



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

January 9, 2019, 7:00 pm

Council Chambers

415 rue Lemay Street, Clarence Creek, Ont.

Pages

1. Opening of the meeting
2. Adoption of the agenda
3. Declaration of pecuniary interests
4. Adoption of the minutes
5. Planner's Statement
6. Deferred Items
7. Presentations / Reports
 - 7.1 Zoning By-law Amendment – Estelle and Michel Bernard – 1262 Alma Street 1
 - 7.2 Application for Draft Plan of Subdivision Approval – Bourgon Lavigne Development – Part of Lot 21, Concession 10, Russell Rd 7
 - 7.3 Zoning By-law amendments - to resolve technical anomalies 47
8. Other Items
9. Adjournment



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

COMITÉ DE L'AMÉNAGEMENT

le 9 janvier 2019, 19 h 00

Salle du Conseil

415 rue Lemay Street, Clarence Creek, Ont.

Pages

1. Ouverture de la réunion
2. Adoption de l'ordre du jour
3. Déclaration d'intérêts pécuniaires
4. Adoption des procès-verbaux
5. Énoncé de l'urbaniste
6. Items différés
7. Présentations / Rapports
 - 7.1 Modification au règlement de zonage – Estelle and Michel Bernard – 1262, rue Alma 1
 - 7.2 Demande d'approbation de l'ébauche de plan de lotissement – Bourgon Lavigne Development – Part of Lot 21, Concession 10, Russell Rd 7
 - 7.3 Modifications au règlement de zonage - correction d'anomalies techniques 47
8. Autres items
9. Ajournement



Date	09/01/2019
Submitted by	Tyler Duval, consultant
Subject	Zoning By-law Amendment – Estelle and Michel Bernard – 1262 Alma Street
File N°	D-14-516

REPORT N° AMÉ-19-06-R

1) **NATURE/GOAL :**

The purpose of this report is to present an amendment to the Zoning By-law 2016-10 of the City of Clarence-Rockland for a property described as Lot 90 Plan Bell 1908 (1262 Alma Street).

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

THAT the Planning Committee recommends to Council to amend Zoning By-Law 2016-10, in order to change the zoning category of the property located at 1262 Alma Street from "Urban Residential First Density (R1) Zone" to "Urban Residential Second Density (R2) Zone", in order to permit the use of semi-detached dwelling on the property, as recommended by the Infrastructure and Planning Department.

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 au 1262 rue Alma de « Zone Résidentielle Urbaine de Densité 1 – (R1) », à « Zone Résidentielle Urbaine de Densité 2 – (R2) », afin de permettre une habitation jumelée sur le terrain, tel que recommandé par le Département d'infrastructure et aménagement du territoire.

4) **BACKGROUND :**

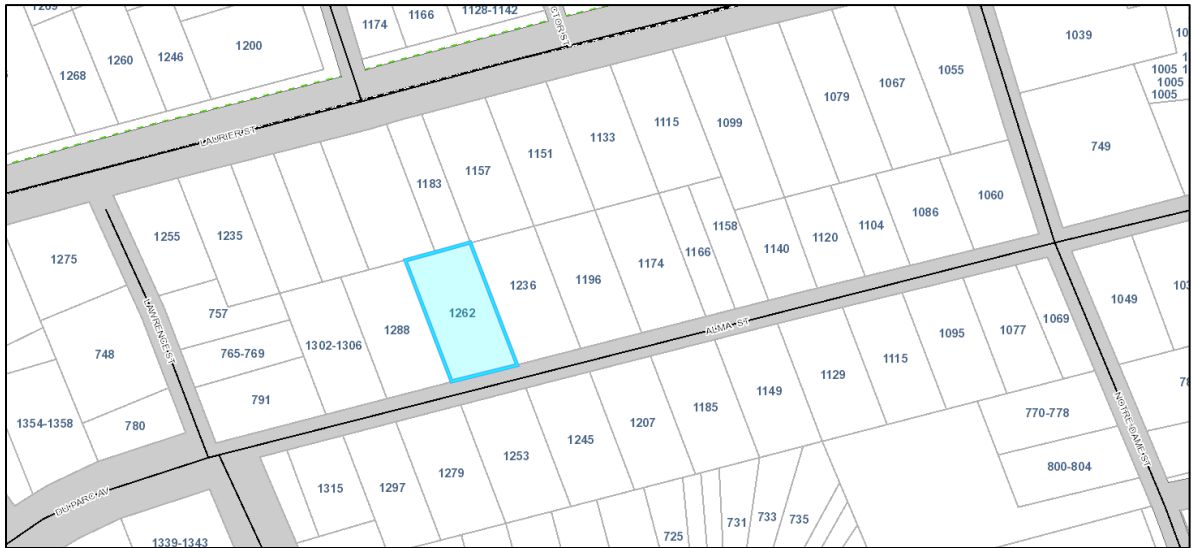
On December 11th, 2018, an application was submitted by Estelle and Michel Bernard to amend the Zoning By-law 2016-10. The property is described as being 1262 Alma Street (see figure 1). A single detached dwelling and accessory building are located on the property.

The purpose of the application is to change the zoning of the property from "Urban Residential First Density (R1) Zone" to "Urban Residential

Second Density (R2) Zone”. Should the proposed by-law amendment be adopted, the property owner intends to use the lot for a semi-detached dwelling.

The application was deemed complete on December 12th, 2018. A notice of public meeting was sent to different agencies and to the property owners within 120 meters of the subject property on December 14th, 2018. A sign was requested in order to be posted on the property.

Figure 1: Location of the subject property



5) **DISCUSSION :**
PROVINCIAL POLICY STATEMENT

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 development, 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 and resilient 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, (including second units, affordable housing and housing for older persons) [...];*

[...]

- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*

[...]

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

Secondly, section 1.1.3.1 stipulates that *"Settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted."*

Also, section 1.1.3.2 stipulates that *"Land use patterns within settlement areas shall be based on:*

- a) *densities and a mix of land uses which:*
 - 1. *efficiently use land and resources;*
 - 2. *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and*
 - 3. *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- b) *a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3 [...]."*

Section 1.4.1 (Housing) further adds that *"to provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*

- a) *maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*

- b) *maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans;”*

Furthermore, section 1.4.3 states that a range and mix of housing types shall be provided by:

" [...]

- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; and*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed”.*

The proposed development is consistent with the policies of the PPS as it will promote a range and mix of residential units and will be on full municipal services.

OFFICIAL PLAN OF THE UNITED COUNTIES OF PRESCOTT AND RUSSELL

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 applies to Towns or Villages with a population of 1000 or more which have been developed on full municipal services. It is intended that this area is to absorb a significant part of future growth in the United Counties.

This designation supports diversified mixed communities offering a range of housing types. As such, the proposed Zoning By-law amendment is in line with these policies.

OFFICIAL PLAN OF THE URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND

The subject 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. This designation permits single detached dwellings, semi-detached dwellings, and duplex dwellings.

As such, the proposed Zoning By-law amendment is in line with these policies.

CITY OF CLARENCE-ROCKLAND ZONING BY-LAW 2016-10

The subject property is located within the "Urban Residential First Density (R1) Zone" however the proposed zoning amendment would change the zone to "Urban Residential Second Density (R2) Zone".

The R2 Zone permits semi-detached, duplex and linked dwellings, along with the other residential uses of the R1 Zone.

The proposed use of the lot for semi-detached dwellings will require 10 metres of frontage per dwelling unit. The lot currently has 22.5 metres of frontage along Alma Street and could therefore accommodate the proposed use without requiring any site specific provisions.

6) **CONSULTATION:**

A notice of acknowledgement of a complete application for a zoning by-law amendment was sent to all property owners within 120 metres, to relevant public agencies and City departments on December 14th, 2018. Further, a public notice was placed on site on December 14th, 2018. The public meeting of the Planning Committee on the 9th of January, 2019 will serve to collect comments from the public.

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

United Counties of Prescott and Russell: No comments.

City of Clarence-Rockland Departments

Building Department: No comments.

Community Services: No comments.

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-19-05-R

Date	18/12/2018
Submitted by	Claire Lemay
Subject	Application for Draft Plan Approval – Bourgon Lavigne Development – Part of Lot 21, Concession 10, Russell Rd
File N°	D-12-VVV-02

1) **NATURE/GOAL :**

Bourgon and Lavigne Development has submitted an application for the approval of a Draft Plan of Subdivision in order to create 19 lots for single detached dwellings and 10 lots for semi-detached dwellings (total of 39 dwelling units) with an extension of Danika Street and two new streets. The development will be connected to municipal water and will be on private individual septic systems.

The subject property is located south of Russell Road in Cheney, along the Bear Brook Creek, described as Part of Lot 21, Concession 10.



Figure 1: Keymap - Subject property indicated in dark blue

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 Bourgon Lavigne Development (file number D-VVV-02), with the conditions of approval listed under Section 7 of report No. AMÉ-19-05-R.

QUE le comité d'aménagement recommande au conseil municipal l'approbation de l'ébauche de plan de lotissement soumis par Développement Bourgon Lavigne (filière no. D-12-VVV-02), avec les conditions d'approbation listées à la Section 7 du rapport no. AMÉ-19-05-R.

4) **BACKGROUND :**

This application is a resubmission of a lapsed Draft Plan of Subdivision, with some minor modifications. The development was originally given Draft Plan Approval by Municipal Council in 2007. This draft approval has since expired in 2012 and a new application for draft approval is therefore required. The first phase of the project is now complete and includes several single detached dwellings along the new streets Danika, Nellie, and Grand Tronc. The resubmission for Draft Plan Approval includes a few minor modifications to the proposed plan. These are: adding semi-detached dwellings on some lots where single detached dwellings had previously been proposed, and including a property to the west of the property originally covered by the draft approval in 2007 in order to provide a connection to Russell Road at the end of Danika Street.

5) **DISCUSSION :**

The *Planning Act*, R.S.O 1990 :

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, a mineral resource area, or an area with known cultural heritage and archaeological resources. The only natural feature on the subject property is the Bear Brook Creek, and appropriate measures

have been taken to ensure there are no negative impacts on this watercourse.

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

The proposed subdivision is within the Community Policy Area, where development should occur. The proposed development is in the public's interest. There is municipal water available at that location; however the lots will be on private septic systems.

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

The proposed plan is located within the Community Policy Area where development should occur. The proposed uses and densities of the development comply with the Official Plan of the United Counties. The proposed draft plan is an extension of the previous adjacent development.

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

The land is suitable for the purposes for which it is to be subdivided. The land is relatively flat with a slope near the Bear Brook.

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 an extension of Danika Street and two new streets, all of which were previously part of the now-expired Draft Plan approved in 2007. Danika Street now extends to a future intersection with Russell Road in the proposed draft plan. The two new streets are both short streets which end in a cul-de-sac.

f) the dimensions and shapes of the proposed lots.

The dimensions and shapes of the proposed lots appear to be acceptable. They are between 961 m² (for a semi-detached dwelling) and 3229 m² (for a single detached dwelling). All of the proposed lots are large enough to accommodate the proposed dwelling type with its septic system and replacement area. It is recommended that the lots for semi-detached dwellings be separated through the part-lot control process following construction in order to ensure that the division wall between the two units is precisely located along the property line.

- 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.**

A Fish Habitat Assessment was conducted and a 30 meter setback from the Fish Habitat will be respected. A Geotechnical Investigation was also conducted which includes the setback from the unstable slopes.

- h) conservation of natural resources and flood control.**

A “no development” zone will be conducted within 30 meters of the Bear Brook. It is to be noted that no building will be erected in the flood plain. A stormwater management plan has been approved for the project.

- i) the adequacy of utilities and municipal services.**

Utilities appear to be adequate. The lots will be serviced by municipal water and they will have private septic systems.

- j) the adequacy of school sites.**

The proposed subdivision is not too far from the schools in Hammond and on Russell Road, however school buses will be required.

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

No park is proposed in the Draft Plan of Subdivision. A payment of 5 % of the value of the land is required since there is already a park on Grand Tronc Street. This 5% cash-in-lieu fee shall be applied only to those portions of the proposed draft plan for which a parkland fee was not already paid as part of the initial development and shall be in accordance with the City’s Parkland Dedication By-law.

- 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.

Provincial Policy Statement :

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 states that:

“Healthy, liveable and safe communities are sustained 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;
- d) [...]
- 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, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and
- h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.”

Section 1.1.3.1 states that settlement areas are to be the focus of growth and development. The proposed Subdivision is within the village of Cheney, 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.

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. The proposed Subdivision will have access to the municipal water service. Because there are no municipal sanitary sewers available within the village of Cheney, the development will be serviced by private individual septic systems. The proposed density of the development, consisting of single and semi-detached dwellings, is appropriate for this level of infrastructure.

Section 2.0 of the PPS calls for the protection of natural heritage features. The subject property is located along the Bear Brook Creek. Appropriate setbacks from the fish habitat are included in the draft plan. There are no other environmental features identified on this property.

Section 3.1, entitled "Natural Hazards," directs development to areas outside of lands which are subject to flooding hazards and/or erosion hazards. The proposed draft plan includes the required setbacks from the 100-year flood elevation and unstable slopes along the Bear Brook Creek.

Official Plan of the United Counties of Prescott and Russell :

The property is identified under a "Community Policy Area" designation on Schedule "A" of the Official Plan of the United Counties of Prescott and Russell. It is adjacent to the Bear Brook which is a Fish Habitat as shown on Schedule "B" of the Official Plan. There is also an unstable slope near the Bear Brook and a flood plain surrounding the Bear Brook and one of its tributaries as shown on Schedule "C" of the Official Plan. Figure 2 below indicates the elements contained on Schedules "A", "B" and "C" of the Official Plan of the United Counties of Prescott and Russell within the vicinity of the subject property.

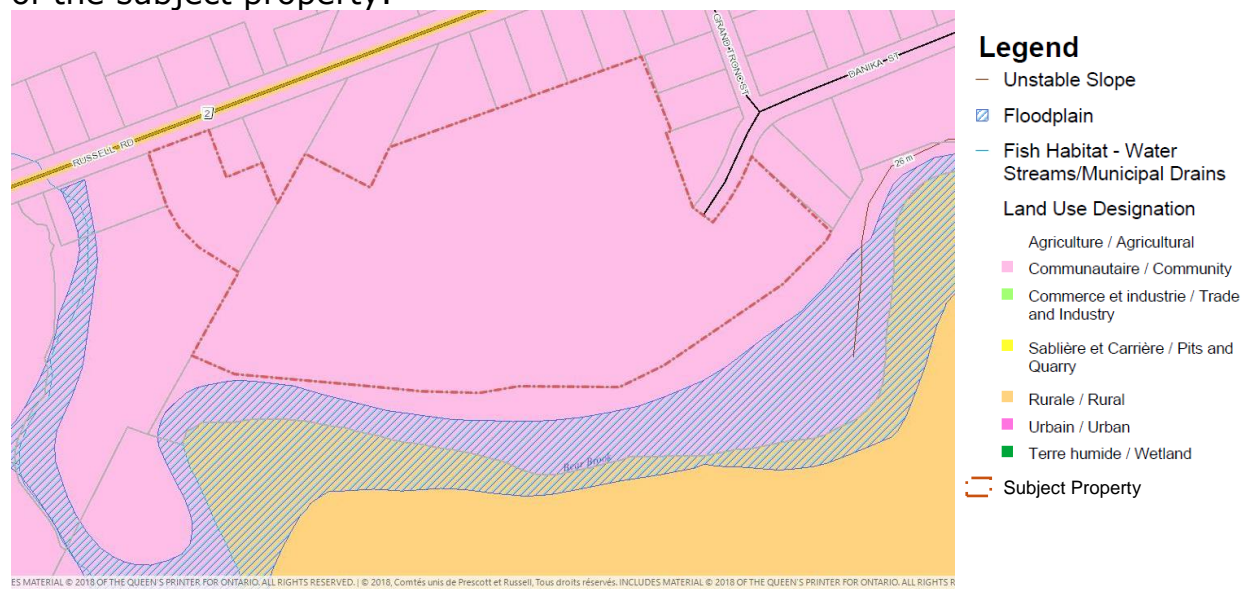


Figure 2: Official Plan of the United Counties of Prescott and Russell

The proposed residential uses are permitted by the Residential policies of section 2.3.7 of the Official Plan of the United Counties of Prescott and Russell. Policy 8 of section 2.3.7 outlines the following criteria to be used for

the evaluation of subdivision and other development applications:

- a) permit and zone a range of housing types and sizes;
- b) identify and zone areas exclusively reserved for residential development;
- c) ensure adequate buffering of residential areas from incompatible non-residential uses through separation distance, landscaping or other appropriate means;
- [...]
- g) permit accessory apartments;
- h) provide for open space and parkland and the protection of natural heritage features;
- [...]
- l) when reviewing development applications consider the development criteria stated in Section 7.4;
- m) ensure the availability of adequate water and waste water treatment services."

Section 7.4.1 of the Official Plan of the United Counties of Prescott and Russell includes technical, environmental, and planning and design considerations for approval of applications for plans of subdivision.

Technical considerations: The application is complete in accordance with the requirements of Section 51 (17) and the applicable regulations under the Planning Act, R.S.O. 1990; the application conforms to the policies of the Official Plan of the United Counties; the application is appropriate for the current zoning of the property; and the development charges will be assessed at the time of submission of a building permit application.

Environmental considerations: The proposed development will be connected to the municipal water service. A hydrogeological study and terrain analysis has been completed both prior to the initial subdivision and a subsequent performance evaluation, completed following the initial development. The performance evaluation study concluded that there were no issues with proceeding with the subsequent phases of development proposed in this draft plan application and that the increase of density was appropriate. The study was reviewed and approved by the City and South Nation Conservation. An Environmental Site Assessment was completed for the initial development; the report concluded that there were no concerns regarding an adjacent service station. A geotechnical report was prepared for the initial development in order to address the slope stability concerns along the Bear Brook Creek. This report was approved and the findings incorporated into the civil design of the project. A fish habitat assessment was completed prior to the initial development and the recommended setback from the fish habitat has been incorporated into the proposed draft plan. A stormwater management report was completed to support the initial development and was approved by the City and South Nation Conservation and an Environmental Compliance Approval was obtained by the MOECC in

2015 for the stormwater management facilities. No changes to the stormwater management are required as part of the resubmission of the plan of subdivision.

Planning and Design considerations: Considerations such as the lot and block configuration, compatibility with adjacent uses, road access and street layout, parks and open space amenities, right-of-way and easement requirements, and emergency and secondary accesses were reviewed in the initial application for draft approval in 2007. At that time, an extension of Danika Street to connect to Russell Road was recommended. This connection is included in the current proposal. The criteria of section 51(24) of the *Planning Act* are discussed above.

City of Clarence-Rockland Zoning By-law 2016-10:

The subject lands are presently shown within the "Village Residential First Density --holding (RV1-h) Zone" on Schedule "E" of the Zoning By law No. 2016-10. Single and semi-detached dwellings are permitted in this zone. Prior to registration of the plan of subdivision, the removal of the holding provision will have to be approved by Council.

Street Names:

The proposed names of the three streets in this propose subdivision are: Danika Street, which is an extension of the existing Danika Street, Grand Ours Street, which is a short dead-end street with 9 houses lining both sides of the street, and Moïse Street, another short dead-end street with 14 houses lining both sides of the street. Due to the similarity between the proposed Moïse street and the existing Moïse-Gendron Street in Bourget, it is recommended that another name be suggested for this street. The street naming protocol also recommends street names which are a single word instead of compound names; a one-word alternative name for the proposed Grand Ours Street would be preferred. The suffix "Court" could be considered instead of "Street" for the two short dead-end streets.

Conclusion:

The proposed draft plan of subdivision is consistent with the Provincial Policy Statement. The proposed draft plan of subdivision conforms to the Official Plan of the United Counties of Prescott and Russell.

6) CONSULTATION:

A public meeting is scheduled for January 9th, 2019, 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 United Counties of Prescott and Russell submitted comments regarding the conformity of the proposed subdivision with the Official Plan as well as other planning matters. These comments are in Attachment B.

South Nation Conservation submitted comments relating to the impact of the application on the local environment, including natural heritage and natural hazards. These comments are in Attachment C.

Agencies and Utilities:

Comments from Enbridge are attached in Attachment D, comments from HydroOne are attached in Attachment E, and comments from Canada Post are in Attachment F.

Other City Departments:

Community Services: 5% cash-in-lieu of parkland.

Construction division: No objections.

Finance Department: No objection.

Protective Services: No concerns.

Operations division: No comments other than that the subdivision drawings should meet the new engineering guidelines.

RECOMMENDED DRAFT PLAN CONDITIONS:

General

1. This approval applies to the Draft Plan prepared by Lascelles Engineering & Associates and certified by Denis Dutrisac, OLS, dated November 5th, 2018, to show the following 19 lots for single detached dwellings and 10 lots for semi-detached dwellings, 1 block, and 3 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 promptly notify the City Clerk in writing should any of the Works required by the Subdivision Agreement be assigned to other parties. Such notification shall not release the Owner of his obligation to construct such Works.
10. The Owner agrees that its obligation to construct or install the Works, as required by the Subdivision Agreement, shall not be assigned to any party who purchases land on which a residence has been constructed.
11. 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

12. 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 exhausted. An application to remove the "H – holding" provisions shall be filed with the City of Clarence-Rockland for approval.
13. For each registration, the Owner shall provide a surveyor's certificate from an Ontario Land Surveyor indicating the frontage and area of all lots/blocks on the final plan.

Highways/Roads/Walkways

14. The Owner shall dedicate, by by-law, all proposed streets included in this Draft Plan, shown as Public Highway to the City.
15. 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.
16. That the infrastructure plans demonstrate all streets to be built to municipal standards.
17. That the final approved street names be at least 75% in French, to the satisfaction of the City of Clarence-Rockland.
18. The Owner agrees to restore existing adjacent streets and other services which may be disturbed by the development of the plan.

Park and Open Space

19. That the owner pays 5% of the value of the land as cash-in-lieu of parkland in accordance with the City of Clarence-Rockland Parkland Dedication By-law.
20. That Block 21 on Plan 50M-299 be transferred to the City of Clarence-Rockland.

Stormwater Management Plan, Sediment and Erosion Control Plan

21. In completion of all stormwater 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.
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.

Construction

23. 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.

Septic System

24. The Owner agrees that the design, construction and operation of each individual septic system shall be conforming to Ontario Building Code.

Heat Pumps

25. That a section be registered on title indicating that the purchasers of Lots 1 to 13 of Phase 1 and lots 1 to 20 of Phase 2 acknowledge that if groundwater source heat pumps are to be allowed in the subdivision, then a qualified professional should carry out a "hydrogeological impact study" for the use of these pumps.

Utilities

26. 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.
27. 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.
28. 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.
29. The Owner shall meet the requirements of Canada Post Corporation for postal delivery facilities, to the satisfaction of the City of Clarence Rockland.
30. The Owner shall meet the requirements of Enbridge Gas Distribution Inc. and Hydro One, to the satisfaction of the City of Clarence Rockland.
31. All the public utilities (including electricity, cable, gas and telephone) shall be underground.

Streets and Street Lights

32. The street lights shall meet the standards of the City of Clarence-Rockland. Please note that LED lights are required.
33. The Owner agrees to prepare a "Street Light Plan" for all the Subdivision to the satisfaction of the City of Clarence-Rockland.
34. 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

35. 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

36. 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.
37. 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.

United Counties of Prescott-Russell

38. That the right-of-way for County Road No. 2 (Russell Road) along the proposed Block 21 and the proposed Road allowance named Danika Street is widened as required to 13 metres from the centreline of the road, and that the Transfer/Deed of land conveying the said land to the Corporation of the United Counties of Prescott and Russell shall be prepared and executed at no cost or encumbrance in consideration of the payment of \$1.00.
39. Prior to final approval, the Owner shall convey by deed to the Corporation of the United Counties of Prescott and Russell a 0.3-metre reserve extending across the entire frontage of County Road No. 2 (Russell Road) on the proposed Block 21, which shall be prepared and executed at no cost or encumbrance to the Counties in consideration of the payment of \$1.00. Any existing entranceways across the reserve shall be closed and physically removed.
40. The Owner shall submit to the United Counties of Prescott and Russell a Lot Grading and Drainage Plan, prepared by a Professional Engineer licensed in the Province of Ontario, which shall detail the drainage of County Road No. 2 (Russell Road) into the existing drainage ditch on the lands subject to the draft plan of subdivision approval and indicate how it is to be implemented, for review and approval by the Director of the Public Works Department, to the satisfaction of the Counties.
41. The Owner shall submit to the United Counties of Prescott and Russell on-site and off-site works engineering design drawings and cost estimate as may be required for works in the drainage ditch servicing County Road No. 2 (Russell Road), for review and approval by the

Director of the Public Works Department, to the satisfaction of the Counties.

42. The Owner shall grant and transfer at no cost and free of any encumbrance for the sum of \$1.00, a drainage easement of a minimum width of 10.0 metres to the Corporation of the United Counties of Prescott and Russell. The drainage easement shall be a minimum width of 5.0 metres calculated from the centre of the drainage ditch, which runs along the western limit of proposed Lots 10 and 11 of Phase 2, and calculated from the centre of the drainage ditch, which runs along the eastern limit of proposed Block 21 and of the Owner's retained lands. That such easements and maintenance agreement which may be required for drainage shall be provided and agreed to by the Owner, to the satisfaction of the United Counties of Prescott and Russell; and that the Owner shall ensure that these easements documents are registered on Title immediately following registration of the final plan; and that the Corporation of the United Counties of Prescott and Russell is duly notified.
43. The Owner shall agree in the Subdivision Agreement not to interfere with existing drainage patterns for adjacent lands during construction and after completion of the development of this subdivision. Drainage from the existing adjacent lands including County Road No. 2 (Russell Road) shall be accommodated by this development, to the satisfaction of the Counties.
44. Prior to final approval, the Owner shall submit to the United Counties of Prescott and Russell off-site works engineering design drawings and external servicing plans for all works within any County Road right-of-way for review and approval by the Director of the Public Works Department, to the satisfaction of the Counties.
45. The Owner shall agree in the Subdivision Agreement that County Road No. 2 (Russell Road) 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.
46. 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.
47. That the letter of undertaking between the Owner (Bourgon-Lavigne) and the City of Clarence-Rockland, signed in 2011, for a payment structure between three developers in the Cheney settlement area to construct a left turn lane on County Road No. 2 (Russell Road) be updated by the Owner to reflect the 2019 construction costs and the costs attributed to each developer in Cheney. The redistribution of costs shall consider the new proposed numbers of units for each development in Cheney and shall deduct the developers' payments

received by the United Counties of Prescott and Russell, for the different phases, from the total amount due when recalculating the distribution of costs. The revised letter of undertaking signed by the Owner and the City of Clarence-Rockland shall be to the satisfaction of the United Counties of Prescott and Russell and an executed copy shall be provided to the Counties.

48. 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 United Counties 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.
49. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the United Counties of Prescott and Russell that prior to the development of Phase 2, Danika Street shall connect to County Road No. 2 (Russell Road) in order to provide access to the United Counties emergency services vehicles.
50. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the United Counties of Prescott and Russell and the City of Clarence-Rockland, that prior to approval of any site plan agreement for the 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.
51. 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.
52. The Owner 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.
53. The Owner shall provide to the United Counties of Prescott and Russell a copy in PDF format of the final plan intended for registration.
54. The Owner shall provide to the United Counties of Prescott and Russell a copy of the executed Subdivision Agreement.
55. 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.
56. Prior to final approval, the United Counties of Prescott and Russell shall advise in writing the City of Clarence-Rockland how conditions 38 through 55 have been satisfied.

57. The owner agrees to abide by the Slope Stability setbacks established through the Geotechnical Investigation, prepared by Levac Robichaud Leclerc Associates, signed, stamped and dated December 4, 2006, and delineated on a final Draft Plan of Subdivision, to the satisfaction of the City of Clarence-Rockland and South Nation Conservation.
58. That the owner agrees to abide by the Fish Habitat boundary, as delineated in the Proposed Site Development Plan – Drafting Phasing Plan Dwg. No. 0447-01, File 05447, prepared by Levac Robichaud Leclerc Associates and dated June, 2007 to the satisfaction of the City of Clarence-Rockland and South Nation Conservation.
59. The owner agrees to delineate on a final Draft Plan of Subdivision, the inland extents of the regulated area under the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses* Ontario Regulation 170/06. The regulated area will be derived from the greatest inland extents of the 100-year floodplain setback and slope stability setback, to the satisfaction of South Nation Conservation.
60. The owner/developer agrees to obtain all necessary permits under Ontario Regulation 170/06 from South Nation Conservation for any proposed development or site alterations within the regulated area, and for any interference with a watercourse.
61. The owner agrees to complete the Department of Fisheries and Oceans (DFO) self-assessment, and to request a review from the DFO where the proposed activity or criteria necessitate a review.
62. The owner agrees to establish a 15 metre “no touch” zone from the Fish Habitat boundary line, as delineated in the Proposed Site Development Plan – Drafting Phasing Plan Dwg. No. 0447-01, File 05447, prepared by Levac Robichaud Leclerc Associates and dated June, 2007, and a final Draft Plan of Subdivision, to the satisfaction of the City of Clarence-Rockland and South Nation Conservation.
63. The owner agrees to prepare and submit a Stormwater Management Plan and describe how it is to be implemented in accordance with the current Stormwater Management Best Practices to the satisfaction of the City of Clarence-Rockland and South Nation Conservation. The plan should address both water quality and quantity concerns. The plan should consider proposed on-lot controls to reduce the rate of runoff and minimize contaminant transportation. Models, assumptions and calculations of pre and post development runoff are to be included with this submission.
64. The owner agrees to prepare and submit a Sediment and Erosion Control Plan, appropriate to the site conditions, prior to undertaking any site alterations (filling, grading, removal of vegetation, etc.) and indicate 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 and South Nation Conservation.

65. 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 and South Nation Conservation.
66. A draft subdivision agreement be provided to South Nation Conservation for review, and the final subdivision agreement contains wording acceptable to the South Nation Conservation to implement the above noted conditions.

Other Conditions

67. The developer shall connect the watermain of phase two to the watermain along Russell Road leading to Limoges, or, if such watermain has not yet been installed at the time of completion of Phase two of the development, that the watermain be brought to the lot line on Russell Road beside Block 21.
68. That a 0.3 metre reserve be transferred to the City of Clarence-Rockland along Danika Street on the west side of Block 21 as shown on the Draft Plan of Subdivision.
69. That the Subdivision Agreement between the developer and the City include a provision that the Agreement of Purchase and Sale for all lots contain a clause to be registered on title advising the purchasers to consult the topographic plan and the grading plan for the complete subdivision and for the lot to be purchased.
70. That the Subdivision Agreement between the developer and the City include a provision that the Agreement of Purchase and Sale for all lots contain a clause to be registered on title advising the purchasers of:
 - a. Lots 1 to 5 of Phase 1 and lots 1 to 4 of Phase 2 to respect a 15 meter developmental setback from the top of the slope, a 15 meter setback from the flood line and a 15 meter "no touch" zone from the Fish Habitat boundary line;
 - b. Lots 5 to 10 of Phase 2 to respect a 30 meter developmental setback from the top of the slope, a 15 meter setback from the flood line and a 15 meter "no touch" zone from the Fish Habitat boundary line.
71. The Owner shall install at his own fees a black "chain link fence" at a height of 1.5 meters (5 feet), located on the rear property line of the lots 1 to 5 of Phase 1 and lots 1 to 10 of Phase 2, which are abutting the Bearbrook Creek. The fence must be installed on private property.

Closing Conditions

72. 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*.

73. 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.
74. The Subdivision Agreement shall state that the conditions run with the land and are binding on the Owner's heirs, successors and assigns.
75. Prior to registration of the Plan of Subdivision, the City of Clarence Rockland is to be satisfied that Conditions 1 to 74 have been fulfilled.
76. If the Plan of Subdivision has not been registered by February 20, 2024, 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.

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

N/A

2) **LEGAL IMPLICATIONS :**

N/A

3) **RISK MANAGEMENT :**

N/A

4) **STRATEGIC IMPLICATIONS :**

N/A

5) **SUPPORTING DOCUMENTS:**

Attachment A - Draft Plan of Subdivision

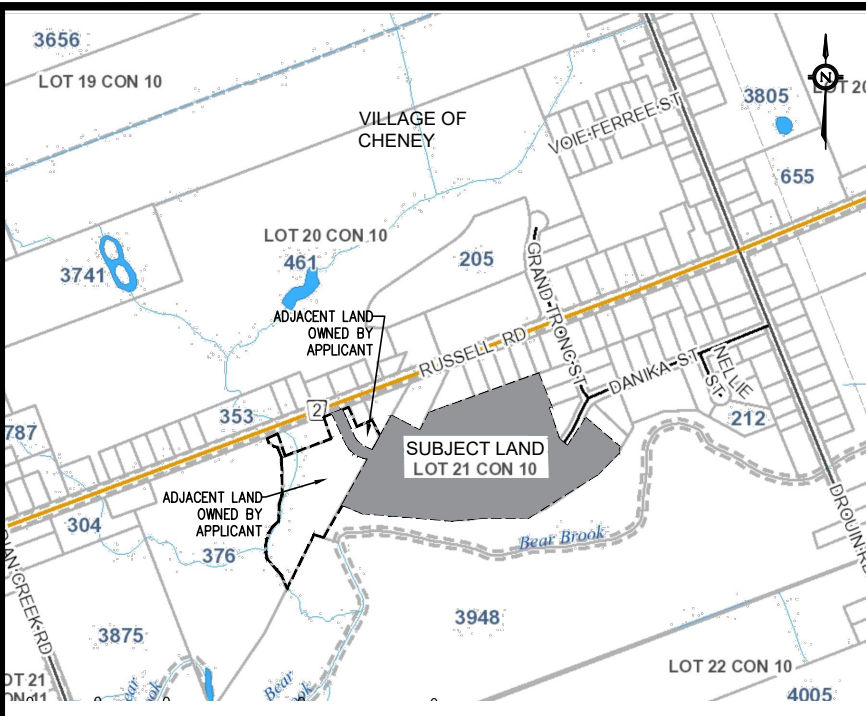
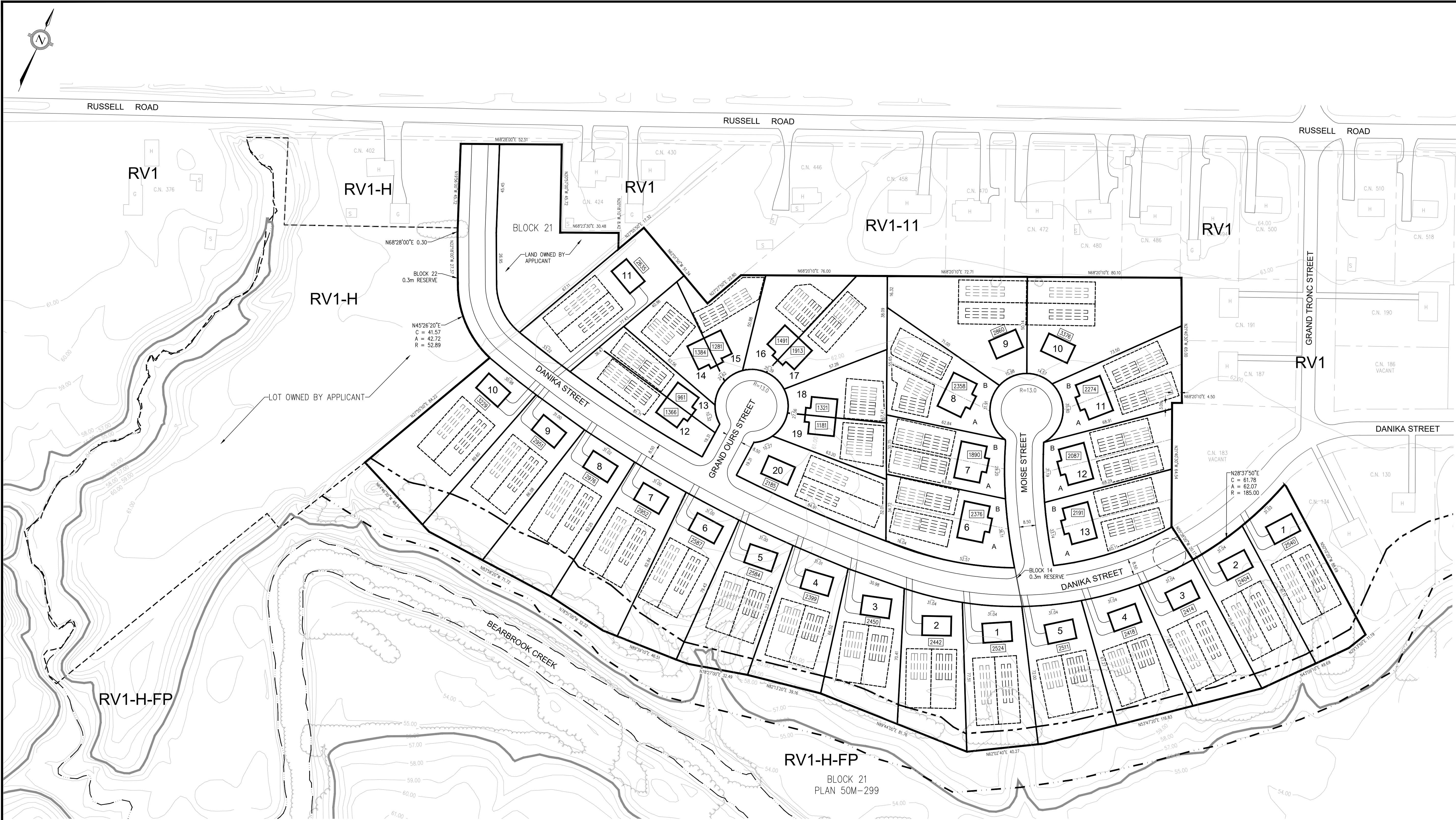
Attachment B - Comments from the United Counties

Attachment C - Comments from South Nation Conservation

Attachment D – Enbridge Comments

Attachment E – Hydro One Comments

Attachment F – Canada Post Comments



KEY PLAN
SCALE: 1:15 000

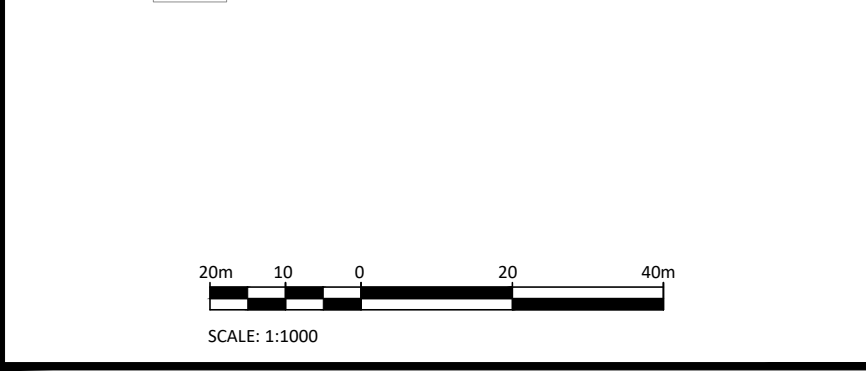
DRAWING TITLE:
PROPOSED DRAFT PLAN OF SUBDIVISION

PROJECT:
BOURGON & LAVIGNE SUBDIVISION
PART OF LOT 21 CONCESSION 10
GEOGRAPHIC TOWNSHIP OF CLARENCE
CITY OF CLARENCE-ROCKLAND

APPLICANT:
**DEVELOPPEMENT BOURGON AND
LAVIGNE DEVELOPMENT INC.**

- LEGEND:**
- LOT FABRIC LINES
 - EXISTING SHORELINE
 - SUBDIVISION BOUNDARY
 - PROPERTY OWNED BY APPLICANT
 - EXISTING PROPERTY LINES
 - FISH HABITAT SETBACK
 - SLOPE STABILITY SETBACK
 - 100YR FLOOD LINE (ELEV. 56.00m)
 - EXISTING OUTER EDGE OF WOODLAND
 - 1m CONTOUR LINE
 - EDGE OF EXISTING ASPHALT AND DRIVEWAY
 - EDGE OF PROPOSED ASPHALT
 - LOT DIVISION LINE FOR SEMI-DETACHED LOTS

- PROPOSED DWELLING
- PROPOSED LOT AREA (m²)
- PROPOSED LOCATION OF NEW SEPTIC SYSTEM W/ SPARE
- EXISTING DWELLING
- EXISTING SHED
- EXISTING GARAGE



SURVEYOR'S CERTIFICATE

I HERBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LAND ARE CORRECTLY SHOWN.

Denis Dutrisac
DATED
DENIS DUTRISAC
ONTARIO LAND SURVEYOR
ROCKLAND ONTARIO

OWNER'S CERTIFICATE

I HERBY AUTHORIZED LASCELLES ENGINEERING AND ASSOCIATES TO PREPARE AND SUBMIT THIS PLAN TO THE CITY OF CLARENCE-ROCKLAND FOR REVIEW AND APPROVAL.

5/11/18
DATED
5/11/18
DATED
DEVELOPPEMENT BOURGON & LAVIGNE
DEVELOPMENT INC.
MR. JACQUES BOURGON, PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION
MR. RENE LAVIGNE, SECRETARY-TREASURER
I HAVE THE AUTHORITY TO BIND THE CORPORATION

LASCELLES
ENGINEERING & ASSOCIATES

870 JAMES STREET
HAWKESBURY ONTARIO
K6A 2V8
OFFICE: (613) 832-0241
FAX: (613) 832-1669

LAND USE ANALYSIS

NUMBER OF SINGLE-FAMILY LOTS: 19
NUMBER OF SEMI-DETACHED LOTS: 20
TOTAL AREA OF PROPOSED LOTS OF SUBDIVISION: 9.20 (Hq)

ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 50.1-17 OF THE PLANNING ACT, R.S.O., 1990

- THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CERTIFIED BY DENIS DUTRISAC, O.L.S. OF THE FIRM ARPENTAGE DUTRISAC SURVEYING INC.
- THE LOCATIONS, WIDTHS AND NAMES OF THE PROPOSED STREETS WITHIN THE PROPOSED SUBDIVISION AND THE STREETS ON WHICH THE SUBDIVISION ABUTS ARE SHOWN ON THE PLAN.
- THE KEY PLAN ILLUSTRATES THAT THE APPLICANT OWNS ADJACENT LAND. THE KEY PLAN ALSO ILLUSTRATES EVERY ADJACENT SUBDIVISION, THE EXISTING STREET CONFIGURATION IN THE VICINITY OF THE PROPOSED SUBDIVISION, AND THE RELATIONSHIP OF THE SUBJECT LAND WITH THE ADJACENT LOT FABRIC OF THE VILLAGE OF CHENEY, ONTARIO.
- THE PURPOSE OF THIS PROPOSED SUBDIVISION IS TO CREATE RESIDENTIAL LOTS.
- THE EXISTING USES OF ALL ADJACENT LAND IS SHOWN ON THE PLAN.
- THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE SHOWN ON THE PLAN.
- ALL NATURAL AND ARTIFICIAL FEATURES WITHIN AND ADJACENT TO THE LAND PROPOSED TO BE SUBDIVIDED ARE SHOWN ON THE PLAN.
- DOMESTIC WATER WILL BE PROVIDED TO THE PROPOSED SUBDIVISIONS BY AN EXISTING AND AVAILABLE MUNICIPAL WATERMAIN.
- THE SURFICIAL OVERBURDEN SOIL UNDERLYING THE PROPOSED SUBDIVISION CONSIST OF A THIN LAYER OF SAND OVERLYING A THICK CLAY DEPOSIT.
- EXISTING CONTOURS LINE OF THE LAND'S TOPOGRAPHY WITHIN AND ADJACENT TO THE PROPOSED SUBDIVISION ARE SHOWN ON THE PLAN. THESE WERE DERIVED FROM AERIAL PHOTOGRAPHY AND DIGITALISED USING PHOTOGRAMMETRIC METHODS BY THE BASE MAPPING CO. LTD.
- MUNICIPAL WATER AND STORM SEWERS ARE AVAILABLE TO SERVICE THE PROPOSED SUBDIVISION ALONG WITH GARBAGE COLLECTION AND DISPOSAL. OTHER PUBLIC SERVICES AVAILABLE INCLUDE ELECTRICITY, CABLE AND NATURAL GAS.
- THE AREA TO THE SOUTH OF THE PROPOSED SUBDIVISION HAS BEEN DESIGNATED AS FLOOD PLAIN AND HAVING SENSITIVE SLOPES. THE REQUIRED SETBACKS ARE SHOWN ON THE PLAN.

December 12, 2018

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

Attn: Claire Lemay

Subject: Proposed Draft Plan of Subdivision
Part of Lot 21, Concession 10, Township of Clarence
Bourgon-Lavigne Subdivision, Cheney
Your File No.: **D-12-VVV**

Mrs. Lemay:

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 located in the Community Policy Area consists of 19 lots for single detached dwellings and 10 lots for semi-detached dwellings (20 units) with two new streets and an extension of Danika Street, which will connect to County Road No. 2 (Russell Road). Further, the development will connect to the municipal water distribution system and private individual septic systems will service each unit.

We note, from the Schedules of the UCPR Official Plan, the presence of Fish Habitats, Unstable Slopes and Flood Plain on the subject lands. As a reminder, Sections 5 and 6 of the UCPR Official Plan provide policies, which aim to protect natural heritage features and resources and the public health and safety.

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 right-of-way for County Road No. 2 (Russell Road) along the proposed Block 21 and the proposed Road allowance named Danika Street is widened as required to 13 metres from the centreline of the road, and that the Transfer/Deed of land conveying the said land to the Corporation of the United Counties of Prescott and Russell shall be prepared and executed at no cost or encumbrance in consideration of the payment of \$1.00.
2. Prior to final approval, the Owner shall convey by deed to the Corporation of the United Counties of Prescott and Russell a 0.3-metre reserve extending across the entire frontage of County Road No. 2 (Russell Road) on the proposed Block 21, which shall be prepared and executed at no cost or encumbrance to the Counties in consideration of the payment of \$1.00. Any existing entranceways across the reserve shall be closed and physically removed.
3. The Owner shall submit to the United Counties of Prescott and Russell a Lot Grading and Drainage Plan, prepared by a Professional Engineer licensed in the Province of Ontario, which shall detail the drainage of County Road No. 2 (Russell Road) into the existing drainage ditch on the lands subject to the draft plan of subdivision approval and indicate how it is to be implemented, for review and approval by the Director of the Public Works Department, to the satisfaction of the Counties.
4. The Owner shall submit to the United Counties of Prescott and Russell on-site and off-site works engineering design drawings and cost estimate as may be required for works in the drainage ditch servicing County Road No. 2 (Russell Road), for review and approval by the Director of the Public Works Department, to the satisfaction of the Counties.
5. The Owner shall grant and transfer at no cost and free of any encumbrance for the sum of \$1.00, a drainage easement of a minimum width of 10.0 metres to the Corporation of the United Counties of Prescott and Russell. The drainage easement shall be a minimum width of 5.0 metres calculated from the centre of the drainage ditch, which runs along the western limit of proposed Lots 10 and 11 of Phase 2, and calculated from the centre of the drainage ditch, which runs along the eastern limit of proposed Block 21 and of the Owner's retained lands. That such easements and maintenance agreement which may be required for drainage shall be provided and agreed to by the Owner, to the satisfaction of the United Counties of Prescott and Russell; and that the Owner shall ensure that these easements documents are registered on Title immediately following registration of the final plan; and that the Corporation of the United Counties of Prescott and Russell is duly notified.
6. The Owner shall agree in the Subdivision Agreement not to interfere with existing drainage patterns for adjacent lands during construction and after completion of the development of this subdivision. Drainage from the

- existing adjacent lands including County Road No. 2 (Russell Road) shall be accommodated by this development, to the satisfaction of the Counties.
7. Prior to final approval, the Owner shall submit to the United Counties of Prescott and Russell off-site works engineering design drawings and external servicing plans for all works within any County Road right-of-way for review and approval by the Director of the Public Works Department, to the satisfaction of the Counties.
 8. The Owner shall agree in the Subdivision Agreement that County Road No. 2 (Russell Road) 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.
 9. 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.
 10. That the letter of undertaking between the Owner (Bourgon-Lavigne) and the City of Clarence-Rockland, signed in 2011, for a payment structure between three developers in the Cheney settlement area to construct a left turn lane on County Road No. 2 (Russell Road) be updated by the Owner to reflect the 2019 construction costs and the costs attributed to each developer in Cheney. The redistribution of costs shall consider the new proposed numbers of units for each development in Cheney and shall deduct the developers' payments received by the United Counties of Prescott and Russell, for the different phases, from the total amount due when recalculating the distribution of costs. The revised letter of undertaking signed by the Owner and the City of Clarence-Rockland shall be to the satisfaction of the United Counties of Prescott and Russell and an executed copy shall be provided to the Counties.
 11. 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 United Counties 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.
 12. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the United Counties of Prescott and Russell that prior to the development of Phase 2, Danika Street shall connect to County Road No. 2 (Russell Road) in order to provide access to the United Counties emergency services vehicles.

13. 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 the 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.
14. 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.
15. The Owner 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.
16. The Owner shall provide to the United Counties of Prescott and Russell a copy in PDF format of the final plan intended for registration.
17. The Owner shall provide to the United Counties of Prescott and Russell a copy of the executed Subdivision Agreement.
18. 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.
19. Prior to final approval, the United Counties of Prescott and Russell shall advise in writing the City of Clarence-Rockland how conditions 1 through 18 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



Via E-mail (clemay@clarence-rockland.com)

December 11, 2018

Claire Lemay
Municipal Planner
Infrastructure and Planning Department
The City of Clarence Rockland
1560 rue Laurier Street
Rockland, ON K4K 1P7

**Re: Bourgon & Lavigne Subdivision Revision
Part of Lot 21, Concession 10
Village of Cheney
The City of Clarence Rockland
Former Township of Clarence**

Dear Ms. Lemay,

South Nation Conservation (SNC) has received and reviewed the following documents concerning a Plan of Subdivision at the above noted location.

- i. Cover Letter – Application for Approval of a Plan of Subdivision. Prepared by LaScelles Engineers and Associates. Dated November 7, 2018.
- ii. Application for Approval of a Plan of Subdivision. Dated November 8, 2018.
- iii. Proposed Draft Plan of Subdivision. Prepared by LaScelles Engineers and Associates. Dated November 5, 2018.

It is our understanding that the application represents two phases of a former subdivision application that has lapsed. The revised plan involves two residential phases:

Phase 1 containing 13 lots (7 detached, 6 semi-detached units), and
Phase 2 containing 20 lots (12 detached, 8 semi-detached units).

The development will be on municipal water and private sanitary systems.

An additional parcel to the west has been acquired since the initial application to enable vehicular access to Russell Road, but no residential development is considered on the additional lands under the current application.



We have considered the impact of this application on the local environment, as outlined under Sections 2.1 (Natural Heritage) and 3.1 (Natural Hazards) of the Provincial Policy Statement (April 2014), issued under Section 3 of the *Planning Act*, 1990.

Our review has also considered the Sewage System Management Agreement between the City of Clarence Rockland and SNC.

SNC offers the following comments on the application:

Aquatic Habitat

The property borders the Bearbrook Creek and contains several tributaries. The following plan and studies were previously reviewed and accepted by SNC:

- i. Fish Habitat Assessment Proposed Bourgon-Lavigne Subdivision Cheney, Ontario. Prepared by G.A. Packman & Associates dated December 20, 2006.
- ii. Fish Habitat Assessment – Additional Information. Prepared by Levac Robichaud Leclerc Associates dated August 21, 2007.
- iii. Proposed Site Development Plan – Drafting Phasing Plan. Dwg. No. 0447-01, File 05447, prepared by Levac Robichaud Leclerc Associates and dated June, 2007.

Under the *Fisheries Act*, a project must avoid causing serious harm to fish unless authorized by the Minister of Fisheries and Ocean. A self-assessment must be completed and a DFO review requested if the activities or criteria trigger the review. Information on the process can be found at the DFO website (<http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>).

As a qualified environmental professional, SNC may assist the proponent through the self-assessment and request for review, at the request of the owner.

Stormwater Management

For the initial subdivision application, SNC provided a final review of a stormwater management report and associated plans in a letter of November 2008. Stormwater management for the current application depends on a pond situated on adjacent lands to the east. According to the cover letter submitted with the application, the pond has been constructed, and the impact of replacing detached units with semi-detached units was reviewed by Lascelles Engineering in a letter dated April 2018.



This letter should be reviewed by SNC to ensure the existing ponds can accommodate the proposed land use change. Any changes to the storm water management, grading and drainage, and sediment and erosion control should also be reviewed by SNC.

Hydrogeological Study and Terrain Analysis

The subdivision agreement for the initial application indicates that the subdivision will be registered in phases, and that each phase will require a performance evaluation of the previous phases. As part of the initial phase, the performance report considered the increased residential density for Phase 1 of the current application.

The following performance report was received and reviewed for the first phase of the initial application:

- i. Hydrogeological Review – Phase II, Bourgon-Lavigne Residential Subdivision.
Prepared by Lascelles Engineering Ltd. Dated January 9th, 2018.

SNC has accepted the findings of the Hydrogeological Review in a letter dated February 13, 2018, including the increased density for Phase 1 of the current subdivision application. A performance report will also be necessary to confirm the increased density proposed for Phase 2.

The final development of the lots will need to conform to Part 8 (Sewage Systems) of the Ontario Building Code, including minimum setbacks from property lines for the higher density semi-detached lots.

Unstable Slopes

A slope stability setback was established and delineated in the following documents for the initial subdivision application.

- i. Geotechnical Investigation. Prepared by Levac Robichaud Leclerc Associates. Dated November 2006. Signed, stamped and dated December 4, 2006.
- ii. Proposed Site Development Plan – Drafting Phasing Plan. Dwg. No. 0447-01, File 05447, prepared by Levac Robichaud Leclerc Associates and dated June, 2007.

The setbacks delineated in the Proposed Site Development Plan was accepted by SNC, and a similar setback has been delineated on current Proposed Draft Plan of Subdivision. The revised plan should include clearly labelled setback distances for the different zones



along Bearbrook Creek to ensure the recommended setbacks are properly implemented.

Any encroachment into the setback, including septic systems, will require a site-specific geotechnical investigation.

Floodplain

In cooperation with local municipalities and the Province, Conservation Authorities operate flood control programs to minimize flood risk to residents, homes and businesses.

In eastern Ontario, the regulatory flood level is the 100-year flood, calculated as having a 1% chance of being equalled or exceeded in any given year, or having an annual return period of 100 years on average.

Specifically, the 100-year flood level for the residential lots has been determined to be 56.32 metres above sea level (MASL).

The vacant parcel to the west is adjacent to a tributary of the Bearbrook Creek. The 100-year flood level is approximately 57.70 MASL, however, this figure may be refined through further analysis.

A floodplain elevation has been delineated on the Draft Plan of Subdivision for the current application. The table of contents indicates incorrectly an elevation of 56.00 MASL for the residential lands. As noted above, this elevation does not apply to the vacant lands to the west.

Ontario Regulation 170/06

SNC implements Ontario Regulation 170/06, *Development Interference with Wetlands and Alterations to Shorelines and Watercourses*, developed under Section 28 of the *Conservation Authorities Act*.

Any development or site alteration within the following setback areas will require a permit, and restrictions may apply.

Phase 1: 15m setback from the top of slope for lots 1-5

Phase 2: 15m setback from top of slope for lots 1-4

30m setback from top of slope for lots 5-10

15m setback from the 100 year flood level for lots 5 & 6 where applicable



SNC recommends that the inland regulation limit be depicted on the Proposed Draft Plan of Subdivision to clearly communicate the extent of the regulated area. In addition, any interference with a watercourse will require a permit, and restrictions may apply.

Conclusion

SNC recommends that the Proposed Draft Plan of Subdivision, prepared by LaScelles Engineering and Associates Ltd., dated November 5, 2018, be revised to include the following:

- clearly labelled setback distances for each slope setback zone along Bearbrook Creek;
- correct floodplain elevations; and
- the inland extents of the regulated areas, based on the appropriate hazard.

SNC recommends the following conditions be included in the decision:

1. The owner agrees to abide by the Slope Stability setbacks established through the Geotechnical Investigation, prepared by Levac Robichaud Leclerc Associates, signed, stamped and dated December 4, 2006, and delineated on a final Draft Plan of Subdivision, to the satisfaction of the City of Clarence Rockland and South Nation Conservation.
2. The owner agrees to abide by the fish habitat boundary, as delineated in the Proposed Site Development Plan – Drafting Phasing Plan. Dwg. No. 0447-01, file 05447, prepared by Levac Robichaud Leclerc Associates and dated June, 2007, and delineated on a final Draft Plan of Subdivision, to the satisfaction of the City of Clarence Rockland and South Nation Conservation.
3. The owner agrees to delineate on a final Draft Plan of Subdivision, the inland extents of the regulated area under the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*, Ontario Regulation 170/06. The regulated area will be derived from the greatest inland extents of the 100-year floodplain setback and slope stability setback, to the satisfaction of South Nation Conservation.



4. The owner/developer agrees to obtain all necessary permits under Ontario Regulation 170/06 from South Nation Conservation for any proposed development or site alterations within the regulated area, and for any interference with a watercourse.
5. The owner agrees to complete the Department of Fisheries and Oceans (DFO) self-assessment, and to request a review from the DFO where the proposed activity or criteria necessitate a review.
6. The owner agrees to establish a 15 metre “no touch” zone from the fish habitat boundary line, as delineated in the Proposed Site Development Plan – Drafting Phasing Plan Dwg. No. 0447-01, file 05447, prepared by Levac Robichaud Leclerc Associates and dated June, 2007, and a final Draft Plan of Subdivision, to the satisfaction of the City of Clarence Rockland and South Nation Conservation.
7. The owner agrees to prepare and submit a Storm Water Management Plan and describe how it is to be implemented in accordance with the current Storm Water Management Best Management Practices to the satisfaction of the City of Clarence Rockland and South Nation Conservation. The plan should address both water quality and quantity concerns. The plan should consider proposed on-lot controls to reduce the rate of runoff and minimize contaminant transportation. Models, assumptions and calculations of pre and post development runoff are to be included with this submission.
8. The owner agrees to prepare and submit a Sediment and Erosion Control Plan, appropriate to the site conditions, prior to undertaking any site alterations (filling, grading, removal of vegetation, etc.) and indicate 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 and South Nation Conservation.
9. 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 and South Nation Conservation.
10. A draft subdivision agreement be provided to South Nation Conservation for review, and the final subdivision agreement contains wording acceptable to the South Nation Conservation to implement the above noted conditions.



SOUTH NATION
CONSERVATION
DE LA NATION SUD

I trust this review meets your needs. Please feel free to contact our office if there are any questions or concerns.

Kind regards,

James Holland, MSc RPP
Watershed Planner
South Nation Conservation

SNC-5551-2018

November 29, 2018

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

Dear Claire,

Re: Draft Plan of Subdivision
Development Bougon & Lavigne Development Inc.
South of Russell Road
Part of Lot 21, Concession 10
City of Clarence - Rockland

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'.

Alice Coleman

Municipal Planning Coordinator
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: Bishmita.Parajuli@HydroOne.com
Sent: Friday, November 30, 2018 3:48 PM
To: Claire Lemay
Subject: Clarence-rockland, Part of Lot 21 Concession 10 , 21-11-2018

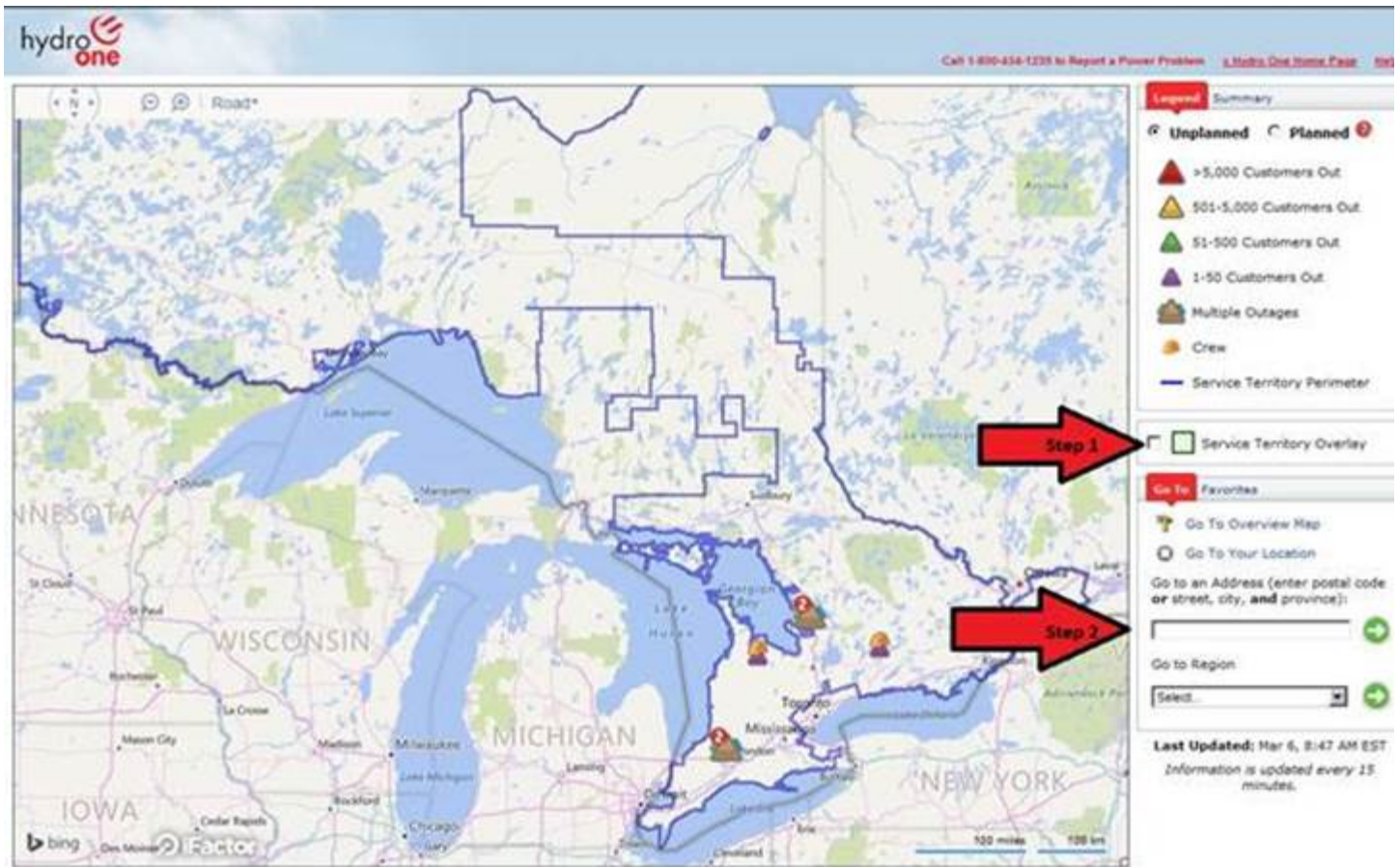
Hello,

We are in receipt of your Plan of Subdivision application, 21-11-2018 dated November 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 Overly" 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,

Bishmita Parajuli

University Co-Op Student, Real Estate Department
185 Clegg Road
Markham, ON L6G 1B7

Bishmita.Parajuli@HydroOne.com

www.HydroOne.com

On behalf of,

Dennis De Rango

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

Email: Dennis.DeRango@HydroOne.com

This email and any attached files are privileged and may contain confidential information intended only for the person or persons named above. Any other distribution, reproduction, copying, disclosure, or other dissemination is strictly prohibited. If you have received this email in error, please notify the sender immediately by reply email and delete the transmission received by you. This statement applies to the initial email as well as any and all copies (replies and/or forwards) of the initial email

December 21, 2018

Bourgon & Lavigne Development Inc

Claire Lemay
Municipal Planner
Clarence-Rockland

Thank you for contacting Canada Post regarding the Proposed Draft Plan of Subdivision Part Lot 21 Concession 10.

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 of changes in the layout of the lots in the subdivision, we have determined the amounts of 1 site(s). **We proposed an additional CMB location beside lot 12 (see illustration), additional gravel or culvert if required, will need to be provided by the developer.**

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.

Developer timeline and installation

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).

Regards,



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



REPORT N° AMÉ-18-108-R

Date	09/01/2019
Submitted by	Marie-Eve Bélanger
Subject	Zoning Anomalies By-Law
File N°	D-14-513

1) **NATURE/GOAL :**

The City of Clarence-Rockland had completed a comprehensive review and update of the municipality's Zoning By-law in May 2016. This review process was intended to implement the Official Plan of the Urban Area of the City of Clarence-Rockland, the Bourget Official Plan, the United Counties of Prescott and Russell Official Plan, as well as update the zoning regulations to meet current trends in planning.

A technical anomalies by-law was brought forward in 2017 to make certain corrections which were mostly technical in nature.

The Department is bringing forward this report recommending minor revisions to the Zoning By-law, 2016-10, which are mostly technical in nature. The purpose is to correct certain technical anomalies in the application or enforcement of the Zoning By-law identified since the 2017 anomalies by-law as well as introduce minor revisions.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

THAT the Planning Committee recommends that Council approve the proposed amendments to the Zoning By-law 2016-10 of the City of Clarence-Rockland, in order to resolve technical anomalies and make certain corrections as detailed in the proposed amending by-law attached to Report No. AME-18-108-R.

QUE le comité d'aménagement recommande au conseil d'approuver les modifications au Règlement de zonage 2016-10 de la Cité de Clarence-Rockland, afin de régler certaines anomalies techniques trouvées dans le texte du règlement ainsi que d'y apporter certaines corrections telles qu'elles sont décrites dans le règlement proposé annexé au rapport no. AME-18-108-R.

4) **BACKGROUND :**

The Department has been working with the new Comprehensive Zoning By-law 2016-10 since May 2016. A technical anomalies by-law was completed

in 2017 to correct certain technical anomalies in the application or enforcement of the Zoning By-law. The Department is bringing this report forward recommending minor revisions, which are mostly technical in nature.

5) **DISCUSSION :**

The recommended amendments are intended to correct certain anomalies or technical errors/omissions in the text of the Zoning By-law as amended by Council as well as make certain minor revisions. The items mentioned in Document 1 will correct these errors and anomalies and bring forward minor revisions. The Department feels that the changes are necessary in order to address certain technical problems, changes in legislation and/or resolve specific matters that will help in the application or enforcement of the Zoning By-law.

Document 1: Details of proposed amendments to address certain anomalies and make certain corrections to the City of Clarence-Rockland Zoning By-law, 2016-10.

Issues No.	Reference	Proposed Amendments	Objective
1.	Various sections	Replace the term "secondary dwelling units" to "second units".	To change terminology to be consistent with province.
2.	Various sections.	To change references from "medical marihuana production facility" to "cannabis production facility" throughout the By-law.	To change terminology to be consistent with government terminology (also no longer just for "medical purposes."
3.	Part 1 Administration	To remove "a condition or final" from Section 1.8.3.	Conditional or final not required when discussing Site Plan Approval.
4.	Part 2 Establishment of Zones	To add item e) to Section 2.5 under Holding Zones which reads: "Notwithstanding the provisions of Section 2.5 above, where agriculture is a permitted use but the lot is subject to a holding provision, agriculture may be permitted but does not include the erection of any	To add agriculture (without buildings or structures) as a permitted use on lands under a holding provision.

		buildings or structures.”	
5.	Part 3 Definitions	To modify the definition of “building height” to change the word “main” to “front”.	To be consistent with terminology.
6.	Part 3 Definitions	<p>To add a new definition:</p> <p>“cannabis means any plant of the genus Cannabis; including:</p> <p>(a) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;</p> <p>(b) any substance or mixture of substances that contains or has on it any part of such a plant; and</p> <p>(c) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.”</p>	To be consistent with Health Canada terminology.
7.	Part 3 Definitions	To add a new definition: “cannabis production facility means the medical and non-medical commercial production, cultivation, synthesis, harvesting, altering, propagating, processing, packaging, storage, distribution or scientific research of cannabis or cannabis products as permitted by the Access to Cannabis for Medical Purposes Regulations (ACMPR) and the Cannabis Act S.C. 2018, c.16, and any subsequent regulations or acts which may be enacted henceforth,	To be consistent with Health Canada terminology.

		but excludes the growing of cannabis by an individual for their personal use and consumption."	
8.	Part 3 Definitions	To add a new definition: "Cannabis products means plant material from cannabis and any products that include cannabis or cannabis derivatives, intended for human use or consumption."	To be consistent with Health Canada terminology.
9.	Part 3 Definitions	To replace the definition of "group home" with a new definition. <i>"Group Home means a supervised residential use building in which up to ten persons, exclusive of their dependents and of any staff, live as a group in a single housekeeping establishment, and where residents require support or supervision on a daily basis, but excludes correctional facilities and emergency shelters."</i>	To be consistent with recent studies and human rights tribunal rulings.
10.	Part 3 Definitions	Delete the definition "medical marihuana production facility".	
11.	Part 4 General Provisions	Section 4.1 Accessory Uses, Buildings and Structures, delete Section 4.1 e) ii. And replace with the following: "ii. accessory buildings or structures of more than 10 m2 other than accessory residential wind turbines shall not be located closer than 1.2 meter to any interior side lot line, rear lot line or main building, shall not be located closer than 3.5 meters to a rear lot line of a through lot, and shall not exceed 3.8 meters in	To revise the height of accessory buildings and structures in urban areas, community areas, and rural / agricultural areas associated with a residential use as per Council's resolution 2018-234.

		height in urban residential zones, 5.0 meters in community residential zones and shall not exceed 6.0 meters in height in rural and agricultural zones.”	
12.	Part 4 General Provisions	Section 4.6 Boarding Kennel. Line a) in table, delete reference to ‘dog runs’ and delete reference to 120 m. Line b) in table, remove reference to 0.8 ha. Line g) revises separation distance to 100 m (no longer based on dog runs but the overall facility).	To remove specific requirements based on the number of dog runs and apply revised provisions for a boarding kennel and related facilities.
13.	Part 4 General Provisions	<p>Add a new Section 4.8 “Cannabis Production Facility” with the following provisions:</p> <p>“a) A cannabis production facility:</p> <p>i. must be a listed permitted use in the zone it is located in and must comply with the provisions of that zone;</p> <p>ii. must be located completely within a building;</p> <p>iii. must not have any outside storage; and,</p> <p>iv. Must be set back a minimum of 150 metres from a lot line abutting a lot zoned or used for residential purposes, daycare, community centre, school, religious institution, public park or playground.”</p> <p>Renumber the sections that follow accordingly.</p>	To be consistent with Health Canada terminology and approach to retail separation distances.
14.	All	Replace the word	To be consistent.

		"Schedule" for "Map" throughout the document.	
15.	Part 4 General Provisions	Section 4.16 Group Homes. Delete items b), c), and d) which imposed separation distances.	To be consistent with recent studies and case law from Human Rights Tribunal decisions.
16.	Part 4 General Provisions	Section 4.23 remove reference to "St. Pascal Baylon" and "Forest Hill"	These are not identified 'villages' on the zoning maps.
17.	Part 4 General Provisions	Section 4.25 Delete provisions associated with "medical marihuana production facility".	Medical marijuana production facility has been replaced with cannabis production facility.
18.	Part 4, General Provisions	Section 4.41 Second Units (formerly secondary dwelling unit) delete item 4.41 a) i. and renumber the following section adding the word "and" after the new section 4.41 a) i).	To be consistent with regulations that applies to second units.
19.	Part 4, General Provisions	Section 4.41 Second Units add item b) which reads: "b) Where a second unit is located in an ancillary structure, it must meet the accessory use, building and structure provisions of this By-law."	To clarify which provisions apply in these situations.
20.	Part 4, General Provisions	Section 4.42 Separation Distances. Add the words "requiring a land use amendment" to item a).	To clarify that the separation distances only apply at time of land use amendment.
21.	Part 4, General Provisions	Add the following three bullets to item 4.42 a) under "Separation Distances": <ul style="list-style-type: none"> • within 20 metres of a Class I industrial use • within 70 metres of a Class II industrial use • within 300 metres of a Class III industrial use" 	To include the MOE Land Use Compatibility Separation distances in the by-law rather than by reference to.

22.	Part 4, General Provisions	Section 4.42 c) delete the words "the continued operation of".	To clarify that the separation distances only apply at time of land use amendment.
23.	Part 4, General Provisions	Section 4.42 c) remove reference to "the continued operation of" before the words "the industrial or aggregate use."	To clarify that there are reciprocal separation distances and not only for ongoing industrial or aggregate uses.
24.	Part 4, General Provisions	Part 4 General Provisions: Section 4.44.1 Setback from Waterbodies and Watercourses, revise 4.44.1 b) to change the reference from "30.0 m" to "120.0 m".	To be consistent with UCPR policy.
25.	Part 4, General Provisions	Part 4 General Provisions: Section 4.44.1 d) delete the last sentence which reads: "A minor variance could be approved to reduce this setback where supported by an Environmental Impact Study per Section 5.6 of the UCPR OP" and add the following sentence at the end of this item: ", or any other distance as approved in writing by the South Nation Conservation."	To provide an alternative to requiring a minor variance or rezoning for existing lots that cannot meet the 30 m setback to waterbodies or watercourses.
26.	Part 4, General Provisions	Section 4.44.1 e) is to be replaced with the following: "e) Along the shorelines of the Ottawa River, buildings or structures including a sewage disposal system shall be setback 30.0 m from the high water mark, or any other distance as approved in writing by the South Nation Conservation."	To be consistent with UCPR OP policy dealing with setbacks to Ottawa River.
27.	Part 4, General	Part 4 General Provisions: Section 4.44.1 Setback from	To provide an opportunity for

	Provisions	Waterbodies and Watercourses add a new section f) which reads: "Additions and accessory structures that do not exceed 24 square metres in area within the 30-metre setback are permitted as long as they are located no closer than the principal building to the watercourse or waterbody." Renumber section accordingly.	small additions and accessory uses to existing uses that is within 30.0 m of a watercourse or waterbody.
28.	Part 4 General Provisions	Add uses "emergency service facility and ecotourism facility" to item 4.45 b)	To clarify that shipping containers can be used as accessory uses for emergency service facility and ecotourism facility uses.
29.	Part 4, General Provisions	Add "and Section 4.33 Outside Storage" at the end of Section 4.45 b)	To confirm that shipping containers are considered as storage uses and need to also comply with Section 4.33 Outside Storage requirements.
30.	Part 4, General Provisions	Add "d) Where a lot abuts a sight triangle, the front yard setback and exterior yard setback shall be measured from the imaginary projection of these two lot lines." to Section 4.47 Sight Triangle.	To provide clarity on the way setbacks are to be measured where a sight triangle abuts a lot.
31.	Part 4, General Provisions	Add a new Section 4.51.5 dealing with temporary accommodation which reads: "Temporary Accommodation a) In any zone, temporary accommodation	To provide for temporary accommodation during construction.

		may be permitted for a maximum period of two years and only while a valid building permit for such construction remains in force. Temporary construction facilities and/or accommodations shall comply with the provisions of the zone."	
32.	Part 5, Parking, Stacking, Loading and Landscaping Provisions	Table 5.2.1 Ratios of Minimum Number of Parking Spaces. Add a column for "convenience store" which requires "1.0 per 30.0 m ² of net floor area" for parking.	To add parking provisions for a convenience store use.
33.	Part 5, Parking, Stacking, Loading and Landscaping Provisions	Table 5.3.1 Minimum Number of Accessible Parking Spaces revise the table to read:	To be consistent with recent regulations.

Table 5.3.1: Minimum Number of Accessible Parking Spaces

Total Number of Parking Spaces in all Parking Areas on the Lot	Minimum Number of Accessible Parking Spaces Required / Type
12 parking spaces or fewer	1 Type A
13 to 100 parking spaces	4% of the total number of <i>parking spaces</i> in the <i>parking area</i>
101 to 200 parking spaces	1, plus 3% of the total number of <i>parking spaces</i> in the <i>parking area</i>
201 to 1,000	2, plus 2% of the total number of <i>parking spaces</i> in the <i>parking area</i>
More than 1,000	11, plus 1% of the total number of <i>parking spaces</i> in the <i>parking area</i>

34.	Part 5, Parking, Stacking, Loading and Landscaping Provisions	Table 5.3.2 Dimensions of Accessible Parking Spaces, change the required width from 3.9 to 3.4 and 2.7 to 2.4 for Type A and Type B spaces, respectively.	To be consistent with recent regulations.
35.	Part 5, Parking, Stacking, Loading and Landscaping Provisions	Add a new section b) to Section 5.3.2 which reads: "b) A Type A accessible parking space must have signage that identifies the space as "van accessible".	To be consistent with recent regulations.

36.	Part 5, Parking, Stacking, Loading and Landscaping Provisions	Section 5.3.2 e) add the following sentence: "The accessible path must be marked with high tonal contrast diagonal lines and lead to a barrier-free curb cut."	To be consistent with recent regulations.
37.	Part 5, Parking, Stacking, Loading and Landscaping Provisions	Table 5.9.1 Required Widths of Landscaping, Row 6 "Industrial Zones" add the word "other" so it reads: "Any other zone other than Waste Management (WM) Zone or any Mineral Aggregate Zones".	To clarify provision.
38.	Part 6, Residential Zones	Table 6.1.2 (R1) Zone - change the heading "Detached Dwelling" for "Residential Uses".	To clarify which provisions apply to the various uses under the residential use column.
39.	Part 6, Residential Zones	Section 6.1.4 Temporary Use Zones delete item a) as it has expired.	No longer applicable.
40.	Part 6, Residential Zones	To modify Special Exception Zone 6.3.3 s) R2-19 to add the following provision: "(iv) lot width: 7 m/DU".	The previous exception did not include provisions dealing with lot width.
41.	Part 6, Residential Zones	Table 6.5.2 (RV1) Zone; add the uses group home and retirement home under the "Detached Dwelling" column.	To clarify the zone provisions for these specific uses.
42.	Part 6, Residential Zones	Section 6.6.3 Special Exception (I) RV2-12; correct the reference from RV2-9 to RV2-12.	Technical correction.
43.	Part 10, Industrial Zones	Section 10.1.1; add "cannabis production facility" as a permitted use under the category Employment Uses.	To add cannabis production facility as a permitted employment use within the General Industrial (MG) Zone.

44.	Part 12, Agricultural Zones	<p>Section 12.1 General Agricultural (AG) Zone, under Section 12.1.1 under Additional Regulations for Permitted Uses delete bullet (9) and replace with the following: "Uses subject to footnote (9) includes a new or expanded intensive livestock operation (an intensive livestock operation is considered as being those farms with more than 150 livestock units), provided that the following conditions are met:</p> <p>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;</p> <p>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;</p> <p>c. That the manure storage and livestock facilities conform to the Minimum Distance Separation formulae, as amended from time to time.</p> <p>d. That the intensive livestock operation is not within 500 metres of the Rockland Urban Area or the Villages of Clarence Point, Clarence Creek, Bourget, Hammond, or Cheney.</p>	To clarify provisions around intensive livestock facilities.
45.	Part 12,	Section 12.2 Restricted	To clarify

	Agricultural Zones	Agricultural (AR) Zone, add a new zone requirement under Additional Requirements for Zone Requirements Table 12.2.2 which reads: "3. On-farm diversified use(s) may not occupy more than 2% of the total area of a lot producing a harvestable crop on which it is located, to a maximum of one hectare or 10,000 m ² . This includes all areas of new buildings or structures, including setbacks, outside storage, landscaped areas, berms, well and septic systems, laneways, parking, etc. that may be associated with the on-farm diversified use(s). In addition, the buildings must not occupy more than 30 per cent of the 2% lot coverage cap. Where the use is located within an existing building the area of the use is reduced by 50% (i.e. converted barn, within a dwelling); this reduction does not apply to parking or outside storage areas.	provisions around on-farm diversified uses.
46.	Part 13, Rural Zones	Under Section 13.1.1 Permitted Uses in the Rural (RU) Zone, add "storm water management facility".	To add the use storm water management facility within the rural zones.
47.	Part 13, Rural Zones	Under Section 13.1.1 Additional Regulations for Permitted Uses, delete and replace item (5) to read: "(5) New or expanded intensive livestock operations may be permitted by site-specific zoning by-law amendment provided that the following conditions are met:	To clarify under what conditions an intensive livestock operation could be permitted.

		<p>a. That a 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.</p> <p>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;</p> <p>c. That the manure storage and livestock facilities conform to the Minimum Distance Separation formulae, as amended from time to time.</p> <p>d. That the intensive livestock operation is not within 500 metres of the Rockland Urban Area or the Villages of Clarence Point, Clarence Creek, Bourget, Hammond, or Cheney."</p>	
48.	Part 16, Conservation Zone	Under Section 16.1.3 Special Exceptions (a) CON-2 and (b) CON-3 Zones, add "shipping container" to the list of permitted uses	To clarify that shipping containers can be used as accessory buildings within these two Conservation Exception Zones.
49.	Part 17, Wetland Zone	Under Section 17.1.1 Permitted Uses add additional regulation (1) to conservation use and public park use.	To clarify that existing uses are recognized in wetland zones however new buildings are not permitted.
50.	Part 21, Parks and Open	Under Section 21.1.1 add "storm water management	To clarify that a storm water

	Space Zone	facility” to the list of permitted uses.	management facility can be permitted within a parks and open space (OS) zone.
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6) **CONSULTATION:**

The public meeting is scheduled for January 9, 2019 where comments from the public will be obtained.

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:**

Draft By-Law 2019-x

ZONING BY-LAW NO. 2019-XX

Amending Zoning By-Law No. 2016-10

The Corporation of the City of Clarence-Rockland

prepared by

City of Clarence-Rockland
1560 Laurier Street
Rockland, Ontario
K4K 1P7
(613) 446-6022

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND

BY-LAW NO. 2019-xx

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: Replace the term "secondary dwelling units" to "second units" throughout the document.

Section 2: Replace the term "medical marihuana production facility" to "cannabis production facility" throughout the document.

Section 3: Section 1.8.3 b) delete the words "a condition or final" within the 1st sentence.

Section 4: Section 2.5 add the following after 2.5 d): "e) Notwithstanding the provisions of Section 2.5 above, agriculture is permitted as a temporary use on land with a holding zone in effect, but not including the erection of any buildings or structures."

Section 5: Part 3 Definitions; revise the definition of "Building Height" by replacing "at the base of a main wall" for "at the base of the front wall".

Section 6: Part 3 Definitions; add a definition for "cannabis" which reads:

"means any plant of the genus Cannabis; including:

(a) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;

(b) any substance or mixture of substances that contains or has on it any part of such a plant; and

(c) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained."

Section 7: Part 3 Definitions; Add a definition for "cannabis production facility" which reads:

"means the medical and non-medical commercial production, cultivation, synthesis, harvesting, altering, propagating, processing, packaging, storage, distribution or scientific research of cannabis or cannabis products as permitted by the Access to Cannabis for Medical Purposes Regulations (ACMPR) and the Cannabis Act S.C. 2018, c.16, and any subsequent regulations or acts which may be enacted henceforth, but excludes the growing of cannabis by an individual for their personal use and consumption."

Section 8: Part 3 Definitions; Add a definition for "cannabis products" which reads:

"means plant material from cannabis and any products that include cannabis or cannabis derivatives, intended for human use or consumption."

Section 9: Part 3 Definitions; delete and replace the definition of "group home" as follows:

"means a supervised residential use building in which up to ten persons, exclusive of their dependants and of any staff, live as a group in a single housekeeping establishment, and where residents require support or supervision on a daily basis, but excludes correctional facilities and emergency shelters."

Section 10: Part 3 Definitions; Delete the definition for a "medical marijuana production facility".

Section 11: Part 4.1 Accessory Uses, Buildings and Structures; Delete the words "any exterior side lot line and 3.5 meters for" from Section 4.1 e) ii and delete and replace the last section with "shall not exceed 3.8 meters in height in urban residential zones, 5.0 meters in community residential zones and shall not exceed 6.0 meters in height in rural and agricultural zones."

Section 12: Table 4.6 Boarding Kennel Provisions; delete specific provisions which were based on the number of dog runs and apply new provisions for a boarding kennel (which includes related facilities) as such:

- (a) Minimum width of a lot containing a kennel shall be 80 m
- (b) Minimum area of a lot containing a kennel shall be 4 ha

- (c) No change
- (d) No change
- (e) No change
- (f) No change
- (g) Minimum separation areas between a kennel and residential use shall be 100 m

Section 13: Add a new Section 4.8 "Cannabis Production Facility" and adjust the subsequent numbering. New Section 4.8 "Cannabis Production Facility" reads:

"a) A cannabis production facility:

- i. must be a listed permitted use in the zone it is located in and must comply with the provisions of that zone;
- ii. must be located completely within a building;
- iii. must not have any outside storage; and,
- iv. must be set back a minimum of 150 metres from a lot line abutting a lot zoned or used for residential purposes, daycare, community centre, school, religious institution, public park or playground."

Renumber the sections that follow accordingly.

Section 14: Replace the word "Schedule" for "Map" throughout the document when referring to the Zoning Maps.

Section 15: Section 4.16 Group Homes (formerly 4.15), delete former Sections 4.15 b), c) and d) and renumber accordingly.

Section 16: Section 4.23 Intensive Livestock Operations (formerly 4.22) delete reference to "St. Pascal Baylon" and "Forest Hill" from former Section 4.22 c).

Section 17: Delete former Section 4.25 "Medical Marihuana Production Facility".

Section 18: Section 4.41 Second Units (formerly secondary dwelling unit) delete item 4.41 a) i. and renumber the following section adding the word "and" after the new section 4.41 a) i).

Section 19: Adding a new Section 4.41 b) which reads: "b) Where a second unit is located in an ancillary structure, it must meet the accessory use, building and structure provisions of this By-law" and renumbering the following section.

Section 20: Section 4.42 a) add the words "requiring a land use amendment" before the words "will be prohibited in the following locations".

Section 21: Section 4.42. a) add the three following bullets at the end of this section:

- within 20 metres of a Class I industrial use
- within 70 metres of a Class II industrial use
- within 300 metres of a Class III industrial use"

Section 22: Section 4.42 b) replace with the following: "b) The minimum separation distance for any lands where a Class I, II or III industrial use requires a land use amendment are reciprocal for a sensitive land use."

Section 23: Section 4.42 c) delete the words "the continued operation of".

Section 24: Section 4.44.1 b) change the number "30.0 m" for "120.0 m".

Section 25: Section 4.44.1 d) delete the last sentence which reads: "A minor variance could be approved to reduce this setback where supported by an Environmental Impact Study per Section 5.6 of the UCPR OP" and add the following sentence at the end of this item: ", or any other distance as approved in writing by the South Nation Conservation."

Section 26: Section 4.44.1 e) is to be replaced with the following: "e) Along the shorelines of the Ottawa River, buildings or structures including a sewage disposal system shall be setback 30.0 m from the high water mark, or any other distance as approved in writing by the South Nation Conservation."

Section 27: Section 4.44.1 add a new subsection f) which reads: "'f) Notwithstanding d) and e) above, additions and accessory structures that do not exceed 24 square metres in area within the 30-metre setback are permitted as long as they are located no closer than the principal building to the watercourse or waterbody" and renumber the section accordingly.

Section 28: Section 4.45 Shipping Containers, add the two following uses to Section 4.45 b): "iii. Emergency service facility" and "iv. Ecotourism facility" and renumber section accordingly.

Section 29: Section 4.45 b) add the following "and Section 4.33 Outside Storage" at the end of the last paragraph.

Section 30: Section 4.47 Sight Triangle add a new item which reads "d) Where a lot abuts a sight triangle, the front yard setback and exterior yard

setback shall be measured from the imaginary projection of these two lot lines.”

Section 31: Add a new section to 4.51 which reads: “4.51.5 Temporary Accommodation

a) In any zone, temporary accommodation may be permitted for a maximum period of two years and only while a valid building permit for such construction remains in force. Temporary construction facilities and/or accommodations shall comply with the provisions of the zone.”

Section 32: Table 5.2.1 Ratios of Minimum Number of Parking Spaces, add a new row which reads: “Convenience store 1.0 per 30.0 m² of net floor area” under the heading “Retail Uses”.

Section 33: Section 5.3 Accessible Parking Spaces, delete table 5.3.1 Minimum Number of Accessible Parking Spaces and replace with the following table:

Table 5.3.1: Minimum Number of Accessible Parking Spaces	
Total Number of Parking Spaces in all Parking Areas on the Lot	Minimum Number of Accessible Parking Spaces Required / Type
12 parking spaces or fewer	1 Type A
13 to 100 parking spaces	4% of the total number of <i>parking spaces</i> in the <i>parking area</i>
101 to 200 parking spaces	1, plus 3% of the total number of <i>parking spaces</i> in the <i>parking area</i>
201 to 1,000	2, plus 2% of the total number of <i>parking spaces</i> in the <i>parking area</i>
More than 1,000	11, plus 1% of the total number of <i>parking spaces</i> in the <i>parking area</i>

Section 34: Table 5.3.2: Dimension of Accessible Parking Spaces; change the required widths for Type A and Type B from 3.9 m and 2.7 m to 3.4 m and 2.4 m, respectively.

Section 35: Add item b) to Section 5.3.2 which reads: “b) A Type A accessible parking space must have signage that identifies the space as “van accessible”. Renumber section accordingly.

Section 36: Add the following sentence to former Section 5.3.2 d) now Section 5.3.2 e) which reads: “The accessible path must be marked with high tonal contrast diagonal lines and lead to a barrier-free curb cut.”

Section 37: Table 5.9.1 Required Widths of Landscaping, add the word “other” to the second column dealing with any industrial zone for it to read: any other zone...

Section 38: Table 6.1.2 Zone requirements in the Residential First Density General (R1) Zone; change the heading of the column from "Detached Dwelling" to "Residential Uses".

Section 39: Section 6.1.4 Temporary Use Zones delete item a) as it has expired.

Section 40: Section 6.3.3 Special Exception Zone (s) add the following item (iv) with reads "Lot Width: 7 metres / DU".

Section 41: Table 6.5.2 add "Group Home and "Retirement Home" to the column with the use Detached dwelling."

Section 42: Section 6.6.3 Special Exception (I) RV2-12, correct the reference from RV2-9 to RV2-12.

Section 43:Section 10.1.1 add "cannabis production facility" as a permitted use under the Employment Uses heading.

Section 44: Section 12.1.1 Additional Regulations for Permitted Uses replace item (9) with the following: "(9) Uses subject to footnote (9) includes a new or expanded intensive livestock operation (an intensive livestock operation is considered as being those farms with more than 150 livestock units), provided that the following conditions are met: 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.
- d. That the intensive livestock operation is not within 500 metres of the Rockland Urban Area or the Villages of Clarence Point, Clarence Creek, Bourget, Hammond, or Cheney."

Section 45: Section 12.2.2 Additional Regulations, add a new item 3. which reads: "3. On-farm diversified use(s) may not occupy more than 2% of the total area of a lot producing a harvestable crop on which it is located, to a maximum of one hectare or 10,000 m². This includes all areas of new buildings or structures, including setbacks, outside storage, landscaped areas, berms, well and septic systems, laneways, parking, etc. that may be associated with the on-farm diversified use(s). In addition, the buildings must not occupy more than 30 per cent of the 2% lot coverage cap. Where the use is located within an existing building the area of the use is reduced by 50% (i.e. converted barn,

within a dwelling); this reduction does not apply to parking or outside storage areas.”

Section 46: Section 13.1.1 Permitted Uses, add the use “Stormwater Management Facility” under the heading Open Space Uses.

Section 47: Section 13.1.1 Additional Regulations for Permitted Uses add a new item (5) which reads:

“(5) 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 a 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.

d. That the intensive livestock operation is not within 500 metres of the Rockland Urban Area or the Villages of Clarence Point, Clarence Creek, Bourget, Hammond, or Cheney.”

Section 48: Section 16.1.3 Special Exception (a) CON-2 and (b) CON-3 add “shipping container” as a permitted use.

Section 49: Section 17.1.1 add Additional Regulations (1) for permitted conservation and public park uses.

Section 50: Section 21.1.1 add “Stormwater management facility” as a permitted use under the heading Open Space Uses.

Section 51: 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 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 th DAY OF ____ 2019.

Guy Desjardins, Mayor

Monique Ouellet, Clerk

EXPLANATORY NOTE

Purpose and Effect of By-Law

The City of Clarence-Rockland had completed a comprehensive review and update of the municipality's Zoning By-law in May 2016. This review process was intended to implement the Official Plan of the Urban Area of the City of Clarence-Rockland, the Bourget Official Plan, the United Counties of Prescott and Russell Official Plan, as well as update the zoning regulations to meet current trends in planning.

The Department brought forward a report recommending corrections to the Zoning By-law, 2016-10, which were mostly technical in nature under By-law 2017-53. The purpose of the current by-law is to correct certain technical problems in the application or enforcement of the Zoning By-law as well as identify certain areas that require minor revisions since the last update.

For further information concerning this amendment to Zoning By-Law No. 2016-10, you can contact the Infrastructure and Planning Department at the Clarence-Rockland Town Hall, 1560 Laurier Street or by telephone at (613) 446-6022.

ANNEXE « A » / SCHEDULE "A"

No maps as it applies to the entire City of Clarence-Rockland