



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

March 19, 2019  
Council Chambers  
415 rue Lemay Street, Clarence Creek, Ont.

**PRESENT:** Guy Desjardins, Mayor  
Samuel Cardarelli, Councillor Ward 1  
Mario Zanth, Councillor Ward 2  
Carl Grimard, Councillor Ward 3  
Don Bouchard, Councillor Ward 4  
André J. Lalonde, Councillor Ward 5  
Christian Simard, Councillor Ward 6  
Michel Levert, Councillor Ward 7  
Helen Collier, Chief Administrative Officer  
Monique Ouellet, Clerk  
Maryse St-Pierre, Deputy Clerk

**ABSENT:** Diane Choinière, Councillor Ward 8

**1. Opening of the meeting**

Mayor Desjardins calls the meeting to order at 8:18 pm.

**2. Adoption of the agenda**

**RECOMMENDATION COW2019-31**

**Moved by** Mario Zanth

**Seconded by** Carl Grimard

**THAT** the agenda be adopted with the following addition:

6.1. Notice of motion presented by Mayor Guy Desjardins regarding the Mayor's Golf Tournament.

**CARRIED, as modified**

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

**4. Delegations / Presentations (none)**

**5. Petitions / Correspondence**

**5.1 Letter from Prescott-Russell Community Services requesting reconsideration of resolution 2019-35 being a request for the Clarence Creek Arena Community Center free of charge**

Further to comments, the Committee of the Whole mandates the Administration to inform the organization that they refuse to reconsider the resolution.

**6. Notice of Motion**

**6.1 Notice of motion presented by Mayor Guy Desjardins regarding the Mayor's Golf Tournament**

The notice of motion is presented.

**7. Comment/Question Period**

Lance Rockwell, 2223 Joannis Road, asks for clarifications regarding the beer production referred in the zoning amendment for 600 du Golf Road. Julian Lenhart explains that the Ministry has permitted a precise number of litres of water to be pumped. He adds that the production is limited to what is permitted for the pump.

Mr. Rockwell explains that during the Planning Committee, it was mentioned that the precise water consumption will be indicated in the by-law. He adds that the authorization for zoning change will allow for opportunities of expansion for the business.

Aaron Martel, 250 Cardinal Street, explains that the production is limited by the square footage of the building. He explains that the microbrewery can't produce over than seven barrels at a time. He confirms that the business intention is not to go for a bigger production.

Laslo Mazanji, 2223 Joannis Road, explains that the application is really broad about the water consumption. He asks to consult the file in order to see the verification that were made. Mayor Desjardins replies that it is possible to consult the file at the City Hall.

**8. Report from the United Counties of Prescott and Russell**

**9. Committee/Staff Reports**

**9.1 Zoning By-law Amendment – 600 du Golf Road – Hammond Golf**

**RECOMMENDATION COW2019-32**

**Moved by Don Bouchard**

**Seconded by Michel Levert**

**WHEREAS** the proposed amendment to the City of Clarence-Rockland Zoning By-law for 600 du Golf Road is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell;

**THAT** the Committee of the Whole recommends that Council adopts a By-law to amend Zoning By-law 2016-10, in order to add “food production” to the list of permitted uses in the zoning category “Tourist Commercial – Exception 2 (CT-2) Zone” in order to permit a microbrewery, limited to 85m<sup>2</sup> floor area, as recommended by the Planning Committee.

**CARRIED**

## **9.2 Statement of development charges 2018**

Further to questions, Frédéric Desnoyers explains the reasons for the difference of numbers with the Construction reports.

### **RECOMMENDATION COW2019-33**

**Moved by** André J. Lalonde

**Seconded by** Michel Levert

**WHEREAS** the Treasurer of the municipality must submit annually to the Municipal Council, financial statements on development charge by-law and on reserve funds established under section 33. 1997, C. 27, para. 43(a) of the Development Charges Act, therefore

**THAT** the Committee of the Whole recommends that Municipal Council of the City of Clarence-Rockland accepts the statement of development charges reserve funds for the 2018 year-end as presented in report FIN2019-009.

**CARRIED**

## **9.3 Zoning By-Law amendment – 733 Industrielle – Kimberle Herold for RANN Enterprises Inc.**

Further to comments, Julian Lenhart explains that this application can't be administratively supported, due to the problem with the use, which is considered as sensitive land use. He explains that to support this different use, further analysis is required, and that it can restrain the expansion of some businesses in the industrial park. He adds that the Council is free to make the decision they want, but that appeals are possible if this application is authorized.

Further to questions, Mr. Lenhart confirms that the gym, which is located next to the property in question, is not a sensitive land use.

#### **RECOMMENDATION COW2019-34**

**Moved by** Carl Grimard

**Seconded by** Mario Zanth

**THAT** the Committee of the Whole recommends that Municipal Council adopt a By-law to amend Zoning by-law 2016-10 in order to change the zoning category of the subject property from “General Industrial (MG) Zone” to “General Industrial – Exception 5 (MG-5) Zone” in order to permit a daycare as principal use, as recommended by the Planning Committee, contrary to the staff’s recommendation.

For (5): Mario Zanth, Carl Grimard, Don Bouchard, Christian Simard, and Michel Levert

Against (3): Guy Desjardins, Samuel Cardarelli, and André J. Lalonde

**CARRIED**

#### **9.4 Transportation Impact Study and modification to a condition of Draft Approval of Brigil and Stage 5 Morris Village**

Further to comments, Julian Lenhart explain that this study has the goal to address these two developments only. He explains that this does not address the other issues pertaining to the traffic. Helen Collier adds that the developers agree with the suggestions included in the study.

Further to comments and discussions, the Committee of the Whole ask for a simplified presentation of the details of this study.

#### **RECOMMENDATION COW2019-35**

**Moved by** Michel Levert

**Seconded by** Mario Zanth

**WHEREAS** the Transportation Impact Study for the east-west collector was completed in December 2018; and

**WHEREAS** a condition must be modified under the Brigil and Morris Village Stage 5 draft approval;

**THAT** Committee of the Whole recommends that Condition 26 of the Brigil file and Condition 29 of the Morris Village Stage 5 file be modified to read as follows:

- That Poupart Side Road, Bronze Avenue and St-Jean Street be designed and built to municipal standards with an urban cross-section approved by the City. The design should follow the recommendation of the detailed transportation impact study that was completed by Castleglenn Consultants (Dec 2018) with any subsequent revisions, if applicable. The design, the environmental

studies, the EA, the construction work, the project management fees and any other studies or works required are to be paid by the Development Charges By-law and the municipal budget in place for the current year. The estimated cost of the design and works to be completed must be approved by the City before any undertaking.

**DEFERRED**

#### **9.5 Council Group Benefits Information**

Further to questions, Gerry Lalonde explains that he will follow up with OMERS in order to know the reason why a member of council can't adhere alone.

The Committee of the Whole asks that the additional information be provided for the next plenary meeting.

##### **RECOMMENDATION COW2019-36**

**Moved by** Carl Grimard

**Seconded by** Mario Zanth

**THAT** report HR 2019-08 be received for information.

**DEFERRED**

#### **9.6 Monthly Report - Protective Services (February 2019)**

##### **RECOMMENDATION COW2019-37**

**Moved by** Carl Grimard

**Seconded by** Don Bouchard

**THAT** Report No. PRO2019-009 in regards to monthly statistics, be received as information.

**CARRIED**

#### **9.7 Monthly Report - Construction (February 2019)**

Further to questions, Julian Lenhart explains that the difference in value is due to the types of permits.

##### **RECOMMENDATION COW2019-38**

**Moved by** Christian Simard

**Seconded by** André J. Lalonde

**THAT** the Construction Departement monthly statistics be received as information.

**CARRIED**

**10. Other items**

Councillor Samuel Cardarelli asks to have a copy of the original report sent to Brian Wilson, Helen Collier and Human Resources with regard to the departmental issues and Station 3.

**11. Adjournment**

The Mayor adjourns the meeting at 9:37 pm.

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Guy Desjardins, Mayor

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Maryse St-Pierre, Deputy Clerk