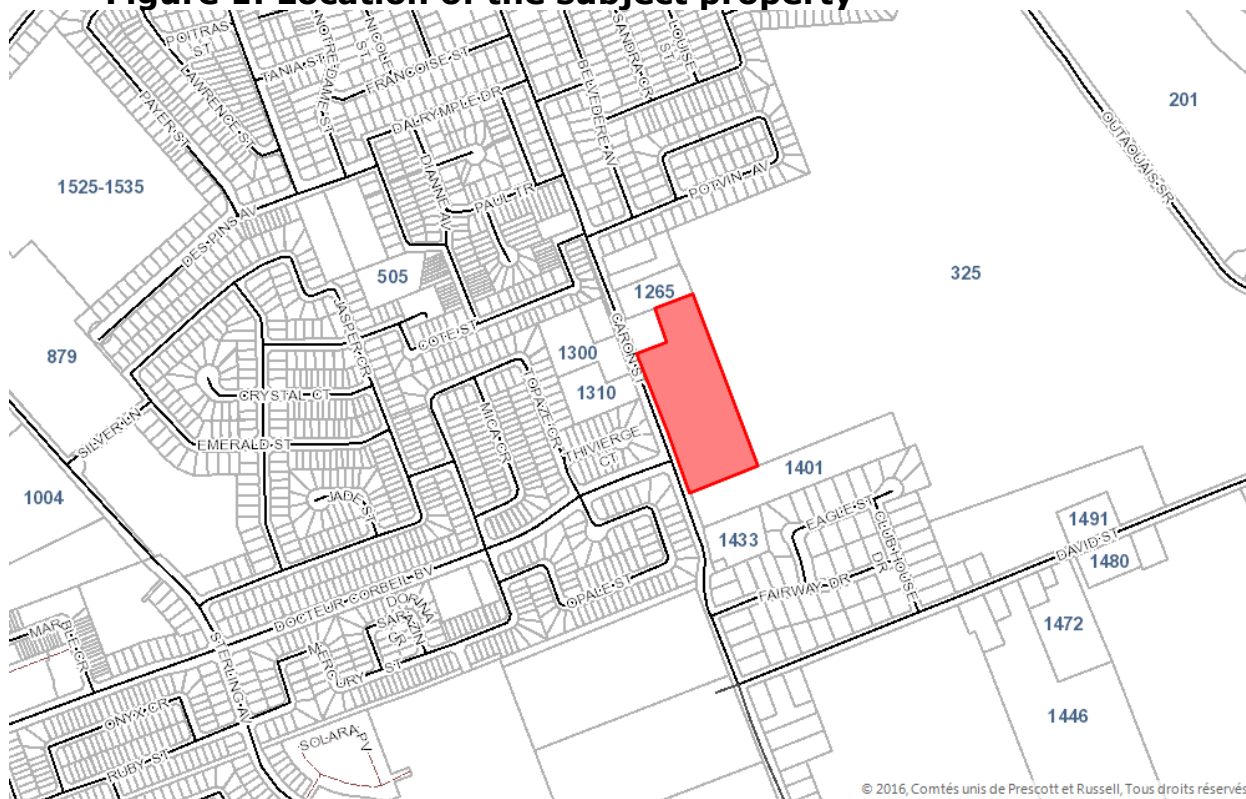
Date	16/04/2018
Submitted by	Claire Lemay
Subject	Draft Plan of Subivision – C.H. Clément Construction for the Estate of Eugene Laviolette – Caron Street
File N°	D-12-123

1) **NATURE/GOAL :**

Mr. André P. Barrette, OLS (Schultz-Barrette Surveying), surveyor for C.H. Clément Construction Inc., agent for the estate of Eugene Laviolette, has submitted an application for the approval of a Draft Plan of Subdivision in order to create 16 blocks for street row-houses (116 units) and four new streets.

The street row-houses will be serviced by municipal water and sewer. The property is legally described as Part of Lot 23, Concession 1 (O.S.), Part 1 Plan 50R-9647, save and except Parts 1, 2, 3, and 4 Plan 50R-9935. The property is located on the east side of Caron Street, opposite the eastern end of Docteur Corbeil Blvd.

Figure 1: Location of the subject property



The property has 523 metres of frontage on Caron Street. The total area of the subject property is 3.73 hectares (9.127 acres).

The site is surrounded mostly by low-density residential uses. The eastern edge of the site borders a golf course. The site is in close proximity to a number of parks, schools, and commercial areas.

The Draft Plan of Subdivision is included as Schedule A.

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

3) **DEPARTMENT'S RECOMMENDATION :**
THAT the Planning Committee recommends to the municipal Council the approval of the Draft Plan of Subdivision submitted by C.H. Clément Construction for the estate of Eugene Laviolette (file number D-12-123), with the conditions of approval listed under Section 7 of report No. AMÉ-18-27-R.

QUE le comité d'aménagement recommande au conseil municipal l'approbation de l'ébauche de plan de lotissement soumis par C.H. Clément Construction pour la succession d'Eugene Laviolette (filière no. D-12-123), avec les conditions d'approbation listé à la Section 7 du rapport no. AMÉ-18-27-R.

4) **BACKGROUND :**
N/A

5) **DISCUSSION :**

Provincial Policy Statement

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

The 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.

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 natural heritage.

The proposed Subdivision is within the Urban Policy Area of Rockland, which is considered a settlement area as per the PPS. The goal of this policy, to focus the growth in a settlement area, is therefore respected. The proposed Subdivision will have access to the municipal water and sanitary system, thus maximizing the use of the City's infrastructure systems. The proposed Subdivision consists of a medium density residential use, which will complement the surrounding low-density residential uses in the area, thus providing a mix of housing types and densities within the community and making the use of available infrastructure and public service facilities more efficient. The addition of medium-density residential uses creates an efficient land use pattern and cost-effective use of municipal resources.

There are no environmental concerns, public health and safety concerns, or natural heritage features identified with regards to this proposed Subdivision. The proposed Subdivision does not include any parkland; however, the site is in close proximity (less than 400m) to existing parks.

The proposed subdivision includes pedestrian connectivity from the proposed interior streets to Caron Street and Docteur Corbeil Blvd. The proposed Subdivision is appropriate for the available infrastructure in Caron Street.

United Counties of Prescott and Russell Official Plan

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

2.2.6 Residential Policies

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

...

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

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

This proposal includes only medium density residential uses. These density goals are intended to be applied over the entire Urban Area of Rockland and not for every individual parcel of land to be developed. The existing residential uses to the south and west of the site are primarily low density. To the north, there is a mix of low and medium density uses. High density residential uses are located elsewhere in Rockland. Overall, the addition of more medium density residential uses at this location would help to achieve the goal of 20% medium density residential uses in the Urban Area.

7.4.1 Plans of Subdivision

Section 7.4.1 of the Official Plan of the United Counties of Prescott and Russell sets out the technical, environmental and planning and design criteria which must be considered in the review of an application for a draft plan of subdivision.

The proposal meets the criteria for technical considerations because the application is complete as per Section 51 (17) of the Planning Act and applicable regulations, the application conforms to the policies of the Official Plan, the application gives due consideration to the local zoning by-law, and development charges will be assessed at a later date.

The proposal meets the criteria for environmental considerations because the development will be serviced by municipal water and sewer services and the application was accompanied by a servicing and stormwater management report prepared by McIntosh Perry which addresses the servicing requirements of the development with regards to water, sanitary sewer, storm sewer, stormwater management, grading, and erosion and sediment control. Revisions are required prior to final approval. There are no additional environmental studies required because there are no natural heritage features identified on site.

The proposal mostly meets the planning and design considerations; the proposal is compatible with adjacent uses, consideration is given for road and emergency access, street layout and pedestrian amenities. As was discussed during pre-consultations between City staff and the developer, it would be preferable for a street in the proposed subdivision to align with Docteur Corbeil Blvd, however, it was determined that this was not possible with the type of units proposed. The analysis of the *Planning Act* Section 51 (24) criteria is further elaborated below.

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

The concerned property is located within the "*Medium Density Residential*" designation on Schedule "A" of the Official Plan of the Urban Area of the City of Clarence-Rockland. Policies for the Medium Density Residential areas in Section 5.6.3 permit townhouses up to a maximum of 55 units per net hectare. The proposed subdivision has a total net density of 45.1 units per net hectare.

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.

Section 4.4.3 of the Official Plan, "Additional policies for Plans of Subdivision" applies to this proposal. The proposal meets the criteria set out by these policies as follows: Access to lots is from internal roads; proposed roads will be constructed to City standards; a servicing report has been provided; no tree preservation or planting plan is considered necessary for this project; landscaping features will be required to be included on the final plan (or a separate landscaping plan provided); no phasing of the development is proposed; a subdivision agreement will be prepared and entered into; the property is within the built-up area of Rockland, and proposes an efficient use of land, infrastructure, and public services; the development does not leapfrog land; the width of driveways shall be specified at a later date; and provisions of the *Planning Act* relating to plans of Subdivision will apply to this proposal.

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

The property is located within the "Residential Third Density – holding (R3-h) Zone". Street row-house dwellings are permitted under this zone. The removal of the holding symbol will be required, as well as a minor variance to reduce the minimum exterior side yard from 3.5m to 2.2m for one of the street row-house units adjacent to Caron Street.

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 criteria:

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

Section 2 of the Planning Act sets out a number of matters of provincial interest; these include the protection of ecological systems and agricultural and mineral resources and conservation of features of architectural, cultural, historical, archaeological or scientific interest. The subject site is not in a prime agricultural area, and does not have identified cultural heritage or archaeological resources, nor is it identified as an area of potential mineral resource extraction. It is located within the settlement area and makes efficient use of the existing infrastructure, with adequate provision of services. The proposal contributes to the adequate provision of a full range of housing.

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 which is surrounded by already developed properties and will provide medium density housing to meet the demand of a growing population. The required infrastructure to service the land is already available along Caron Street.

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

The proposed project conforms to the Official plan since it is currently under the Medium Density Residential policy area. The proposed street layout also conforms to the Official Plan policies for the transportation network, with the exception of the alignment of an internal street with Docteur Corbeil Blvd.

Provision has been made in the layout of the proposed street network for future connectivity with adjacent properties, however, future connectivity could be increased by providing for a future access to the lands currently occupied by the golf course, which are within the urban area and may be developed in the future.

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 on a major collector road as identified in the Official Plan of the Urban Area of the City of Clarence-Rockland and has access to municipal services.

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

The project consists of 4 new streets, 2 of which will connect to Caron Street. The internal streets will have 20 metre right-of-ways. As mentioned above, an internal street should be realigned so as to extend Docteur Corbeil Blvd and connectivity could be improved with the addition of an access for a future road connect to the lands to the east.

f) the dimensions and shapes of the proposed lots.

The dimensions and shapes of lots will be in conformity with the provisions of the Zoning By-law and will be determined through the part-lot control process following the construction of the proposed street row-house units.

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.

The site does not contain any identified protected natural resources and is not within the floodplain.

i) the adequacy of utilities and municipal services.

The subject development will be serviced by municipal systems. The services available in Caron Street are adequate.

j) the adequacy of school sites.

The proposed Subdivision is located within 2 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 proposal does not include any land to be dedicated to the municipality for park purposes. An arrangement was previously made with the property owner for the provision of land elsewhere in Rockland which has since been dedicated to the City for park purposes and which fulfills the Official Plan requirements for parkland dedication.

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. The proposed street row-house units provide a compact and efficient form of development.

Street Names

The applicant has proposed the following street names:

- Street A: "Gilberte"
- Street B: "Johanne"
- Street C: "Monique"
- Street D: "Dion"

These proposed names represent the family of the wife of the applicant, the Dion family, which resided in Rockland. Members of the Heritage Committee of the City of Clarence-Rockland were consulted regarding the proposed names. The Committee members indicated that these names were appropriate because they represent one of the larger founding families of Rockland. Mrs. Gilberte Dion was the mother of 21 children (two of whom were Monique and Johanne) and the family resided on Edwards Street in Rockland.

The name of Laframboise has also been put forward by the Heritage Committee as a future street name. This name may be used for a future development if it is not included in this proposed subdivision. Suggestions have also been made for names of trees, flowers, birds, plants, or minerals.

The protocol for street names requires that names be unique and not sound similar to existing names within UCPR. Although these street names do not currently exist in Prescott-Russell, there is already a street named "Joane" in Russell Township, in the village of Limoges.

The protocol for street names also requires that street names should have a simple spelling and easy pronunciation in both French and English. The name “Gilberte” does not have the same pronunciation in English as in French.

The protocol also recommends the use of street names according to categories within a single subdivision or neighbourhood. Names should be less than 12 letters long, as is the case with the proposed names. Personal names of living individuals shall be avoided unless they have historical significance. The individuals after whom the streets “Monique” and “Johanne” are proposed to be named are not deceased, and aside from their residence in Rockland, their historical significance has not been demonstrated.

6) CONSULTATION:

A public meeting is scheduled for May 2nd, at which time comments from the public will be obtained. As of the date of the writing of this report, no comments from members of the public have been received.

7) RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :

COMMENTS FROM AGENCIES AND INTERNAL DEPARTMENTS:

The Construction Services, Finance Department, and Community Services Department have no objections or comments.

Protective Services provides the following comments: “install street signs at the end of street “B” and “C” indicating the civic addresses location.”

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 Hydro One are included under Schedule D.

COMMENTS FROM THE INFRASTRUCTURE AND PLANNING DEPARTMENT

Draft Plan Conditions

1. This approval applies to the Draft Plan certified by André P. Barrette, OLS, dated March 1st, 2018, to show the following 16 blocks for townhouses and 4 new streets.
2. The Owner agrees, by entering into a Subdivision agreement, to satisfy all requirements, financial and otherwise, of the City of

Clarence-Rockland, including but not limited to, the phasing of the plan for registration, the provision of roads, the installation of services, utilities and drainage.

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

Zoning

10. Prior to registration of the Plan of Subdivision, the City of Clarence-Rockland shall be satisfied that the proposed Plan of Subdivision conforms with a Zoning by-law approved under the

requirements of the Planning Act, with all possibility of appeal to the Local Planning Appeal Tribunal (LPAT) exhausted. An application to remove the "H-holding" provisions shall be filed with the City of Clarence-Rockland for approval.

11. For each registration, the Owner shall provide a surveyor's certificate from an Ontario Land Surveyor identifying the frontage and area of all lots/blocks on the final plan.

Highways/Roads/Walkway

12. The Owner shall dedicate, by by-law, all proposed streets included in this Draft Plan, shown as Public Highway to the City.
13. That the Owner shall submit a Transportation Impact Study certified by a qualified Professional Engineer with expertise in undertaking such studies which measures and analyzes traffic impacts, transit impacts and implications for traffic at the existing intersections of County Road 21 (St-Jean Street) and Boulevard Docteur Corbeil, for review and approval by the Director of the Public Works Department of the United Counties of Prescott and Russell. The traffic study shall consider the proposed Brigil/Poupart (City file No.: D-12-121) and the Morris Village Stage 5 (City file No.: D-12-122) subdivision traffic. The developers should consider producing a jointly single traffic study and/or to enter into a cost-sharing agreement on any required public works improvements.
14. That 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.
15. 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.
16. 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.
17. That an emergency access from Street A shall be directly connected to Caron Street. The emergency access shall be suitable for emergency vehicles. The Owner shall submit to the United Counties of

Prescott and Russell the emergency access engineering design drawings, for review and approval by the Director of the Public Works Department, to the satisfaction of the Counties.

18. 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.
19. That the infrastructure plans demonstrate all streets to be built to municipal standards.

Park and Open Space

20. That a landscaping plan be submitted for the entire subdivision.

Stormwater Management Plan, Sediment and Erosion Control Plan

21. 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.
22. 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.
23. 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.
24. 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.

25. 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.

Grading

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

Construction

27. 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

28. 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.
29. 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.
30. 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.

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

Streets and Street lights

34. The street lights shall meet the standards of the City of Clarence-Rockland. Please note that LED lights are required.
35. The Owner agrees to prepare a "Street Light Plan" for all the Subdivision to the satisfaction of the City of Clarence-Rockland.
36. The Owner agrees to prepare a "Sign Plan" and a "Line painting plan" in order to indicate the location of each street sign (Stop signs, street names).

Purchase and Sale's Agreements and Covenants on Title

37. 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

38. 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.
39. 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

40. 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.
41. 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.

Street Names

42. That the name Dion be kept as a street names, however that new names, that respect the Protocol 911, be submitted for review.
43. That the street names need to be at least 75% in French to the satisfaction of the City of Clarence-Rockland.
44. That the street names and civic address numbering shall be submitted for review and approval to the United Counties of Prescott and Russell to ensure compliance with the 911 database systems.

Other Conditions

45. That the Owner provides a Geotechnical Report to the satisfaction of the City of Clarence-Rockland.
46. 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.
47. 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.
48. The owner/developer shall provide a copy in PDF format of the final plan intended for registration to both the United Counties of Prescott and Russell and the City of Clarence-Rockland.
49. A copy of the executed Subdivision Agreement shall be provided to the United Counties of Prescott and Russell.

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

Closing Conditions

51. 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.
52. 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.
53. The Subdivision Agreement shall state that the conditions run with the land and are binding on the Owner's heirs, successors and assigns.
54. Prior to registration of the Plan of Subdivision, the City of Clarence Rockland is to be satisfied that Conditions 1 to 54 have been fulfilled.
55. If the Plan of Subdivision has not been registered by May 23rd, 2021, the draft approval shall lapse pursuant to Section 51 (32) of the Planning Act, 1990. Extensions may only be granted under the provisions of Section 51 (33) of the said Planning Act prior to the lapsing date.
- 8) **FINANCIAL IMPACT (expenses/material/etc.):**
N/A
- 9) **LEGAL IMPLICATIONS :**
N/A
- 10) **RISK MANAGEMENT :**
N/A
- 11) **STRATEGIC IMPLICATIONS :**
N/A

12) **SUPPORTING DOCUMENTS:**

Schedule A – Draft Plan of Subdivision

Schedule B – United Counties of Prescott and Russell Comments

Schedule C – Enbridge Comments

Schedule D – Hydro One Comments

April 11, 2018

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

PAR COURRIEL

**Subject: Proposed Draft Plan of Subdivision
Part of Lot 23, Concession 1 (O.S.), Part 1 on Plan 50R-9647, S/E
Parts 1, 2, 3 and 4 on Plan 50R-9935, Rockland
C.H. Clément Construction Inc., agent for the Estate of Eugène
Laviolette.
Your File No.: D-12-123**

Mrs Bélanger:

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

We understand that the subdivision proposal consists of 16 blocks for row houses (112 units) and 4 new streets of which, two streets will connect to Caron Street.

We note, from Schedule "C" of the UCPR Official Plan, the identification on the subject property of a former mineral aggregate operation. As a reminder, Section 6.6.2 of the UCPR Official Plan provide policies, which requires the completion of a geotechnical assessment and other technical studies.

In reviewing the draft plan we are of the opinion that the proposed Street A must be aligned directly with Boulevard Docteur Corbeil. This connection will provide access behind the subject property for a future subdivision on the golf course lands. Further, this link will contribute to a more efficient road network within Rockland and allow a direct access to St-Jean Street (County Road 21). The Planning, Public Works and Emergency Services Department of the United Counties of Prescott and Russell have serious concerns regarding the lack of connectivity of the proposed Street A.

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

1. That the Owner shall submit a Transportation Impact Study certified by a qualified Professional Engineer with expertise in undertaking such studies which measures and analyzes traffic impacts, transit impacts and implications for traffic at the existing intersections of County Road 21 (St-Jean Street) and Boulevard Docteur Corbeil, for review and approval by the Director of the Public Works Department of the United Counties of Prescott and Russell. The traffic study shall consider the proposed Brigil/Poupart (City file No.: D-12-121) and the Morris Village Stage 5 (City file No.: D-12-122) subdivision traffic. The developers should consider producing a jointly single traffic study and/or to enter into a cost-sharing agreement on any required public works improvements.
2. That the Owner shall agree in the Subdivision Agreement to carry out the recommendations contained in the approved Transportation Impact Study. Where applicable, such improvements shall be constructed at the Owner's expense and to the satisfaction of the Counties.
3. That the Owner shall submit to the United Counties of Prescott and Russell county road 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.
4. 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.
5. 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.
6. That the street names and civic address numbering shall be submitted for review and approval to the United Counties of Prescott and Russell to ensure compliance with the 911 database systems.
7. 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.

8. That Street A shall be connected to Caron Street. Alternatively, an emergency access from Street A shall be directly connected to Caron Street. The emergency access shall be suitable for emergency vehicles. The Owner shall submit to the United Counties of Prescott and Russell the emergency access engineering design drawings, for review and approval by the Director of the Public Works Department, to the satisfaction of the Counties.
9. 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.
10. The owner/developer shall provide a copy in PDF format of the final plan intended for registration.
11. A copy of the executed Subdivision Agreement shall be provided to the United Counties of Prescott and Russell.
12. Prior to final approval, the Approval Authority shall be advised in writing by the United Counties of Prescott and Russell how conditions 1 through 11 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

March 28, 2018

Claire Lemay
Infrastructure & Planning Department
City of Clarence - Rockland
1560 Laurier Street
Rockland, ON K4K 1P7

Dear Claire,

Re: Draft Plan of Subdivision
Estate of Eugene Laviolette
East Side of Caron Street,
Part of Lot 23, Concession 1 (O.S.)
City of Clarence - Rockland
File No.: D-12-123

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

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

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

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

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

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

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

Sincerely,

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

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

—

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

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

enbridgegas.com

Integrity. Safety. Respect.

AC/jh

Claire Lemay

From: Marie-Eve Belanger
Sent: March-26-18 1:31 PM
To: Claire Lemay
Subject: FW: City of Clarence -Rockland - PArt of Lot 23 , Concession 1 -D-12-123

Marie-Eve Bélanger, MCIP, RPP
Gestionnaire du développement/
Manager of Development
Cité/ City Clarence-Rockland
1560 rue Laurier Street
Rockland, ON
K4K 1P7
Tél: (613) 446-6022, poste/ext. 2250 (appels locaux - local calls)
Tél: (613) 237-7000 (613) 446-6022, poste/ext.2250 (Distributel - appels interurbains - long distance calls)

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From: Carole Giroux
Sent: Monday, March 26, 2018 9:34 AM
To: Marie-Eve Belanger
Subject: FW: City of Clarence -Rockland - PArt of Lot 23 , Concession 1 -D-12-123

Carole Giroux

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

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From: Paul.Shllaku@HydroOne.com [<mailto:Paul.Shllaku@HydroOne.com>]
Sent: March-26-18 9:19 AM
To: Carole Giroux
Subject: City of Clarence -Rockland - PArt of Lot 23 , Concession 1 -D-12-123

Hello,

We are in receipt of your Plan of Subdivision application, D-12-123 dated March 21,2018. 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

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.
Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

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Mme Claire Lemay
Urbaniste municipal
Service de l'aménagement du territoire
Cité de Clarence-Rockland
1560 rue Laurier
Rockland, Ontario
K4K 1P7

le 25 avril 2018

Sujet : Plan proposé pour le lotissement sur la rue Caron (D-12-123)

Mme. Lemay,

Suite à votre courriel du 23 avril 2018, nous vous remercions de nous faire parvenir avec l'ébauche du plan de lotissement proposé (D-12-123) pour la rue Caron par la firme C.H. Clément. (copie ci-joint)

Nous sommes les nouveaux propriétaires du Club de golf Rockland (9834842 Canada Inc.). Notre propriété est située immédiatement à l'est du lotissement proposé. L'industrie du golf passe des temps difficiles dans les dernières années, et les prédictions pour le futur, démontre une décroissance dans la participation de notre sport, et nous ne prévoyons pas le rétablissement dans la santé de notre industrie dans le prochain futur.

En raison de ce déclin financier des opérations du terrains de golf, nous avons décidé d'entreprendre les démarches afin de pouvoir développer notre parcours ouest en lotissement résidentiel. Ceci assurera la sécurité financière du club qui continuera ces opérations comme terrain de golf de 18 trous. SVP voir l'annexe "A" ci-joint pour voir la portion du terrain ouest que nous planifions développer.



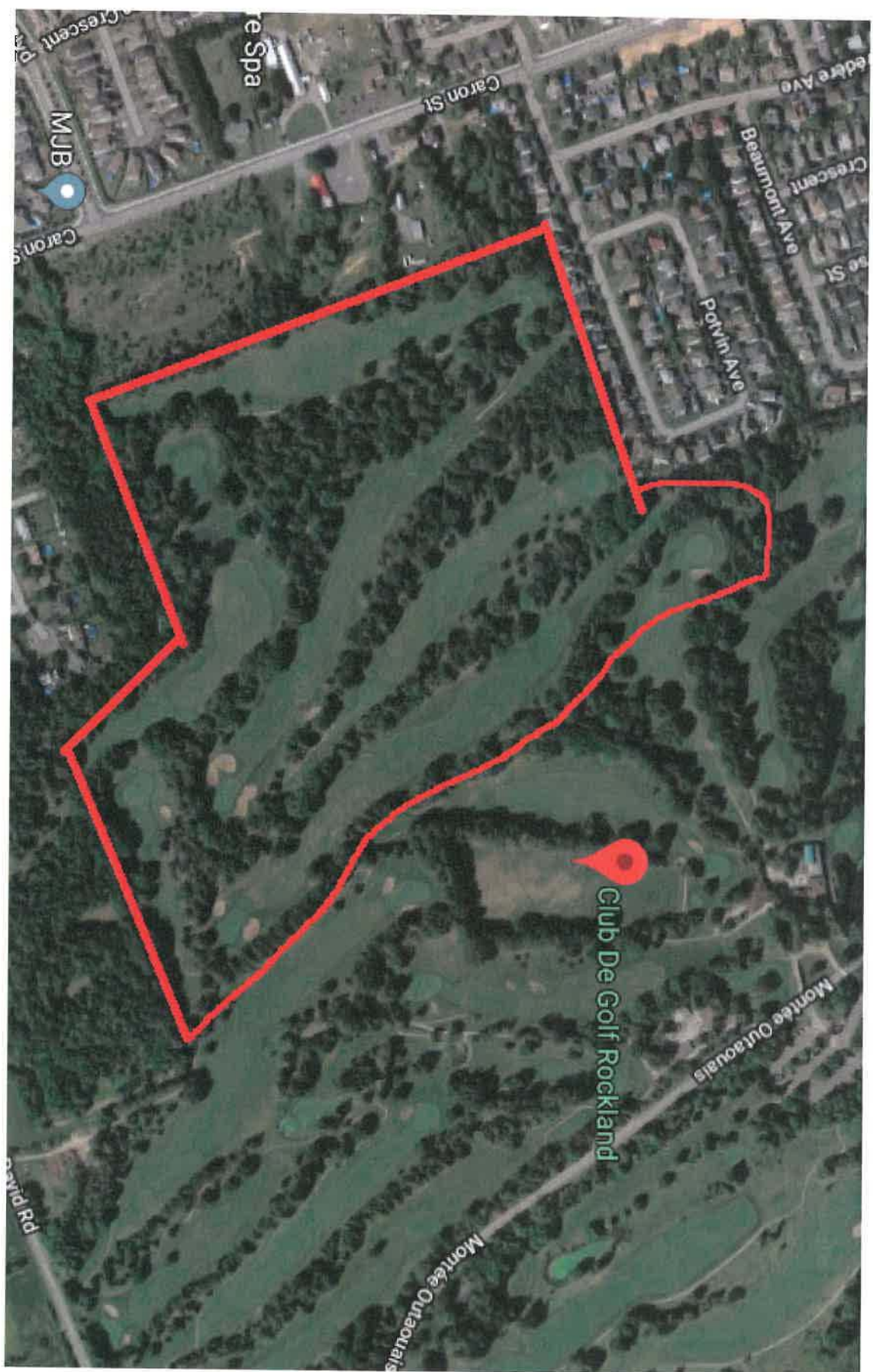
Ceci dit, et après notre examinations du plan proposer, nous remarquons qu'il n'y a pas de chemin proposer jusqu'à la ligne entre le lotissement et le terrain de golf. Nous croyons que cet sortie et accès a la rue Caron par le lotissement proposer, est essentielle au futur développement de cette parcelle du terrain de golf.

Par la présente, nous demandons au Service de l'aménagement du territoire et au conseil de la Cité de Clarence-Rockland, de réviser ce plan afin d'inclure un chemin qui se joint à la ligne entre le terrain de golf et le lotissement proposer.

Merci d'avance pour votre attention à ce sujet très important.

Bernard Sanscartier

President, Club de golf Rockland (9834842 Canada Inc)



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Prescott & Russell

April 23, 2017
4:50:27

Legend

- Roads (< 75k scale)
 - Provincial
 - Comté / County
 - Rural
 - Urban / Urban
 - Rampe / Ramp
 - Saisonnier / Seasonal
 - Privé / Private
- Parcels
 - River or Lake
 - Lot and Concession Fabric
- Urban Boundary (< 20k scale)
- Municipal Boundary (< 150k scale)

59 Acres.

