



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

June 18, 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  
Carl Grimard, Councillor Ward 3  
Charles Berlinguette, Councillor Ward 4  
André J. Lalonde, Councillor Ward 5  
Michel Levert, Councillor Ward 7  
Diane Choinière, Councillor Ward 8  
Helen Collier, Chief Administrative Officer  
Monique Ouellet, Clerk  
Maryse St-Pierre, Deputy Clerk

**ABSENT:** Krysta Simard, Councillor Ward 6

**1. Opening of the meeting**

Mayor Desjardins calls the meeting to order at 6:02 p.m.

**2. Prayer**

Councillor Carl Grimard recites the prayer.

**3. Adoption of the agenda**

**RESOLUTION 2018-153**

**Moved by** Carl Grimard

**Seconded by** Diane Choinière

**BE IT RESOLVED THAT** the agenda be adopted with the following additions:

7.1. Presentation by Catherina Rouse, CEO of the Clarence-Rockland Public Library regarding the Little Free Library

7.2. Presentation by Catherina Rouse, CEO of the Clarence-Rockland Public Library regarding teen space solution for Rockland

7.3. Petition presented by Richard Gadoua requesting improvements to Brazeau Road

5.6. Contract negotiation - Dave Darch

5.7. Council/Staff communications

11.11. Waste Treatment Plant - report INF2018-026

**CARRIED, as modified**

**4. Disclosure of pecuniary interests (none)**

**5. Closed Meeting**

**RESOLUTION 2018-154**

**Moved by** Guy Desjardins

**Seconded by** Charles Berlinguette

**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. Minutes of the Closed Meeting of June 4, 2018

5.2. Legal update

5.3. Amendment to the CIH Agreement

5.4. Property matter

5.5. Salary review

5.6. Contract negotiation - Dave Darch

5.7. Council/Staff communications

**CARRIED**

Members of Council move to the conference room adjacent to the Council Chambers at 6:05 p.m. and return to the Council Chambers at 7:32 p.m.

**RESOLUTION 2018-155**

**Moved by** Diane Choinière

**Seconded by** Carl Grimard

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

**CARRIED**

## **6. 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. He adds that council will go back in closed session at the end of the Regular meeting in order to continue discussions on item 5.5.

## **7. Announcements**

### **7.1 Presentation by Catherina Rouse, CEO of the Clarence-Rockland Public Library regarding the Little Free Library**

Mrs. Catherina Rouse presents the little free libraries project. She explains that this project will allow residents of Clarence Creek and Bourget to have access to books in their area further to the upcoming closure of their libraries. She adds that this project is feasible within the current Public Library Budget.

Further to questions, Mrs. Rouse explains the rationale for the choice of locations for these areas.

### **7.2 Presentation by Catherina Rouse, CEO of the Clarence-Rockland Public Library regarding teen space solution for Rockland**

Mrs. Catherina Rouse presents the Co-lab project, located in the Rockland Public Library. She asks for a loan from the City in order to achieve this project with the l'Escale Catholic High School.

Further to questions, Mrs. Robin Barré explains that the public library is in discussion with the school board in order to obtain mobile equipment for this room.

Further to questions, Mr. Frédéric Desnoyers explains that there is a possibility to provide an internal loan and explains the structure of this kind of loan. Mrs. Rouse adds that the loan would be reimbursed with fundraising.

## **RESOLUTION 2018-156**

**Moved by** Diane Choinière

**Seconded by** André J. Lalonde

**WHEREAS** the Clarence-Rockland Public Library asked Council for a loan in order to invest in the computer lab currently rented by l'Escale Catholic High School; and

**WHEREAS** the Public Library has the intention to reimburse the amount with contributions from the school board and fundraising;

**BE IT RESOLVED THAT** Council authorizes a loan of \$42,000 to the Clarence-Rockland Public Library at a rate of 2% for a five (5) year period.

**CARRIED**

**7.3 Petition presented by Richard Gadoua requesting improvements to Brazeau Road**

Mr. Richard Gadoua presents the petition requesting for improvements to Brazeau Road. Mayor Desjardins explains that this matter should be brought up for discussion during the 2019 Budget process. He suggests that Mr. Gadoua reiterate his request to the new Council in December.

Mrs. Carole Parent, resident of 1148 Brazeau , explains that she has to drive on the ditch to let the school buses pass on the road. She explains that her driveway is chaos.

Mr. Pierre Parent, resident at 1148 Brazeau Road, explains that the water does not drain in the ditch but in his yard. Mayor Desjardins explains that City staff will verify the situation.

Mr. Gilles Hupé, resident of 1465 Brazeau Road, explains that the road is not maintained properly. He adds that the road grading is not appropriate either.

**8. Comment/Question Period**

Gilles Préseault, resident at 3395 Descôtes Circle, explains his situation in regard to a water line break on his property, which occurred on January 31, 2018. He gives to council a document which states the background of his situation, with supporting pictures. He asks when the work will be done.

Further to comments and questions, Mr. Julian Lenhart explains that the work is scheduled for mid-June and adds that he will find out the specific date from the Manager of Environment.

Further to questions, Mr. Robert Kehoe explains that systems are already in place for departments to deal with complaints. Mr. Julian Lenhart adds that his department does use the system in place.

Mr. René Faubert, resident at 2349 Clark Road, explains that it has concerns with the ditches on his road because the water does not drain properly. He asks when the City will deal with this. Mr. Lenhart replies that this situation affects the whole Clark Road, as mentioned in the report submitted to Council, which will be dealt with later during this meeting.

**9. Council Members' Items**

**9.1 Fire radios service contract - UCPR (report to follow)**

**10. Consent Items**

**RESOLUTION 2018-157**

**Moved by** Michel Levert

**Seconded by** Mario Zanth

**BE IT RESOLVED THAT** the following items, as identified under the consent items category on the regular meeting agenda of June 18, 2018, be adopted:

- 10.1. Adoption of the minutes of the following meetings:
  - a. Regular meeting - June 4, 2018
  - b. Committee of the Whole meeting - June 4, 2018
- 10.2. Receipt of the minutes of the following meetings:
  - a. Heritage Advisory Committee - January 23, 2018
  - b. Heritage Advisory Committee - April 3, 2018
  - c. Planning Committee of April 5, 2018
  - d. Planning Committee of May 2, 2018
  - e. Public Library Board - March 20, 2018
  - f. Public Library Board - May 15, 2018
- 10.3. The following recommendations from Committee of the Whole of June 4, 2018
  - b. Resolution to approve the evaluation process for Heritage sign requests
  - c. Resolution to approve the engineering Guidelines
  - d. Resolution to acknowledge receipt of the Site Plan Control Area By-law and Site Plan process guide
- 10.4. Adoption of the salaries paid from May 6, 2018, to June 2, 2018, in the gross amount of \$991,196.59 and net amount of \$725,278.31

**CARRIED**

***Text of the resolutions adopted by consent under Resolution No 2018-157:***

**10.3b. BE IT RESOLVED THAT** *Council authorizes that the Heritage Advisory Committee be responsible to evaluate the requests for the installation of signs and plaques to commemorate members of the City that had an influence for the community, and*

**BE IT RESOLVED THAT** *the director of the Infrastructure and Planning Department be the approval authority for the approval of those types of requests, based on the recommendation of the Heritage Advisory Committee, and*

***BE IT RESOLVED THAT** the budget for the Heritage Advisory Committee be used to pay for those request.*

**10.3c. BE IT RESOLVED THAT** Council approves the engineering guidelines attached to Report No. INF2018-033.

**10.3d. BE IT RESOLVED THAT** the Draft Site Plan process guide and Site plan Control Area By-law attached to Report No. AMÉ-18-39-R, be received as information; and

***BE IT RESOLVED THAT** the Infrastructure and Planning Department be mandated to circulate the Site Plan Control Area By-law to the development community for their comments which shall be taken into consideration by Council prior to the adoption of the said by-law.*

**10.4 BE IT RESOLVED THAT** the salaries paid from May 6th, 2018, to June 2nd, 2018, in the gross amount of \$991,196.59 and net amount of \$725,278.31 be adopted as recommended.

**10.3f. Resolution to endorse the current practices to retain required consultant services**

**RESOLUTION 2018-158**

**Moved by** Carl Grimard

**Seconded by** Mario Zanth

**WHEREAS** Council requested staff to review its current consultant appointment procedures with a view to determine if cost savings can be attained through the use of existing staffing resources; and

**WHEREAS** the Administration has reviewed the magnitude of the annual capital works programs and the associated criteria utilized for the retention of external consulting services;

**BE IT RESOLVED THAT** Council endorses the current practices used by the administration to retain required consultant services in the delivery of Council's approved capital works programs and studies.

**CARRIED**

**e. Resolution to approve that a professional engineers report be completed to provide the necessary steps to remove the lead paint from the Jean-Marc Lalonde Arena**

Further to questions, Mr. Jean-Luc Jubinville explains that a commercial level, there are specific steps to be followed in order to remove that lead paint. H explains that the staff does not have the knowledge to deal with this issue.

**RESOLUTION 2018-159**

**Moved by** Michel Levert

**Seconded by** Jean-Marc Lalonde

**WHEREAS** a regular Health and Safety inspection was conducted on the Jean-Marc Lalonde Arena in April 2018.

**WHEREAS** the inspection identified concern with flaking paint.

**WHEREAS** a follow-up inspection was conducted immediately May 3, 2018, by an environmental specialist that identifies lead is contained in the paint above the acceptable limit.

**BE IT RESOLVED THAT** a professional engineers report be completed to provide the necessary steps to remove the lead paint from the arena.

**CARRIED**

- a. **Resolution to approve the purchase and installation of a level 2 charging station for City Hall**

**RESOLUTION 2018-160**

**Moved by** Jean-Marc Lalonde

**Seconded by** Carl Grimard

**BE IT RESOLVED THAT** Council approves the purchase and installation of one level 2 charging station at one specific location as recommended by the Department of Infrastructure and Planning; and

**BE IT RESOLVED THAT** Council authorizes the transfer of \$2,700 from the Building Reserve Fund to the operating budget for the purchase and installation of one electric vehicle charging station.

**CARRIED**

**11. Committee/Staff Reports**

**11.1 Accounts paid**

**RESOLUTION 2018-161**

**Moved by** Carl Grimard

**Seconded by** Mario Zanth

**BE IT RESOLVED THAT** the accounts paid from May 12, 2018, to June 8, 2018, in the amount of \$1,421,262.34 be adopted as recommended.

**CARRIED**

**11.2 Extend service contract for Dave Darch**

**RESOLUTION 2018-162**

**Moved by** Mario Zanth

**Seconded by** Diane Choinière

**WHEREAS** Mr. Dave Darch's engineering expertise is still required by the municipality;

**BE IT RESOLVED THAT** Mr. Dave Darch's contract be extended for 2 days a week until September 30, 2018.

**CARRIED**

**11.3 Dog By-Law Amendment**

Further to questions, Mr. Yves Roy explains that the proposed by-law would resolve illegal situations until the adoption of a new by-law, which should be submitted to Council by the end of the year.

**RESOLUTION 2018-163**

**Moved by** Diane Choinière

**Seconded by** Mario Zanth

**BE IT RESOLVED THAT** Council consider adopts the Dog by-law 2018-105 in order to allow 3 dogs per household plus any 'service dog' that may be clinically assigned to a person living in that household and to allow 5 service dog in training, and further allowing rescue centres to have up to 20 dogs in its care as the dogs transition to new homes.

**CARRIED**

**11.4 Zoning By-law Amendment and Official Plan Amendment – Spacebuilders Ottawa Ltd., Part of Lots 26 and 27, Concession 1 (O.S.), Part of Lot 25, Concession 2 (O.S.), Part of Lots C and D, Concession 8**



Further to questions, Mr. Julian Lenhart explains that Council members will have a chance to ask their questions when the traffic study of this project is available.

**RESOLUTION 2018-164**

**Moved by** Carl Grimard

**Seconded by** Mario Zanth

**WHEREAS** a Zoning By-law Amendment and Official Plan Amendment are required to fulfill conditions of draft approval for the Draft Plan of Subdivision approved by Municipal Council on the 4<sup>th</sup> of April 2018 for the Morris Village stage 5 development,

**BE IT RESOLVED THAT** Municipal Council adopts By-law 2018-83, Amendment No. 10 to the Official Plan of the Urban Area of the City of Clarence-Rockland to change the designation of certain portions of the property described as being Part of Lots 26 and 27, Concession 1 (O.S.), Part of Lot 25, Concession 2 (O.S.), and Part of Lots C and D, Concession 8 from “Low Density Residential” to “Medium Density Residential” and to “Service Commercial” and to add a new policy 5.6.3.6, as recommended by the Infrastructure and Planning Department; and

**BE IT RESOLVED THAT** the Municipal Council adopt By-law 2018-82 amending the Zoning By-law 2016-10 to change the zoning category of the property described as being Part of Lots 26 and 27, Concession 1 (O.S.), Part of Lot 25, Concession 2 (O.S.), and Part of Lots C and D, Concession 8 from “*Residential First Density – General - holding (R1-h) Zone*” to “*Residential First Density – Special – Exception 2 (R1S-2) Zone*”, “*Residential Third Density – Exception 11 (R3-11) Zone*”, “*Residential Third Density – Exception 14 (R3-14) Zone*”, “*General Commercial – Exception 8 (CG-8) Zone*”, and “*Parks and Open Space (OS) Zone*”, as recommended by the Infrastructure and Planning Department.

**CARRIED**

**11.5 Amendment to Draft Plan conditions and Zoning by-law– Brigil – following Alternative Dispute Resolution**

**RESOLUTION 2018-165**

**Moved by** Diane Choinière

**Seconded by** Mario Zanth

**WHEREAS** Council, through a resolution, adopted a series of 92 conditions in regards to the subdivision project of Brigil on April 17, 2018; and

**WHEREAS** Council also adopted an Official Plan Amendment and a Zoning By-law Amendment; and

**WHEREAS** an appeal to the Local Planning Appeal Tribunal was received in regards to the three (3) files; and

**WHEREAS** Council has agreed to undertake a dispute resolution technique under Section 34 (20.1) of the *Planning Act*; and

**WHEREAS** a mediation was scheduled for June 6<sup>th</sup> to try to resolve the dispute; and

**WHEREAS** an agreement was reached between all parties, which requires a Zoning By-law Amendment and the addition of two (2) conditions to the Draft Plan of Subdivision;

**BE IT RESOLVED THAT** the Municipal Council approve the addition of two (2) conditions, as stipulated under Section 5 of report AMÉ-18-53-R to the Draft Plan of Subdivision, submitted by Atrél Engineering, agent for 3223701 Canada Inc. (Brigil), file number D-12-121; and

**BE IT RESOLVED THAT** the Municipal Council approve the By-law no. 2018-80, being a by-law to amend the Zoning By-law 2016-10, in order to modify the Zoning from “Urban Residential First Density – general - holding (R1-h) Zone” to “Urban Residential Third Density – exception 21-holding (R3-21-h) Zone”; and

**BE IT RESOLVED THAT** there will be no appeal period.

**CARRIED**

**11.6 Contract with Rockland Ford Sales Ltd. for the purchase of a one (1) Ton Truck complete with dump box**

**RESOLUTION 2018-166**

**Moved by** Jean-Marc Lalonde

**Seconded by** Mario Zanth

**BE IT RESOLVED THAT** Municipal Council adopts By-Law 2018-73 to authorize the Mayor and the Clerk to sign a contract with Rockland Ford Sales Ltd. for the purchase of a one (1) Ton Truck complete with dump box for the sum of \$54,317.00 excluding H.S.T.

**CARRIED**

**11.7 Amendment of Schedule A to the Emergency Management Program By-Law**

**RESOLUTION 2018-167**

**Moved by** Mario Zanth

**Seconded by** Carl Grimard

**BE IT RESOLVED THAT** Council adopts By-law 2018-103, being a by-law to amend Schedule A of the Emergency Management Program By-Law 2017-148, in order to add Yves Roy as an Alternate Community Emergency Management Coordinator.

**CARRIED**

**11.8 Purchase of a single axle 5 ton truck, plow and salter**

**RESOLUTION 2018-168**

**Moved by** Charles Berlinguette

**Seconded by** Carl Grimard

**BE IT RESOLVED THAT** Municipal Council adopts By-Law 2018-74 being a By-Law to authorize the Mayor and the City Clerk to sign a contract with Équipements Lourds Papineau Inc. for the purchase and supply of a single axle 5 Ton 4x4 truck with plow and salter in the amount of \$272,784.82 (excluding HST).

**CARRIED**

**11.9 Morris Village Park Partnership Plan**

**RESOLUTION 2018-169**

**Moved by** Jean-Marc Lalonde

**Seconded by** Mario Zanth

**BE IT RESOLVED THAT** Council approves that Community Services develop and implement a partnership plan between businesses and community groups in order to raise funds for the development of Morris Village Park, as recommended.

**CARRIED**

**11.10 Clark Ditch and Road Structure Rehabilitation**

**RESOLUTION 2018-170**

**Moved by** Charles Berlinguette

**Seconded by** Diane Choinière

**WHEREAS** Clark Road's structural condition has further deteriorated due to the permanent saturation of the subgrade and that proper drainage with suitable

outlets are required along Clark Road to address the drainage and structural issues.

**WHEREAS** the 2018 budget deliberations did not allocate funding for the construction of Phase 3 of Clark Road.

**WHEREAS** the project objectives of Clark Road align with the Ditch Drainage Study.

**BE IT RESOLVED THAT** Council approves \$200,000 to complete Phase 3 of the Clark Road project, where \$125,000 be transferred from the Ditch Drainage Study project and \$75,000 from the Federal Gas Tax.

**CARRIED**

### **11.11 Engineering Service Waste Treatment Plant**

Further to questions, Mr. Julian Lenhart explains that it is the same report that what was presented in April. He adds that the contract should be amended.

#### **RESOLUTION 2018-171**

**Moved by** Michel Levert

**Seconded by** Carl Grimard

**BE IT RESOLVED THAT** By-law No. 2018-106, being a by-law to authorize the Mayor and Clerk to award a contract to the Ontario Clean Water Agency to provide project management and design review services associated with the Waste Treatment Plant Upgrades, be adopted; and

**BE IT RESOLVED THAT** By-law No. 2018-107, being a by-law to authorize the Mayor and the Clerk to sign the required documents in order to amend the scope of the contract with RV Anderson Engineering from the current upset limit of \$525,000 to an upset limit of \$948,000 for the works associated with the sewage treatment facility be adopted.

**CARRIED**

### **12. By-laws**

#### **RESOLUTION 2018-172**

**Moved by** Mario Zanth

**Seconded by** Michel Levert

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

12.1. 2018-67 - to amend the Sign By-law

12.2. 2018-78 - to amend the Zoning By-Law - 2305 Raymond Street

- 12.3. 2018-79 - to amend Zoning By-law – 1188 Du Lac Road
- 12.5. 2018-85 - Hammond (maintenance) Municipal Drain
- 12.6. 2018-86 - A. Vinette Municipal Drain
- 12.7. 2018-87 - Bussiere (maintenance) Municipal Drain
- 12.8. 2018-88 - Lepage Municipal Drain
- 12.9. 2018-89 - Bussière Municipal Drain
- 12.10. 2018-90 - Paul Seguin Main Municipal Drain
- 12.11. 2018-91 - Potvin Municipal Drain
- 12.12. 2018-92 - Rozon Seguin East Municipal Drain
- 12.13. 2018-93 - Schnupp Municipal Drain
- 12.14. 2018-94 - Louis Lafleur Municipal Drain
- 12.15. 2018-95 - Clarence Creek Pharmacy Municipal Drain
- 12.16. 2018-96 - Regimbald Municipal Drain
- 12.18. 2018-98 - By-law to regulate the destruction or damage of trees
- 12.19. 2018-99 - to amend the Environmental Advisory Committee Terms of reference
- 12.20. 2018-100 - to sign a contract with Lamarche Electric Inc. for the purchase and Installation of Generators (Clarence Creek Arena & Municipal Garage)
- 12.21. 2018-101 - to sign a contract with Synex Construction Ltd for the replacement of culvert on Baseline Road
- 12.22. 2018-104 - to approve an additional one year extension to the agreement with Leduc Bus Lines for routes 530 and 535

**CARRIED**

**12.4 2018-84 - Hammond Municipal Drain**

**RESOLUTION 2018-173**

**Moved by** André J. Lalonde

**Seconded by** Diane Choinière

**BE IT RESOLVED THAT** By-Law 2018-84, being a by-law for the Hammond Municipal Drain, be adopted.

**CARRIED**

**12.17 2018-97 - To prohibit parking between 2322 and 2400 Albert Street**

**RESOLUTION 2018-174**

**Moved by** Jean-Marc Lalonde

**Seconded by** Charles Berlinguette

**BE IT RESOLVED THAT** By-law 2018-97, being a by-law to prohibit parking between 2322 and 2400 Albert Street, be adopted.

**CARRIED**

**13. Closed Meeting report**

Mayor Desjardins calls for a recess at 9:24 p.m. in order to proceed with the Committee of the Whole meeting.

Reopening of the meeting at 10:19 p.m.

**RESOLUTION 2018-175**

**Moved by** Diane Choinière

**Seconded by** Jean-Marc Lalonde

**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:

5.5. Salary review

**CARRIED**

Members of Council move to the conference room adjacent to the Council Chambers at 10:20 p.m. and return to the Council Chambers at 11:07 p.m.

**RESOLUTION 2018-176**

**Moved by** Carl Grimard

**Seconded by** Mario Zanth

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

**CARRIED**

**14. Confirmatory By-law**

**RESOLUTION 2018-177**

**Moved by** Carl Grimard

**Seconded by** Michel Levert

**BE IT RESOLVED THAT** By-law no. 2018-102, being a confirmatory by-law for the regular meeting of June 18, 2018, be adopted.

**CARRIED**

**15. Adjournment**

Mayor Desjardins adjourns the meeting at 11:09 p.m.

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Guy Desjardins, Mayor

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Maryse St-Pierre, Deputy Clerk