CORPORATION OF THE CITY OF
CLARENCE-ROCKLAND

COMMITTEE OF ADJUSTMENT

March 27, 2019, 7:00 pm
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

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CORPORATION DE LA CITÉ DE CLARENCE-ROCKLAND

COMITÉ DE DÉROGATION

le 27 mars 2019, 19 h 00
Salle du Conseil
415 rue Lemay Street, Clarence Creek, Ont.

Pages

1. Ouverture de la réunion

2. Lecture et Adoption de l'ordre du jour

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5. Demandes de morcellement

   5.1 B-CR-033-2010 14
   Suzanne et Jean-Marie Godin

   1884 chemin Henrie

   5.2 B-CR-003-2019 26
   Robin Cloutier et Natalie Lalonde

   3733-3737 Marcil

6. Demandes de dérogation mineure

   6.1 A/03/19 36
   Éric Portelance

   46 Granite

7. Suivi

8. Autres items

   8.1 Session de formation pour le Comité

9. Ajournement

CORPORATION OF THE

CITY OF CLARENCE-ROCKLAND

COMMITTEE OF ADJUSTMENT MEETING MINUTES

February 27, 2019
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT:	Serge Dicaire
	Marie-Ève Bélanger
	Guy Desjardins
	Michel Levert
	Claire Lemay
	Michel Bergeron
	Samuel Cardarelli
ABSENT:	Jean-Yves Lalonde
	Mario Zanth

1. Opening of the meeting

The Chair opens the meeting at 7:00 pm.

2. Election of a president

Moved by Guy Desjardins
Seconded By Michel Levert

That Serge Dicaire be elected as president of the Adjustment Committee.

CARRIED

3. Reading and Adoption of the agenda

Moved by Michel Levert
Seconded By Michel Bergeron

THAT the agenda be adopted as presented.

CARRIED

4. Pecuniary declarations

none

5. Adoption of the minutes

Moved by Michel Bergeron
Seconded By Samuel Cardarelli

That the minutes of the Committee of Adjustment's meeting of January 30th, 2019 be approved.

CARRIED

6. Consent Applications

6.1 B-CR-004-2019

Moved by Michel Levert
Seconded By Michel Bergeron

THAT the Committee of Adjustment approve the consent application submitted by Jocelyn Peloquin for Spacebuilders Ottawa Ltd., file number B-CR-004-2019, concerning the property described as Block 287, Plan 50M-308, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland one original paper copy and one electronic copy (PDF format) of a registered Reference Plan (plan of survey) that identifies the severance B-CR-004-2019 as approved by the committee,
2. That the applicant(s) provide to the United Counties of Prescott and Russell one copy to be submitted electronically in PDF and DWG formats of a registered Reference Plan (plan of survey) that identifies the severance B-CR-004-2019 as approved by the committee.
3. That the Applicant(s) provide to the Approval Authority of the City of Clarence-Rockland the following:
   a. A copy of the legal description of the severed land and the deed or instrument conveying the severed land to the owner of the abutting property to the south (Part of Lot D, Concession 8) so that no new lot is being created, in accordance with paragraph (b) below;
   b. A Certificate of Official attached to the deed/transfer required by paragraph (a) above containing the following endorsement:

"The lands to be severed are for the purpose of a lot addition only to the abutting lands owned by (insert name) described as PIN (insert

property identification number) being Part(s) (insert numbers) on Plan (insert plan number), not for the creation of a new lot, and any subsequent transfer, charge or other transaction involving the lands to be severed shall be subject to compliance with Section 50(3) or Section 50(5) of the Planning Act, as applicable. Neither the lands to be severed nor the abutting lands are to be transferred, charged or otherwise re-conveyed in the future without the other parcel unless a further consent is obtained. The Owner shall cause the lands to be severed to be consolidated on title with the abutting lands and for this condition to be entered on the parcel register for the consolidated parcel as a restriction."

c. An Undertaking from a solicitor authorized to practice law in the Province of Ontario, and in good standing with the Law Society of Upper Canada, as follows:

"In consideration of, and notwithstanding the issuance of the Certificate under Section 50(12) of the Planning Act in respect of the subject Application for Consent, I undertake on behalf of the Owner, within 10 days of the registration on title of the transfer document containing the endorsement set out in the Certificate of Official issued by the Committee of Adjustment, to file an Application to Consolidate Parcels including the severed land (Part of PIN insert number) and the abutting land (PIN insert number). This PIN consolidation is intended to reinforce the Planning Act stipulation in the condition outlined above that both parcels have merged on Title and cannot be conveyed separately in the future. I further undertake to forward a copy of the registered Application to Consolidate Parcels and a copy of the Consolidated Parcel abstract page(s) to the Committee office within 21 days of the registration of the Application to Consolidate Parcels."

d. An undertaking from the applicant’s solicitor confirming that the deeds will be registered on title within two (2) years of the date of the certificate.

4. That the applicant provide to the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent.
5. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

CARRIED

6.2 B-CR-005-2019

Moved by Samuel Cardarelli
Seconded By Guy Desjardins

THAT the Committee of Adjustment approve the consent application submitted by Jocelyn Peloquin for Spacebuilders Ottawa Ltd., file number B-CR-005-2019, concerning the property described as Lot 106, Plan 50M-308, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland one original paper copy and one electronic copy (PDF format) of a registered Reference Plan (plan of survey) that identifies the severance B-CR-005-2019 as approved by the committee,
2. That the applicant(s) provide to the United Counties of Prescott and Russell one copy to be submitted electronically in PDF and DWG formats of a registered Reference Plan (plan of survey) that identifies the severance B-CR-005-2019 as approved by the committee.
3. That the Applicant(s) provide to the Approval Authority of the City of Clarence-Rockland the following:
    a. A copy of the legal description of the severed land and the deed or instrument conveying the severed land to the owner of the abutting property to the south (Part of Lot D, Concession 8) so that no new lot is being created, in accordance with paragraph (b) below;
    b. A Certificate of Official attached to the deed/transfer required by paragraph (a) above containing the following endorsement:

    "The lands to be severed are for the purpose of a lot addition only to the abutting lands owned by (insert name) described as PIN (insert property identification number) being Part(s) (insert numbers) on Plan (insert plan number), not for the creation of a new lot, and any subsequent transfer, charge or other transaction involving the lands to be severed shall be subject to compliance with Section 50(3) or Section 50(5) of the Planning Act, as applicable. Neither the lands to be severed nor the abutting lands are to be transferred, charged or otherwise re-conveyed in the future without the other parcel unless a further consent is obtained. The Owner shall cause the lands to be severed to be consolidated on title with the abutting lands and for this condition to be entered on the parcel register for the consolidated parcel as a restriction."

    c. An Undertaking from a solicitor authorized to practice law in the Province of Ontario, and in good standing with the Law Society of Upper Canada, as follows:

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d. An undertaking from the applicant's solicitor confirming that the deeds will be registered on title within two (2) years of the date of the certificate.

4. That the applicant provide to the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent.
5. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

CARRIED

7. Minor Variance Applications

7.1 A/02/19

Mr. Levert ask if it is a creek or a ditch. The owner indicated that it is a ditch. Mrs. Lemay gave to the committee the comment letter from South Nation. She indicated that SNC requests that a condition be added to complete an Environmental Impact Study. She indicated that she deemed that 15 metres is adequate and that there is no need for a study. The Committee does not want to request this study since it is only a ditch. The owner indicated that it is a farmer's ditch and it is empty half of the year.

Moved by Samuel Cardarelli
Seconded By Michel Levert

QUE le Comité de dérogation accepte la demande de dérogation mineure soumise par Isabelle Carrière, dossier A/02/19, concernant la propriété décrite comme étant une partie du lot 23, concession 9 sur le chemin St-Félix dans le but de :

- Réduire la marge de recul de la ligne des hautes eaux d'un cours d'eau pour une habitation isolée sur un terrain existant à 15 mètres.

CARRIED

9. Other Items

Mrs. Bélanger indicated that at the March 27th, 2019 she would be presenting a workshop from OACA. The meeting will start at 7:00 pm and the workshop will follow.

_____	_____
Serge Dicaire President	W Marie-Eve Bélanger Secretary Treasurer

CORPORATION DE LA

CITÉ DE CLARENCE-ROCKLAND

PROCÈS-VERBAL RÉUNION COMITÉ DE DÉROGATION

le 27 février 2019
Salle du Conseil
415 rue Lemay Street,
Clarence Creek, Ont.

PRÉSENT:	Serge Dicaire
	Marie-Ève Bélanger
	Guy Desjardins
	Michel Levert
	Claire Lemay
	Michel Bergeron
	Samuel Cardarelli
ABSENT:	Jean-Yves Lalonde
	Mario Zanth

1. Ouverture de la réunion

Le président ouvre la réunion à 19h00.

2. Élection d'un président

Proposé par Guy Desjardins
Appuyé par Michel Levert

Que Serge Dicaire soit élu président du comité de dérogation.

ADOPTÉE

3. Lecture et Adoption de l'ordre du jour

Proposé par Michel Levert
Appuyé par Michel Bergeron

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

ADOPTÉE

4. Déclarations pécuniaires

aucune

5. Adoption des procès-verbaux

Proposé par Michel Bergeron
Appuyé par Samuel Cardarelli

Que le procès-verbal de la réunion du comité de dérogation du 30 janvier 2019 soit approuvé tel que présenté.

ADOPTÉE

6. Demandes de morcellement

6.1 B-CR-004-2019

Proposé par Michel Levert
Appuyé par Michel Bergeron

THAT the Committee of Adjustment approve the consent application submitted by Jocelyn Peloquin for Spacebuilders Ottawa Ltd., file number B-CR-004-2019, concerning the property described as Block 287, Plan 50M-308, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland one original paper copy and one electronic copy (PDF format) of a registered Reference Plan (plan of survey) that identifies the severance B-CR-004-2019 as approved by the committee,
2. That the applicant(s) provide to the United Counties of Prescott and Russell one copy to be submitted electronically in PDF and DWG formats of a registered Reference Plan (plan of survey) that identifies the severance B-CR-004-2019 as approved by the committee.
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   a. A copy of the legal description of the severed land and the deed or instrument conveying the severed land to the owner of the abutting property to the south (Part of Lot D, Concession 8) so that no new lot is being created, in accordance with paragraph (b) below;
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c. An Undertaking from a solicitor authorized to practice law in the Province of Ontario, and in good standing with the Law Society of Upper Canada, as follows:

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d. An undertaking from the applicant’s solicitor confirming that the deeds will be registered on title within two (2) years of the date of the certificate.

4. That the applicant provide to the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent.
5. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

ADOPTÉE

6.2 B-CR-005-2019

Proposé par Samuel Cardarelli
Appuyé par Guy Desjardins

THAT the Committee of Adjustment approve the consent application submitted by Jocelyn Peloquin for Spacebuilders Ottawa Ltd., file number B-CR-005-2019, concerning the property described as Lot 106, Plan 50M-308, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland one original paper copy and one electronic copy (PDF format) of a registered Reference Plan (plan of survey) that identifies the severance B-CR-005-2019 as approved by the committee,
2. That the applicant(s) provide to the United Counties of Prescott and Russell one copy to be submitted electronically in PDF and DWG formats of a registered Reference Plan (plan of survey) that identifies the severance B-CR-005-2019 as approved by the committee.
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   a. A copy of the legal description of the severed land and the deed or instrument conveying the severed land to the owner of the abutting property to the south (Part of Lot D, Concession 8) so that no new lot is being created, in accordance with paragraph (b) below;
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4. That the applicant provide to the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent.
5. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

ADOPTÉE

7. Demandes de dérogation mineure

7.1 A/02/19

M. Levert demande si c'est un ruisseau ou un fossé. Le propriétaire indique que c'est un fossé. Mme Lemay remet au comité les commentaires de la Conservation de la Nation Sud. Il demande qu'une condition soit ajoutée pour l'étude d'impact environnemental. Elle mentionne qu'elle juge que 15 mètres est adéquat et qu'une étude n'est pas nécessaire. Le comité ne veut pas demander cette étude puisque c'est un fossé. Le propriétaire indique que c'est un fossé de terre agricole qui est sec la moitié de l'année.

Proposé par Samuel Cardarelli
Appuyé par Michel Levert

QUE le Comité de dérogation accepte la demande de dérogation mineure soumise par Isabelle Carrière, dossier A/02/19, concernant la propriété décrite comme étant une partie du lot 23, concession 9 sur le chemin St-Félix dans le but de :

- Réduire la marge de recul de la ligne des hautes eaux d'un cours d'eau pour une habitation isolée sur un terrain existant à 15 mètres.

ADOPTÉE

9. Autres items

Mme Bélanger mentionne qu'à la rencontre du 27 mars 2019, elle présentera une formation qui provient du OACA. La rencontre débutera à 19h et la formation suivra par la suite.

_____	_____
Serge Dicaire Président	W Marie-Eve Bélanger Secrétaire-Trésorière

COMITÉ DE DÉROGATION

RAPPORT N° AMÉ-19-35-R

Date reçue	26/07/2010
Date de la réunion	27/03/2019
Soumis par	Claire Lemay
Objet	Autorisation – Création d'un lot résidentiel
# du dossier	B-CR-033-2010
Propriétaire	Suzanne et Jean-Marie Godin
Demandeur	Suzanne et Jean-Marie Godin
Adresse civique	1884 chemin Henrie
Description	Partie du lot 8 concession 5

1) **INFORMATION GÉNÉRALE :**

Désignation au Plan officiel des Comtés unis de Prescott et Russell : Secteur des politiques rurales

Désignation au Plan officiel de la Cité de Clarence-Rockland :
S/O

Désignation au Plan officiel de Bourget :
S/O

Classification de zone du Règlement de zonage n° 2016-10 :
Zone rurale (RU)

Services :
Eau municipale : non
Égout sanitaire municipal : non
Accès à la rue : chemin Henrie

Si la décision n'est pas prise dans les 90 jours, un appel peut être déposé au TAAL (01/05/2019)

2) **BUT :**
Création d'un nouveau lot résidentiel en milieu rural

3) **DEMANDE :**

	Façade	Profondeur	Superficie
(A) Parcelle détachée	**142 m**	**290 m**	**3.5 ha**
(B) Parcelle retenue	**95m**	**290 m**	**2.7 ha**

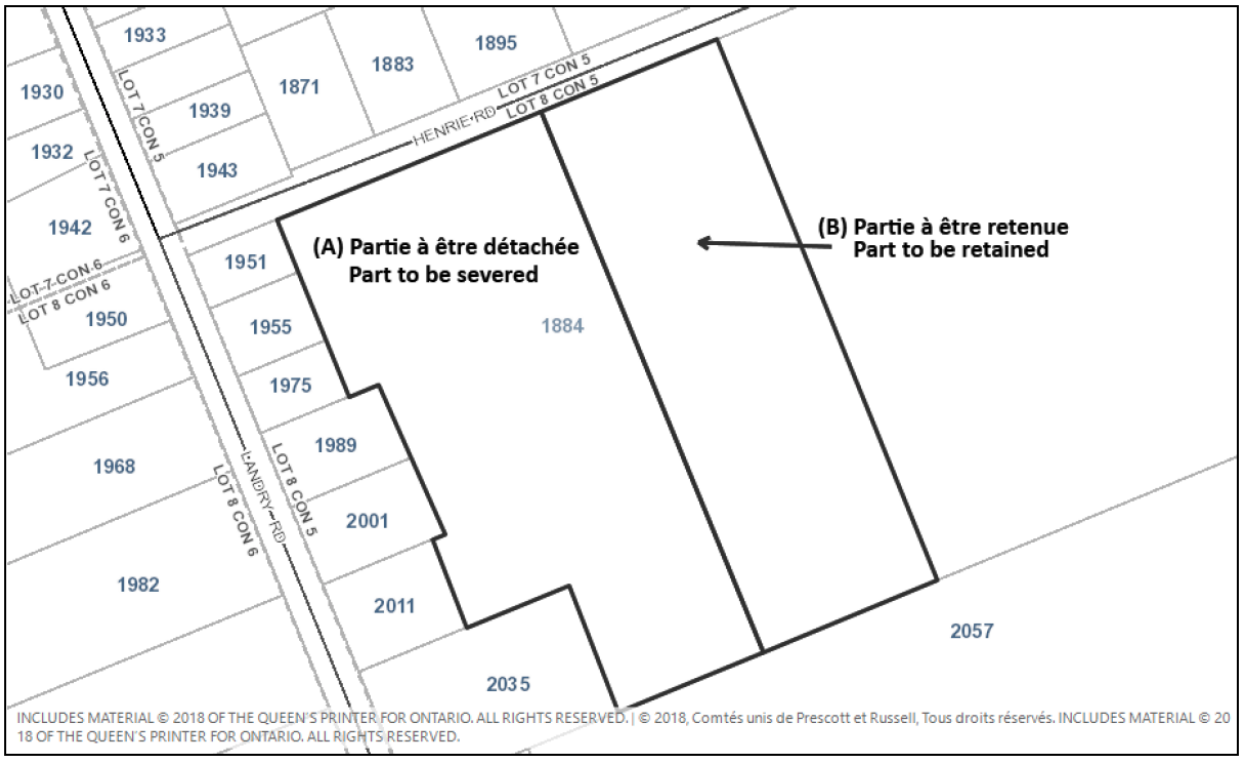


Figure 1 (Carte index)

4) **CONDITIONS ET COMMENTAIRES REÇUS :**

Finances :
Aucune objection

Services de la protection :
Aucune objection

Services communautaires :
Aucun commentaire

Division de la construction :
Aucune objection

Service d'infrastructures :
Il n'y a pas d'aqueduc municipal, égouts sanitaire, ni égouts pluviale dans le chemin en avant du terrain. Le nouveau lot aura besoin de système septique et puits privé.

Comtés unis de Prescott et Russell :
Je confirme que nous n'avons pas d'objection avec les changements proposés.
Je confirme que nos dossiers indiquent que le montant de $350 fut payé.
La condition du plan DWG n'est toutefois pas complétée.

Conservation de la Nation Sud :
La lettre de commentaires est ci-jointe.
La lettre de révision de l'étude hydrogéologique est ci-jointe.

Aménagement du Territoire :
Le demandeur propose détacher une parcelle de terrain d'environ 3,5 hectares afin de créer un nouveau lot résidentiel.

La demande originale a été présentée au Comité en octobre et en novembre 2010. La demande n'a pas été approuvée lors de ces réunions. La demande fut mise en suspens, en attendant que le Plan officiel des Comtés unis soit révisé en 2015 pour que le terrain soit retiré du secteur des politiques communautaires de Clarence Creek pour permettre l'aménagement sur services privés. Pendant les années suivantes, les propriétaires ont espéré pouvoir se connecter au réseau d'aqueduc municipal, mais la Cité n'a jamais décidé de construire une extension de l'aqueduc du chemin Landry pour les résidents le long du chemin Henrie à Clarence Creek. M. et Mme Godin ont retiré leur demande qui a été soumise lors de la révision quinquennale du Plan officiel des Comtés unis de Prescott et Russell. Une demande fut soumise en novembre 2018 auprès des Comtés unis de Prescott et Russell afin de modifier l'affectation du sol du terrain selon le Plan officiel, pour retirer le terrain du secteur des politiques communautaires. Une demande simultanée fut soumise auprès de la Cité de Clarence-Rockland afin de changer le zonage du terrain pour la même raison. Ces modifications furent approuvées en janvier 2019. La demande de morcellement fut modifiée pour augmenter la superficie de la parcelle détachée. Il est donc maintenant possible de continuer le processus de la révision de la demande.

Les parcelles à être détachées et retenues sont dans un « Secteur des politiques rurales » selon la Cédule « A » du Plan officiel des Comtés unis. L'usage résidentiel est un usage permis.

Les parcelles à être détachées et retenues sont désignées « Zone rurale (RU) » au Règlement de zonage 2016-10. Les dimensions des parcelles proposées respectent les dispositions du zonage par rapport à la façade et la superficie minimale.

Une étude hydrogéologique fut préparée par Lascelles Engineering en février 2010 pour cette demande. Le rapport de Lascelles Engineering fut révisé par la Conservation de la Nation Sud ainsi que par la Cité de Clarence-Rockland en 2010. Les échantillons d'eau qui ont été testés pour préparer le rapport ont été pris en août 2008 et encore en mai 2009. Certains critères par rapport à la qualité de l'eau ont été soulevés, notamment :

- L'échantillon d'eau obtenu en 2008 a démontré un niveau élevé de coliformes, mais les échantillons de mai et juin 2009 ont démontré un niveau acceptable de coliformes (0/100ml.)
- Le niveau de sodium est plus élevé que la limite de santé de 20mg/L, par contre le niveau de sodium est sous la limite considéré comme étant traitable.
- Les niveaux des paramètres esthétiques de couleur et manganèse de l'échantillon de 2009 étaient par-dessus des niveaux considérés comme étant traitables par les lignes directrices D-5-5.

Vu que ça fait maintenant plus que 9 ans depuis que le rapport a été soumis auprès de la municipalité, et en considérant les problèmes de qualité d'eau qui ont été énumérés dans le rapport et sa révision, et en considérant aussi les changements qui ont été apportés au Plan officiel des Comtés unis de Prescott et Russell depuis 2010, le service d'aménagement du territoire recommande qu'un rapport d'analyse d'eau soit préparé pour appuyer la demande, afin de démontrer que la qualité de l'eau, soit dans un puits représentatif ou dans un nouveau puits installé sur la parcelle à être détachée, est acceptable. Spécifiquement, il faudra démontrer que les niveaux des paramètres de santé sont dans les limites considérées comme étant traitables selon les lignes directrices D-5-5 et que les paramètres esthétiques sont traitables avec un système de traitement domestique disponible sur le marché. Si le niveau de sodium est supérieur à la limite de santé de 20mg/L, une lettre au médecin hygiéniste est nécessaire pour l'aviser du niveau élevé de sodium dans l'eau. Si les niveaux des paramètres esthétiques sont élevés par-dessus la limite considérée comme étant traitable selon les lignes directrices D-5-5, une lettre d'engagement des propriétaires ou de leur avocat sera nécessaire, afin de s'assurer que les nouveaux propriétaires de la parcelle détachée sont avisés des détails contenus dans le rapport d'analyse d'eau et de quels systèmes de traitement ils auront besoin d'installer dans la nouvelle maison qui sera construite sur le terrain.

La demande s'avère conforme au Règlement de zonage de la Cité de Clarence-Rockland, au Plan officiel des Comtés unis de Prescott et Russell, et à la Déclaration de principes provinciale.

5) **RECOMMANDATION DU SERVICE :**
QUE le Comité de dérogation approuve la demande d'autorisation soumise par Suzanne et Jean-Marie Godin, dossier B-CR-033-2010, concernant la propriété décrite comme étant le 1884 chemin Henrie, partie du lot 8, concession 5;

Sujette aux conditions suivantes :

1. Que le(s) requérant(s) fournisse(nt) à la Cité de Clarence-Rockland une copie originale en papier et une copie numérique en format PDF du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande B-CR-033-2010 telle qu'accordée.
2. Que le(s) requérant(s) fournisse(nt) aux Comtés Unis de Prescott et Russell une copie en format PDF et une copie en format DWG du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande B-CR-033-2010 telle qu'accordée.
3. Que le(s) requérant(s) remette à la Cité de Clarence-Rockland un montant représentant 5% de la valeur de la parcelle à être détachée pour fins de parc. La valeur de la parcelle sera déterminé par:
    a) Une évaluation de marché ou lettre d'opinion, obtenu par le propriétaire et au dépenses du propriétaire, d'un évaluateur certifié, révisé et accepté par le Département d'infrastructures et aménagement; ou
    b) L'enregistrement de la vente du terrain le plus récent, pas plus que 24 mois avant la date de la décision, révisé et accepté par le Département d'infrastructures et aménagement; pourvu que la vente était au valeur du marché et qu'il n'y a pas eu des modifications qui pourraient affecter la valeur du terrain, incluant mais pas limité à des changements de zonage, de désignation du Plan officiel, ou de morcellement.
4. Que le(s) requérant(s) fournisse(nt) à l'autorité approbatrice de la Cité de Clarence-Rockland un rapport d'analyse d'eau selon le Plan officiel des Comtés unis, article 7.4.2, politique 14.1, afin de démontrer que l'aquifère peut fournir une réserve d'eau viable à long terme et de qualité et quantité acceptables. L'étude sera préparée par un professionnel qualifié aux frais du(des) requérant(s) et sera révisée et approuvée par la Conservation de la Nation Sud.
5. Que le(s) requérant(s) fournisse(nt) à l'Autorité approbatrice de la Cité de Clarence-Rockland un Transfert/Acte de cession transférant le terrain divisé dans le but d'émettre un certificat d'autorisation.
6. Que chaque condition soit remplie et que l'Autorité approbatrice de la Cité de Clarence-Rockland en soit avisée par écrit pas plus tard qu'un (1) an après la date de l'avis de la décision par les départements ou les agences qui ont imposé la/les condition(s) respective(s).

Via Email Transmission (mbelanger@clarence-rockland.com) 22 March 2019

Ms. Marie-Eve Bélanger
Manager of Development
City of Clarence-Rockland
1560 Laurier Street
Rockland, ON K4K 1P7

RE: Application for Consent (Godin)
File No. B-CR-033-2010
1884 Henrie Road
Part of Lot 8, Con. 5
Roll No. 031601600503450

Dear Ms. Bélanger,

South Nation Conservation (SNC) received the above-noted application to create a new residential lot. The proposed lot has an area of approximately 3.5 hectares and has 142 m frontage on Henrie Road. The proposed severed lot contains an existing detached dwelling.

We understand this file was originally submitted in 2010 but was put on hold pending municipal water service. The site has not been serviced by municipal water and the applicants are looking to move forward with creating a new residential lot; an Official Plan Amendment was completed to remove this property from the village of Clarence Creek and permit development on private services.

A hydrogeological study was completed in 2009/2010 and was reviewed by our office. These comments are attached. The recommendations of this report include important considerations for the future servicing of the proposed residential lot.

Natural Heritage Features and Natural Hazards

The proposed retained lot contains a watercourse identified on Schedule B of the Official Plan as a fish habitat. SNC recommends a 30-meter setback from the top of bank of the watercourse for any new development in order to reduce the risk of property damage and to protect fish habitat.

Private Sewage System

As per the information provided in the subject application under Section 5.1, there is sufficient contact area (as specified under 8.7.4.1 – Loading Requirements in the Ontario Building Code) for the installation of a private sewage system and a replacement area on the proposed parcels.

The installation of private sewage services on this location must be in accordance with the

recommendations of the following report:
Hydrogeological Report – Land Severance Application, prepared by Lacelles Engineering Ltd., stamped and dated February 2010.

Conclusion

SNC does not object to the application; however, we request the following condition be included in the decision:

1. **Que le(s) requérant(s) ajoute(nt) une clause au titre de la proprieté afin d'inclure les recommandations énoncées a l' article 9 Recommendations dans le raport hydrogéologique rédigé par Lascelles Engineering Limited et daté de fevrier 2010 (date de consolidation), et que le conseiller juridique du requérant fournisse un engagement écrit que cette condition sera répondue.**

I trust the above is to your satisfaction. Should you have any questions please do not hesitate to contact our office.

Best regards,

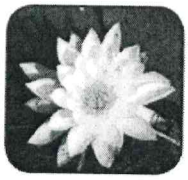
Alison McDonald

Alison McDonald
Team Lead, Approvals
South Nation Conservation

SNC-6263-2019

SOUTH NATION CONSERVATION
DE LA NATION SUD






tel: (613) 984-2948 • Fax: (613) 984-2872 • Toll Free: 1-877-984-2948 • 38 rue Victoria Street, Finch, ON K0C 1K0 • www.nation.on.ca

Via Email Transmission

April 20, 2010

Jean-Charles Renaud, Municipal Planner
City of Clarence Rockland
1560 Laurier Street
Rockland, ON K4P 1P7

Re: Hydrogeological Report
Land Severance Application
SNC Review 3
1884 Henri Rd
Concession 5, Lot 8
Former Clarence Township
City of Clarence Rockland

Dear Mr. Renaud,

South Nation Conservation (SNC) has received the following consolidated report in response to SNC's letter dated August 12, 2009:

- Hydrogeological Report – Land Severance Application, prepared by Lascelles Engineering Ltd (LEL), stamped and dated February, 2010.

The report pertains to severing an existing lot to create two additional lots. The lots will be serviced by water wells and septic systems. We have reviewed the submission and offer the following comments:

The original hydrogeological study (LEL dated Dec. 09, 2008) was reviewed by Golder Associates (GAI) and their comments are documented in a letter dated Apr. 24, 2009. The LEL responded to GAI comments in a letter dated Jul. 10, 2009 and also provided additional technical information in support of their opinions. This LEL submission was reviewed by SNC who provided comments in a letter dated Aug. 14, 2009. SNC reviewed the LEL submission only to determine whether the GAI comments had been addressed. It is our understanding that the latest LEL submission addresses the outstanding GAI comments as documented in our previous correspondence. The present should be read in conjunction with previous SNC letters.

It is to be noted that SNC has undertaken the review of the latest LEL submission to establish whether the GAI comments documented in their letter dated Jul. 10, 2009 have been addressed. The GAI letter indicated that the water quality issues need to be addressed as both health (total coliforms) and aesthetic (iron, manganese, dissolved organic carbon, color and turbidity) related exceedances were found in the water sampled from a drilled well located on the retained lot. Furthermore, colour and turbidity levels were above the concentrations considered to be reasonably treatable. The latest LEL submission has provided additional water quality information to address GAI concerns.

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The water quality sampling results in the latest submission show that total coliforms count is zero and therefore the microbiological health related standards have been met. With respect to the aesthetic exceedances, the water quality analysis shows that iron, dissolved organic carbon and turbidity levels are within the provincial requirements. Further, although the sodium levels exceed the health related warning level (20 mg/l), they are within the provincial requirements (200 mg/l). However, manganese and colour continue to exceed the provincial limits and their levels are also above the reasonably treatable requirements.

It is noted that the concentration of colour has gone down significantly whereas the manganese levels have risen. The colour and manganese levels in the original water sample were 85 TCU and 0.135 mg/l respectively. In the latest sample, the colour and manganese are at 13 TCU and 1.14 mg/l. Therefore, the concentration of these two parameters is above the provincial requirements and also above the reasonably treatable limits. The provincial standards for these two parameters are 5 TCU for colour (with 7 TCU as the reasonably treatable limit) and 0.05 mg/l for manganese (with 1.0 mg/l as the reasonably treatable limit). The presence of manganese may cause staining of plumbing fixtures and laundry. The noted colour levels may result in impairing the aesthetics of the water, although, the report has not identified any impacts.

In consideration of the colour and manganese exceedances, we are unable to indicate that the GAI comments (dated Jul. 10, 2009) have been addressed fully. However, as mentioned earlier, the health related exceedance for total coliforms and some of the aesthetic exceedances such as dissolved organic carbon, iron and turbidity have been addressed. The LEL report has indicated that iron removal with oxidization followed by manganese green-sand filter will remove the iron, manganese and colour to acceptable levels.

The approval authority needs to be aware that the raw groundwater from the target bedrock aquifer will require treatment to bring it within the provincial drinking water standards, objectives or guidelines requirements for the noted parameters. It is to be noted that provincial guidelines that we use for our review indicate that if the development is to proceed on the basis of in-home treatment systems, then Resolution of Council is required. Also, where health objectives are exceeded or where treatment limits for aesthetic objectives are exceeded as noted on the subject site in the case of colour and manganese (as defined in the Procedure D-5-5, Table III, MOE 1995), the guidelines recommend that approval authority should only proceed with development on the basis of communal water system (Procedure D-5-5, sections 4.4.2 & 5, MOE 1995). The approval authority needs to make a determination whether the subject development should proceed on the basis of in-home water treatment for groundwater. It is noted that the report does not contain a water quality analysis on a water sample collected from a similar water treatment system as being proposed for the subject site. The approval authority may require that such an analysis be submitted in order to demonstrate that the proposed water treatment will provide water meeting the provincial requirements.

Should the development proceed on the basis of in-home treatment system, the study recommendations regarding well construction and septic system have been summarized in the report (section 9) which should become part of the agreements. Additional recommendations regarding water treatment requirements and the impacts from the parameter exceedances in raw groundwater quality will need to be included in the agreements as proposed by the report. The local medical officer of health and the well water users will need to be made aware of the sodium levels in the water. Also, if a softener is used, it will further increase the sodium levels in water and the well users should be made

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aware of this. The report has confirmed that the proposed lot size of 0.4 ha meets the minimum lot requirements of the County of Prescott and Russell official plans.

I trust that the above is to your satisfaction, but should you have any questions please feel free to contact our office.

Sincerely,

Mathieu Leblanc
Planning Assistant
(613) 984-2948 ext. 303
mleblanc@nation.on.ca

SNC-19-2009

c.c. Suzanne Godin Property Owner

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COMMITTEE OF ADJUSTMENT

REPORT N° AMÉ-19-36-R

Date received	18/01/2019
Date of meeting	27/03/2019
Submitted by	Claire Lemay
Subject	Consent – creation of a new residential lot
File Number	B-CR-003-2019
Owner	Robin Cloutier, Natalie Lalonde
Applicant	Robin Cloutier
Civic Address	3733 and 3737 Marcil Rd
Legal Description	Part 8 on Plan 50R-2554, Part of Lot 20, Concession 5

1) **GENERAL INFORMATION:**

Designation of the Official Plan of the United Counties of Prescott and Russell: Community Policy Area

Designation of the Official Plan of the Urban Area of the City of Clarence-Rockland: N/A

Designation of the Official Plan of Bourget:
Village residential

Classification of Zoning By-law No. 2016-10:
Village Residential First Density (RV1) Zone

Services :
Municipal Water: Yes
Municipal Sewer: No
Road Access: Marcil Road

An appeal may be made to the LPAT if no decision is made within 90 days (18/04/2019).

2) **PURPOSE :**
Residential lot creation

3) **CONSENT REQUESTED :**

	Frontage	Depth	Area
(A) Severed parcel	**15.21m**	**65.84m**	**0.1001ha**
(B) Retained parcel	**15.21m**	**65.84m**	**0.1001ha**

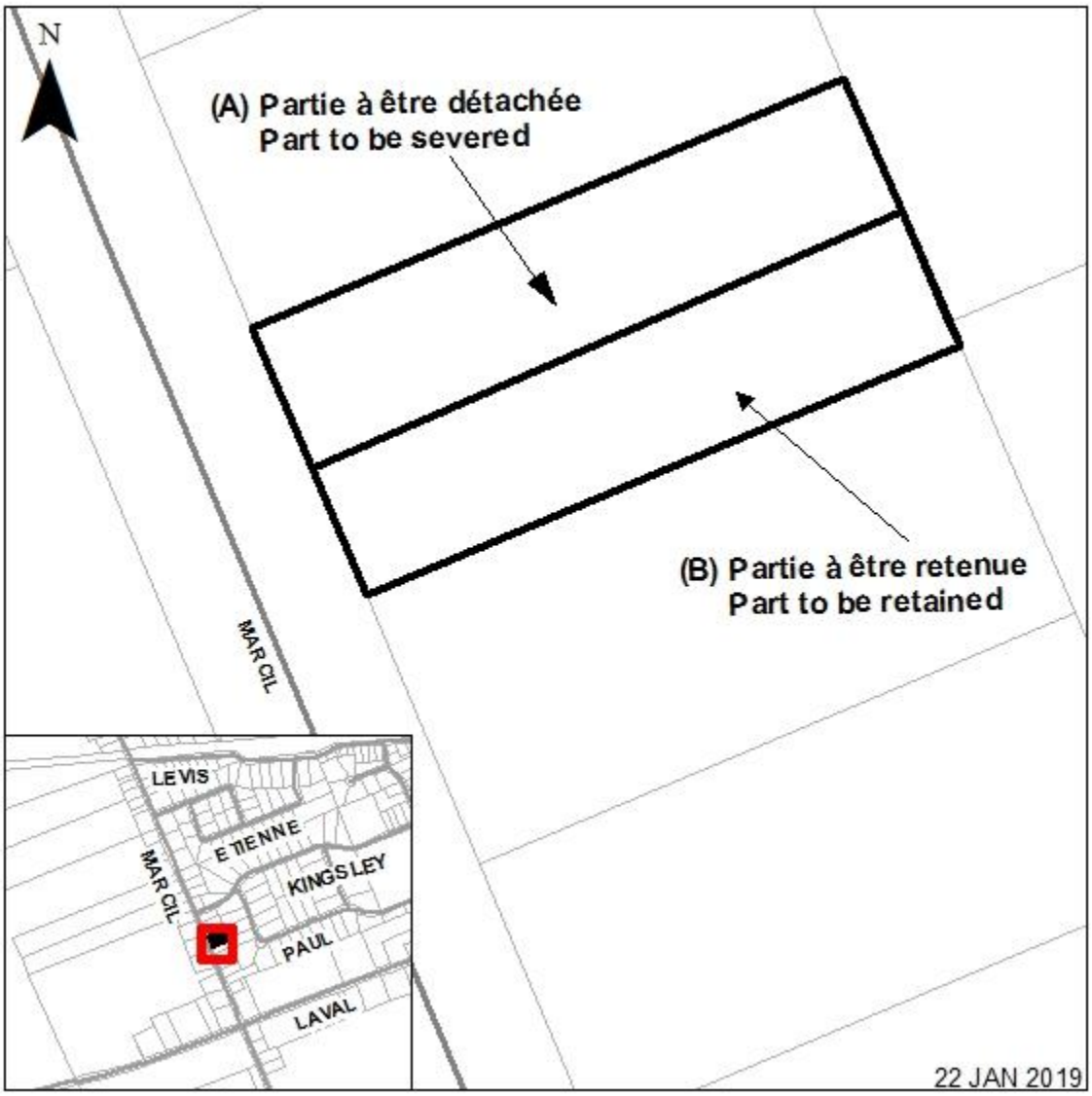


Figure 1 (Keymap)

4) **CONDITIONS AND COMMENTS RECEIVED :**

Finance :
No objections.

Protective Services :
No concerns.

Community Services :
No comments.

Construction :
No objections.

Infrastructure Services :
No comments.

United Counties of Prescott and Russell :
See attached document.

South Nation Conservation :
See attached document.

Planning Services :
The owner has requested consent in order to create a new residential lot. Semi-detached dwellings have recently been built on this property and the owner now intends to sever in order for each semi-detached dwelling to be under separate ownership. A survey plan was submitted to support the application and indicates that the proposed property line is located along the partition wall between the two dwellings. The severed parcel and the retained parcel have frontage on Marcil Road.

The subject property is located within the "*Community Policy Area*" on Schedule "*A*" of the Official Plan of the United Counties of Prescott and Russell.

The subject property is located within the "*Village Residential*" land use designation on Schedule "*A*" of the Bourget Official Plan.

The subject property is included within the Village Residential First Density (RV1) zone in the City of Clarence-Rockland's Zoning By-Law No. 2016-10. The existing residential uses are permitted in this zone.

The proposed consent conforms to the Zoning by-law 2016-10, to the Official Plan of the United Counties of Prescott and Russell and to the Provincial Policy statement

5) **DEPARTMENTAL RECOMMENDATION :**
THAT the Committee of Adjustment approve the consent application submitted by Robin Cloutier and Natalie Lalonde, file number B-CR-003-2019, concerning the property described as 3733 and 3737 Marcil Road, Part 8 on Plan 50R-2554, subject to the following conditions:

1. That a monetary compensation for revision fees amounting to $350.00 be paid to the United Counties of Prescott and Russell.

2. That the applicant(s) provide to the City of Clarence-Rockland one original paper copy and a digital copy (PDF format) of a registered Reference Plan (plan of survey) that identifies the severance B-CR-003-2019 as approved by the committee.
3. That the applicant(s) provide to the United Counties of Prescott and Russell one copy to be submitted electronically in PDF and DWG formats of a registered Reference Plan (plan of survey) that identifies the severance B-CR-003-2019 as approved by the committee.
4. That the applicant provide to the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent.
5. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

Prescott Russell

Urbanisme et Foresterie · Travaux publics
Planning and Forestry · Public Works

Le 28 janvier 2019

Département d'urbanisme
Cité de Clarence-Rockland
1560 rue Laurier
Rockland, ON K4K 1P7

Envoyé par courriel à : clemay@clarence-rockland.com

OBJET : Demande d'Autorisation (B-CR-003-2019)

Le département d'Urbanisme des Comtés unis a complété la révision de cette demande d'autorisation. Le terrain visé se situe dans l'affectation des politiques communautaires au Plan officiel des Comtés unis et nous comprenons que cette demande vise effectuer une division de terrain réservé à des fins résidentielles (semi détaché existant).

À cet effet, nous désirons inclure les conditions suivantes comme conditions d'approbation :

1. Qu'une compensation monétaire pour frais de révisions, au montant de 350.00$ soit payé aux Comtés unis de Prescott et Russell.
2. Que le requérant fournisse une (1) copie du plan de référence (plan d'arpentage) en PDF et DWG dûment enregistré qui se conforme essentiellement à la demande **B-CR-003-2019** telle que soumise.

Veuillez agréer, l'expression de mes sentiments les meilleurs.

Sylvain Boudreault,
Urbaniste junior

59, rue Court St., C.P./P.O. Box 304, L'Orignal ON K0B 1K0 · Tel.: 613 675-4661 · 1 800 667-6307 · Fax: 613 675-1007
www.prescott-russell.on.ca

REGU

18 JAN. 2019

AMENAGEMENT DU TERRITOIRE

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE 12th NOVEMBER, 2018

DENIS DUTRISAC
ONTARIO LAND SURVEYOR
ROCKLAND, ONTARIO

PLAN 50R-

RECEIVED AND DEPOSITED

DATE _____

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF RUSSELL N° 50.

SCHEDULE

PART	LOT	CONCESSION	P.I.N.	AREA(ha)
1	PART OF 20	5	ALL OF 69039-0182(LT)	0.1001
2				0.1001

PLAN OF SURVEY OF

PART OF LOT 20
CONCESSION 5

GEOGRAPHIC TOWNSHIP OF CLARENCE

NOW IN THE
CITY OF CLARENCE-ROCKLAND
TOWN OF ROCKLAND
COUNTY OF RUSSELL

2018

SURVEYED BY: ARPENTAGE DUTRISAC SURVEYING INC.

SCALE 1 : 300

0 5 10 15 Metres

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 29th DAY OF OCTOBER, 2018

12th NOVEMBER, 2018

DATE

DENIS DUTRISAC
ONTARIO LAND SURVEYOR
ROCKLAND, ONTARIO

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
SIB	DENOTES	STANDARD IRON BAR (25mm X 120cm)
IB	DENOTES	IRON BAR (16mm X 60cm)
SSIB	DENOTES	SHORT STANDARD IRON BAR (25mm X 60cm)
CC	DENOTES	CUT CROSS
CM	DENOTES	CONCRETE MONUMENT
CP	DENOTES	CONCRETE PIN
IP	DENOTES	IRON PIPE
Ø	DENOTES	ROUND
SU	DENOTES	SOURCE UNKNOWN
WIT.	DENOTES	WITNESS
Meas.	DENOTES	MEASURED
O.S.	DENOTES	OLD SURVEY
P.I.N.	DENOTES	PARCEL IDENTIFICATION NUMBER
Plan	DENOTES	PLAN 50R-2554
P1	DENOTES	PLAN BY J.G. PAYETTE, O.L.S. DATED SEPTEMBER 23, 1987
P2	DENOTES	PLAN BY J.G. PAYETTE, O.L.S. DATED JULY 14, 1988
N° 990	DENOTES	J.G. PAYETTE, O.L.S.
N° 1227	DENOTES	L.E. ROSS, O.L.S.
N° 1491	DENOTES	DENIS DUTRISAC, O.L.S.

DISTANCES ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000028.

BEARING REFERENCE:

BEARINGS SHOWN HEREON ARE NAD83 MTM (CSRS) (1997) BEARINGS AND ARE FROM THE COMPUTED BEARING OF N66°56'05"E BETWEEN ICMS 00119883074 (N. 5021172.558 E. 354418.740) AND ICMS 0011967U530 (N. 5047665.641 E. 416635.079) AND ARE REFERRED TO THE CENTRAL MERIDIAN OF LONGITUDE 76°30'W OF ZONE 9 MTM.

COORDDINATE VALUES ARE TO URBAN ACCURACY IN ACCORDANCE WITH O.REG 216/10.

POINT Ⓐ	NORTHING: 5033600.83	EASTING: 408470.96
POINT Ⓑ	NORTHING: 5033498.73	EASTING: 408516.00
POINT Ⓒ	NORTHING: 5033524.59	EASTING: 408576.55

CAUTION:
COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ADSI
Arpentage Dutrisac Surveying Inc.

ROCKLAND
PHONE: (613) 446-7101
FAX: (613) 446-7102

INDEX :
CLA-5-20-20

Via Email Transmission (mbelanger@clarence-rockland.com) 22 March 2019

Ms. Marie-Eve Bélanger
Manager of Development
City of Clarence-Rockland
1560 Laurier Street
Rockland, ON K4K 1P7

RE: Application for Consent (Cloutier and Lalonde)
File No. B-CR-003-2019
3733-3737 Marcil Road
Concession 5, Lot 20, Formerly Clarence Township
Roll No. 031601600508014

Dear Ms. Bélanger,

South Nation Conservation (SNC) received the above-noted application to sever a residential lot for semi-detached dwellings.

SNC's review considers 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.

SNC also provides comments based on the Sewage System Management Agreement and Source Water Protection Agreement between SNC and the City of Clarence-Rockland.

Specifically, SNC examines the following:

<table>
<tr><th>Natural Heritage Features (S.2.1 PPS):</th><th>Natural Hazards (S.3.1 PPS):</th><th>Private Sewage System:</th></tr>
<tr><td rowspan="4">Significant wetlands
Significant woodlands
Significant valleylands
Significant wildlife habitat
Significant Areas of Natural and Scientific Interest
Fish habitat</td><td>Hazardous lands</td><td rowspan="2">Loading requirements
Separation distances</td></tr>
<tr><td>Flooding
Erosion</td></tr>
<tr><td>Hazardous sites</td><td>Clean Water Act, 2006:</td></tr>
<tr><td>Unstable soils
Unstable bedrock</td><td>Source Protection Areas</td></tr>
</table>

SNC's findings below are based on a desktop review. Due to snow cover, a site visit could not be completed at this time.

SOUTH NATION CONSERVATION
DE LA NATION SUD

Natural Heritage Features and Natural Hazards

SNC's review did not identify any Natural Heritage Features or Natural Hazards on the proposed severed or retained lots.

Private Sewage System

As per the information provided in the subject application under Section 5.1, there is sufficient contact area (as specified under 8.7.4.1 – Loading Requirements in the Ontario Building Code) for the installation of a private sewage system and a replacement area on the proposed parcels.

SNC has received a scaled site plan and sewage system permit applications for both the proposed retained and severed lots. Any future modification or replacement of the sewage systems will require a permit from SNC.

Conclusion

SNC does not object to the application and no conditions are requested.

I trust the above is to your satisfaction. Should you have any questions please do not hesitate to contact our office.

Best regards,

Alison McDonald

Alison McDonald
Team Lead, Approvals
South Nation Conservation

SNC-6263-2019

COMMITTEE OF ADJUSTMENT

REPORT N° AMÉ-19-37-R

Date received	12/03/2019
Date of the meeting	27/03/2019
Submitted by	Claire Lemay
Subject	Minor Variance
File nº	A/03/19
Owner	Eric Portelance
Applicant	Eric Portelance
Civic address	46 Granite
Legal Description	Lot 61 on plan 50M-308

1) **GENERAL INFORMATION:**

Designation of the Official Plan of the United Counties of Prescott and Russell:
Urban Area

Designation of the Official Plan of the Urban Area of the City of Clarence-Rockland:
Low Density Residential

Designation of the Official Plan of Bourget:
N/A

Classification of Zoning By-Law No. 2016-10:
Urban Residential First Density Special (R1S) Zone

Services:
Municipal water: Yes
Municipal Sewer: Yes
Road access : Granite Street

2) **PURPOSE :**

Minor Variance to increase the maximum width of the driveway to 9.15 metres.

3) **VARIANCE REQUESTED :**

	Permitted	**Proposed**
Width of driveway (maximum) for a lot with frontage less than 18 metres and more than 12 metres.	7.0 metres	9.15 metres

4) **CONDITIONS AND COMMENTS RECEIVED :**

Finance Department:
No comments/no objections

Infrastructure Services:
No comments

Protective Services:
No concerns

Community Services:
No comments

Construction Division:
No objections

United Counties of Prescott and Russell:
No comments

Planning Services:
The owner has requested a minor variance in order to increase the maximum driveway width to 9.15 metres in order to allow access to a three car garage which has already been built on the property. Section 5.8.2 of the Zoning By-law 2016-10 requires that a driveway on a residential lot having between 12 and 18 metres of frontage be a maximum of 50% of the lot frontage but not exceeding 7.0 metres.



Figure 1: Photo of the subject property as seen from the street



Figure 2: Keymap – location of the subject property

A similar minor variance was approved in 2017 for seven lots on Platinum Street and Diamond Street, within the same neighbourhood as the subject property.

5) **FOUR TESTS :**

I. The general intent and purpose of the Official Plan are maintained:

The property is located in the Urban Policy Area according to Schedule A of

the Official Plan of the United Counties of Prescott and Russell. Low density residential uses are permitted. The subject property has frontage on a local street maintained by the City of Clarence-Rockland.

The property is located in a low density residential area of the Morris Village Subdivision. Section 4.4.3.11 of the Official Plan of the Urban Area of the City of Clarence-Rockland states that: "No driveway shall be greater than the width of the garage as it extends through the municipal boulevard adjacent to the street". The proposed 9.15 metre wide driveway will align with garage which is 9.25 metres wide. The request maintains the general intent and purpose of the Official Plan.

II. The general intent and purpose of the Zoning By-law are maintained:

The property is zoned Urban Residential First Density – Special (R1S) Zone in the City of Clarence-Rockland Zoning By-law 2016-10. The property has a lot frontage of 15.07 metres, and as a result the maximum driveway width set out in section 5.8.2 of the Zoning By-law is 7.0m. The width of the driveway is measured along its entire length.

The intent of limiting the maximum driveway width to 7.0m is to reduce the amount of impermeable surface area and ensure that there is a 1.0m landscape buffer between residential lots. Permitting a driveway with a total width of 9.15 m on the subject property is not anticipated to drastically increase the amount of surface runoff, and the 1.0m landscape buffer will still be maintained. The dwelling with the attached three car garage is already existing and conforms to the Zoning By-law. The general intent and purpose of the Zoning By-law are maintained.

III. The variance is minor:

The request represents a 31% increase in the permitted driveway width and will allow an extra motor vehicle to be parked on the driveway. The additional driveway space is not likely to cause any problems related to excess runoff and the landscape buffers will be maintained. The impact that the driveway will have is considered minor.

The subject property is intended to be used for a single detached dwelling with attached three car garage. The dwelling and garage were built in 2018. The character of the neighbourhood will not be altered by the increase in the width of the driveway on this lot because there are seven other properties on adjacent streets which have wider driveways in order to accommodate the width of the three car garages which were built on those lots. In general, throughout Morris Village, driveways and garages located on the same lot have the same width. The variance requested is minor.

IV. The proposed use of land, building or structure is desirable for appropriate development:

The proposed use of land, building or structure is considered desirable for appropriate development. The owner of the property subject to the variance would benefit from having the extra parking space and a driveway wide enough to accommodate their three car garage. It does not make sense to restrict the width of the driveway and thereby impede access to the three doors of the garage.

6) RECOMMENDATION FROM THE PLANNING DIVISION

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Eric Portelance, for the property identified as 46 Granite Street, to:

- Increase the maximum width of the driveway to 9.15 metres.