



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

COMMITTEE OF ADJUSTMENT

June 26, 2019, 7:00 pm

Council Chambers

415 rue Lemay Street, Clarence Creek, Ont.

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6. Minor Variance Applications

6.1 A/07/19

77

Phillippe Cormier for the City

700 Industrielle Street

7. Follow-ups

8. Other Items

9. Adjournment



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

COMITÉ DE DÉROGATION

le 26 juin 2019, 19 h 00

Salle du Conseil

415 rue Lemay Street, Clarence Creek, Ont.

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5.5	B-CR-011-2018 Patric Provencher 2159 Landry Road	73
6.	Demandes de dérogation mineure	
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**CORPORATION OF THE
CITY OF CLARENCE-ROCKLAND
COMMITTEE OF ADJUSTMENT MEETING MINUTES**

May 8, 2019

Salle de conférence principale / Principal Boardroom
1560, rue Laurier Street, Rockland ON K4K 1P7

PRESENT: Marie-Eve Belanger
Michel Levert
Michel Bergeron
Samuel Cardarelli
Nicolas Denis
ABSENT: Serge Dicaire
Guy Desjardins
Jean-Yves Lalonde
Mario Zanth

1. Opening of the meeting

The Chair opens the meeting at 3:02pm.

1.1 Election of a president

Moved by Michel Levert

Seconded By Michel Bergeron

That Samuel Cardarelli be elected President for this meeting only.

CARRIED

2. Reading and Adoption of the agenda

Moved by Michel Levert

Seconded By Michel Bergeron

THAT the agenda be adopted as presented.

CARRIED

3. Pecuniary declarations

none

4. Consent Applications

4.1 Autorisation – B-CR-009-2018

Moved by Michel Levert

Seconded By Michel Bergeron

QUE le Comité de dérogation approuve l'ajout de la condition suivante pour le dossier de morcellement B-CR-009-2018 :

- Que les propriétaires obtiennent une décision du Tribunal d'appel de la planification locale (TAAL) concernant la modification du règlement de zonage.

CARRIED

5. Adjournment

The meeting is adjourned at 3:08 pm.

Samuel Cardarelli Acting President

W Marie-Eve Bélanger Secretary
Treasurer



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

PROCÈS-VERBAL RÉUNION COMITÉ DE DÉROGATION

le 8 mai 2019

PRÉSENT: Marie-Eve Belanger
Michel Levert
Michel Bergeron
Samuel Cardarelli
Nicolas Denis

ABSENT: Serge Dicaire
Guy Desjardins
Jean-Yves Lalonde
Mario Zanth

1. Ouverture de la réunion

Le président ouvre la réunion à 15h02.

1.1 Nomination d'un président

Proposé par Michel Levert

Appuyé par Michel Bergeron

Que Samuel Cardarelli soit élu président pour cette rencontre seulement.

ADOPTÉE

2. 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

3. Déclarations pécuniaires

aucune

4. Demandes de morcellement

4.1 Autorisation – B-CR-009-2018

Proposé par Michel Levert

Appuyé par Michel Bergeron

QUE le Comité de dérogation approuve l'ajout de la condition suivante pour le dossier de morcellement B-CR-009-2018 :

- Que les propriétaires obtiennent une décision du LPAT concernant la modification du règlement de zonage.

ADOPTÉE

5. Ajournement

La réunion est ajournée à 15h08.

Samuel Cardarelli Président par intérim

W Marie-Eve Bélanger Secrétaire-
Trésorière



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

May 28, 2019
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

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

1. Opening of the meeting

The Chair opens the meeting at 7:04 pm.

2. Reading and Adoption of the agenda

Moved by Mario Zanth

Seconded By Samuel Cardarelli

THAT the agenda be adopted as presented.

CARRIED

3. Pecuniary declarations

none

4. Adoption of the minutes

Moved by Samuel Cardarelli

Seconded By Guy Desjardins

That the minutes of the Committee of Adjustment meeting of April 24th, 2019 be approved.

CARRIED

5. Consent Applications

5.1 B-CR-008-2019

Mr. Lalonde does not understand why he needs to apply for two severances. Mrs. Bélanger indicated that it's a severance of two different properties and thus requires two applications.

Mr. Lalonde also indicated that condition No. 2 will be expensive with his lawyer. Mrs. Bélanger indicated that it's a standard condition included in every lot enlargement file. It's a technicality and does not understand that it will be more expensive.

Moved by Mario Zanth

Seconded By Guy Desjardins

THAT the Committee of Adjustment approve the consent application submitted by François D. Lalonde, file number B-CR-008-2019, concerning the property described as 2081 Laval Street, subject to the following conditions:

1. That the applicant provide to the City of Clarence-Rockland one original paper copy of a registered Reference Plan (plan of survey) that identifies the severance B-CR-008-2019 as approved by the committee, as well as one copy to be submitted electronically in PDF and DWG format directly to the United Counties of Prescott and Russell and to the City of Clarence-Rockland.
2. That the Applicant(s) provide to the Approval Authority of the City of Clarence-Rockland the following:
 - 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 north known municipally as part of lot 20, concession 5, part 1 on plan 50R-10526, so that no new lot is being created, in accordance with paragraph (b) below;
 - 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."

- 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:
 1. "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".
 3. That the landowner provides South Nation Conservation with the following written undertaking "I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage system.
 4. That any mortgage on the property be discharged from any lands being severed and for any lands to be added to a lot with a mortgage, that mortgage shall be extended onto the additional land and that the solicitor provide an undertaking in writing that this condition will be fulfilled.

5. 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.

6. 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

5.2 B-CR-009-2019

The minutes are the same as for File No. B-CR-008-2019.

Moved by Samuel Cardarelli

Seconded By Michel Levert

THAT the Committee of Adjustment approve the consent application submitted by François D. Lalonde, file number B-CR-009-2019, concerning the property described as part of lot 20, concession 5, part 1 on plan 50R-10526, subject to the following conditions:

1. That the applicant provide to the City of Clarence-Rockland one original paper copy of a registered Reference Plan (plan of survey) that identifies the severance B-CR-009-2019 as approved by the Committee, as well as one copy to be submitted electronically in PDF and DWG format directly to the United Counties of Prescott and Russell and to the City of Clarence-Rockland.
2. That the Applicant(s) provide to the Approval Authority of the City of Clarence-Rockland the following:
 - 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 east known municipally as 2081 Laval Street, so that no new lot is being created, in accordance with paragraph (b) below;
 - 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."

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 1. "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".
 3. That the landowner provides South Nation Conservation with the following written undertaking "I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage system.
 4. That any mortgage on the property be discharged from any lands being severed and for any lands to be added to a lot with a mortgage, that mortgage shall be extended onto the additional land and that the solicitor provide an undertaking in writing that this condition will be fulfilled.

5. 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.
6. 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

5.3 B-CR-010-2019

Mr. Lemieux would like to enlarge his property. Mr. Koch has issues with his tractors in the area and does not need the land.

Moved by Mario Zanth

Seconded By Guy Desjardins

THAT the Committee of Adjustment approve the consent application submitted by Martin Lemieux, file number B-CR-010-2019, concerning the property described as 2310 Du Lac Road, subject to the following conditions:

1. That the applicant provide to the City of Clarence-Rockland one original paper copy of a registered Reference Plan (plan of survey) that identifies the severance B-CR-010-2019 as approved by the Committee, as well as one copy to be submitted electronically in PDF and DWG format directly to the United Counties of Prescott and Russell and to the City of Clarence-Rockland.
2. That the Ontario Land Surveyor retained by the applicant(s) determine the width of the road right-of-way presently in place along Du Lac Road and where such right-of-way is less than 20 metres that a parcel of land representing the missing portion required to achieve a width of 10 metres (measured from the centre line of the road right of way) along the frontage of the retained parcels be transferred to the City of Clarence-Rockland free of fees or encumbrances. In addition, the lawyer of the applicant(s) must register a by-law dedicating the land as public. Fees will need to be paid to the City of Clarence-Rockland for

the preparation of the by-law. A copy of the registered by-law must be sent to the Infrastructure and Planning Services Department in order for the condition to be considered as fulfilled.

3. That the Applicant(s) provide to the Approval Authority of the City of Clarence-Rockland the following:

- 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 known municipally as 2751 St-Pascal Street, so that no new lot is being created, in accordance with paragraph (b) below;
- 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."

- 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:
 1. "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".

4. That the landowner provides South Nation Conservation with the following written undertaking "I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage system".
5. That the applicant obtain an amendment to Zoning By-law No. 2016-10 for the severed parcel in order to change the zoning and remove the holding symbol from the Village Residential First Density Zone (RV1).
6. That any mortgage on the property be discharged from any lands being severed and for any lands to be added to a lot with a mortgage, that mortgage shall be extended onto the additional land and that the solicitor provide an undertaking in writing that this condition will be fulfilled.
7. 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.
8. 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. Minor Variance Applications

6.1 A/06/19

Mrs. Brunet indicated that the land is presently for sale. The buyer is in the room also.

Both the owner and the buyer are in agreement with the minor variance.

Moved by Michel Levert

Seconded By Guy Desjardins

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Vickie Brunet, for the property identified as part of

lot 8, concession 6, part 1 on plan 50R-2252 & part 4 on plan 50R-4082,
to:

- Allow the reduction of the minimum distance separation from the livestock barn at 2058 Landry Road from 134 meters to 90 meters; and
- Allow the reduction of the minimum distance separation from the manure storage facility at 2058 Landry Road from 134 meters to 70 meters.

CARRIED

7. Adjournment

The meeting is adjourned at 7:50 pm.

Serge Dicaire President

W Marie-Eve Bélanger Secretary
Treasurer



**CORPORATION DE LA
CITÉ DE CLARENCE-ROCKLAND
PROCÈS-VERBAL RÉUNION COMITÉ DE DÉROGATION**

le 28 mai 2019
Salle du Conseil
415 rue Lemay Street,
Clarence Creek, Ont.

PRÉSENT: Serge Dicaire
Marie-Ève Bélanger
Guy Desjardins
Michel Levert
Samuel Cardarelli
Mario Zanth
Nicolas Denis

ABSENT: Michel Bergeron
Jean-Yves Lalonde

- 1. Ouverture de la réunion**
Le président ouvre la réunion à 19h04.
- 2. Lecture et Adoption de l'ordre du jour**
Proposé par Mario Zanth
Appuyé par Samuel Cardarelli
QUE l'ordre du jour soit adopté tel que présenté.

ADOPTÉE

- 3. Déclarations pécuniaires**
aucune
- 4. Adoption des procès-verbaux**
Proposé par Samuel Cardarelli
Appuyé par Guy Desjardins

Que le procès-verbal de la réunion du comité de dérogation du 24 avril 2019 soit approuvé.

ADOPTÉE

5. Demandes de morcellement

5.1 B-CR-008-2019

M. Lalonde a de la difficulté à comprendre pourquoi il doit appliquer pour 2 demandes. Mme Bélanger explique que c'est un morcellement de 2 terrains complètement différent, donc c'est 2 demandes qui sont requises.

M. Lalonde indique que la condition 2 va coûter cher d'après son avocat. Mme Bélanger indique que ceci est une condition standard que nous incluons dans toutes les demandes d'agrandissements de terrains. C'est une technicalité donc elle ne comprends pas que ceci va être plus dispendieux.

Proposé par Mario Zanth

Appuyé par Guy Desjardins

THAT the Committee of Adjustment approve the consent application submitted by François D. Lalonde, file number B-CR-008-2019, concerning the property described as 2081 Laval Street, subject to the following conditions:

1. That the applicant provide to the City of Clarence-Rockland one original paper copy of a registered Reference Plan (plan of survey) that identifies the severance B-CR-008-2019 as approved by the committee, as well as one copy to be submitted electronically in PDF and DWG format directly to the United Counties of Prescott and Russell and to the City of Clarence-Rockland.
2. That the Applicant(s) provide to the Approval Authority of the City of Clarence-Rockland the following:

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 north known municipally as part of lot 20, concession 5, part 1 on plan 50R-10526, so that no new lot is being created, in accordance with paragraph (b) below;

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."

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".

3. That the landowner provides South Nation Conservation with the following written undertaking "I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage system.
4. That any mortgage on the property be discharged from any lands being severed and for any lands to be added to a lot with a mortgage, that mortgage shall be extended onto the additional land and that the solicitor provide an undertaking in writing that this condition will be fulfilled.

5. 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.
6. 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

5.2 B-CR-009-2019

Le procès-verbal est le même pour le dossier B-CR-008-2019.

Proposé par Samuel Cardarelli

Appuyé par Michel Levert

THAT the Committee of Adjustment approve the consent application submitted by François D. Lalonde, file number B-CR-009-2019, concerning the property described as part of lot 20, concession 5, part 1 on plan 50R-10526, subject to the following conditions:

1. That the applicant provide to the City of Clarence-Rockland one original paper copy of a registered Reference Plan (plan of survey) that identifies the severance B-CR-009-2019 as approved by the Committee, as well as one copy to be submitted electronically in PDF and DWG format directly to the United Counties of Prescott and Russell and to the City of Clarence-Rockland.
2. That the Applicant(s) provide to the Approval Authority of the City of Clarence-Rockland the following:
 - 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 east known municipally as 2081 Laval Street, so that no new lot is being created, in accordance with paragraph (b) below;
 - 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."

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 3. That the landowner provides South Nation Conservation with the following written undertaking "I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage system.
 4. That any mortgage on the property be discharged from any lands being severed and for any lands to be added to a lot with a mortgage, that mortgage shall be extended onto the additional land and that the solicitor provide an undertaking in writing that this condition will be fulfilled.

5. 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.
6. 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

5.3 B-CR-010-2019

M. Lemieux veut agrandir son terrain et M. Koch a de la difficulté avec ses tracteurs à cet endroit et n'a pas besoin de ce terrain.

Proposé par Mario Zanth

Appuyé par Guy Desjardins

THAT the Committee of Adjustment approve the consent application submitted by Martin Lemieux, file number B-CR-010-2019, concerning the property described as 2310 Du Lac Road, subject to the following conditions:

1. That the applicant provide to the City of Clarence-Rockland one original paper copy of a registered Reference Plan (plan of survey) that identifies the severance B-CR-010-2019 as approved by the Committee, as well as one copy to be submitted electronically in PDF and DWG format directly to the United Counties of Prescott and Russell and to the City of Clarence-Rockland.
2. That the Ontario Land Surveyor retained by the applicant(s) determine the width of the road right-of-way presently in place along Du Lac Road and where such right-of-way is less than 20 metres that a parcel of land representing the missing portion required to achieve a width of 10 metres (measured from the centre line of the road right of way) along the frontage of the retained parcels be transferred to the City of Clarence-Rockland free of fees or encumbrances. In addition, the lawyer of the applicant(s) must register a by-law dedicating the land as public. Fees will need to be paid to the City of Clarence-Rockland for

the preparation of the by-law. A copy of the registered by-law must be sent to the Infrastructure and Planning Services Department in order for the condition to be considered as fulfilled.

3. That the Applicant(s) provide to the Approval Authority of the City of Clarence-Rockland the following:

- 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 known municipally as 2751 St-Pascal Street, so that no new lot is being created, in accordance with paragraph (b) below;
- 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."

- 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:
 1. "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".

4. That the landowner provides South Nation Conservation with the following written undertaking "I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage system".
5. That the applicant obtain an amendment to Zoning By-law No. 2016-10 for the severed parcel in order to change the zoning and remove the holding symbol from the Village Residential First Density Zone (RV1).
6. That any mortgage on the property be discharged from any lands being severed and for any lands to be added to a lot with a mortgage, that mortgage shall be extended onto the additional land and that the solicitor provide an undertaking in writing that this condition will be fulfilled.
7. 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.
8. 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. Demandes de dérogation mineure

6.1 A/06/19

Mme Brunet mentionne que le terrain est présentement à vendre. Les acheteurs sont également dans la salle.

L'acheteur et la propriétaire sont d'accord avec la dérogation mineure.

Proposé par Michel Levert

Appuyé par Guy Desjardins

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Vickie Brunet, for the property identified as part of

lot 8, concession 6, part 1 on plan 50R-2252 & part 4 on plan 50R-4082, to:

- Allow the reduction of the minimum distance separation from the livestock barn at 2058 Landry Road from 134 meters to 90 meters; and
- Allow the reduction of the minimum distance separation from the manure storage facility at 2058 Landry Road from 134 meters to 70 meters.

ADOPTÉE

7. Ajournement

La réunion est ajournée à 19h50.

Serge Dicaire Président

W Marie-Eve Bélanger Secrétaire-
Trésorière



COMMITTEE OF ADJUSTMENT

REPORT N° AMÉ-19-58-R

Date received	02/05/2019
Date of meeting	26/06/2019
Submitted by	Nicolas Denis
Subject	Consent –Lot creation
File Number	B-CR-011-2019
Owner	J&S Young Farms Inc.
Applicant	Suzanne Young
Civic Address	3054 Gagne Road
Legal Description	Part of Lot 15, Concession 9, Part 1 to 4 on Plan 50R-4388

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:
N/A

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

Services :

Municipal Water: Yes

Municipal Sewer: No

Road Access: Gagne Road

An appeal may be made to the LPAT if no decision is made within 90 days (31/07/2019).

2) PURPOSE :

The owners have requested consent in order to sever a portion of the property located at 3054 Gagne Road. The proposed new residential

lot would have a frontage of 38.1m on Lacroix Road, a depth of 67.06m and an area of 0.63 acre (2,550m²).

This application is related to consent application B-CR-012-2019, which seeks to create a new residential lot from the same retained parcel.

3) **CONSENT REQUESTED :**

	Frontage	Depth	Area
(A) Severed parcel	38.1m	67.06m	0.25ha
(B) Retained parcel	+/- 40m	+/-690m	36.25ha

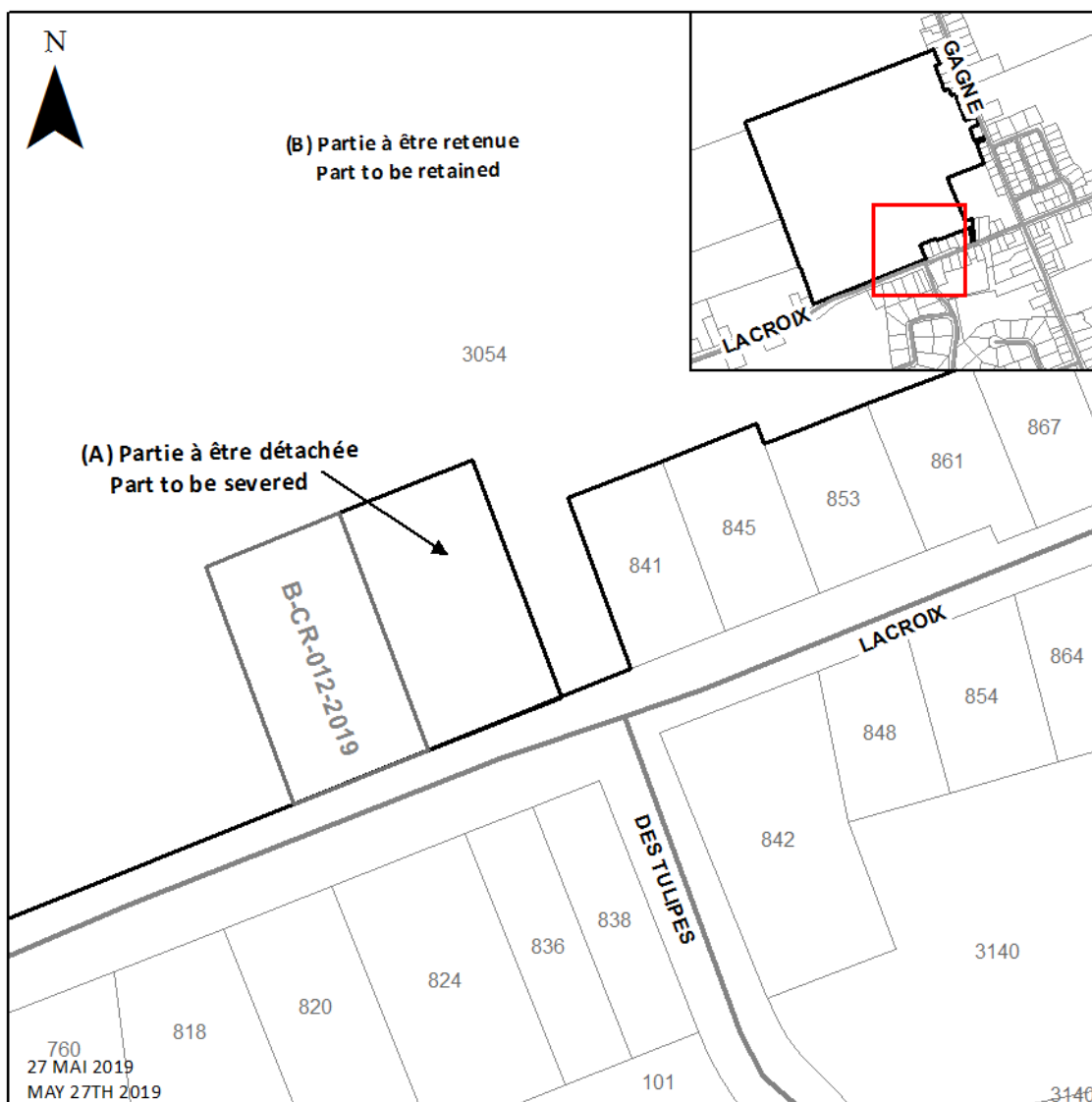


Figure 1 : Keymap

4) **CONDITIONS AND COMMENTS RECEIVED :**

Finance :

No objection.

Protective Services :

No objection.

Community Services :

5% of the value of the parcel to be severed as cash in lieu of parkland payment.

Construction :

No objection.

Infrastructure Services :

No objection.

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 sever a parcel of land of approximately 0.25 hectare with 38.1m of frontage on Lacroix Road and 67.06m in depth. The retained parcel has frontage on Lacroix Road and Gagne Road.

This application is submitted in conjunction with application B-CR-012-2019, which seeks to create another new lot with the same frontage and area immediately adjacent to the detached parcel.

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. Under this policy, residential uses are permitted.

There are streams on the subject property, which are identified as Fish Habitats according to Schedule "B" of the Official Plan of the United Counties of Prescott and Russell. The Official Plan states that development including the creation of new lots within 120 meters of an environmental feature identified on Schedule "B" requires an Environmental Impact Study to ensure that there will be no negative impacts on the natural feature, or on the ecological function for which the feature is identified. That being said, the streams are over 120m away from the proposed lot and are not anticipated to be impacted by a new residential property.

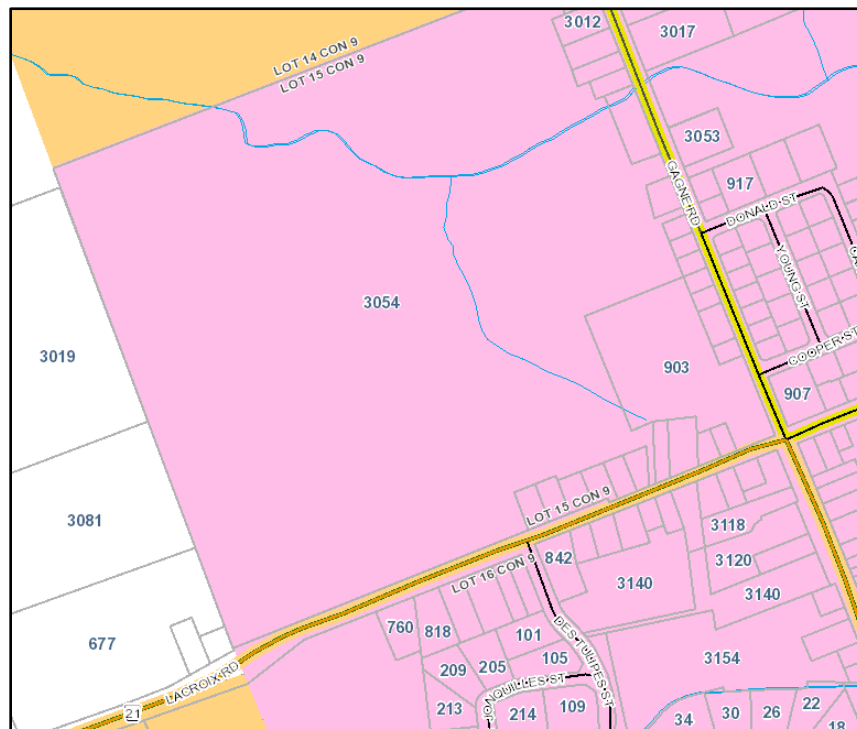


Figure 2 : Streams identified as Fish Habitats according to Schedule "B" of the Official Plan of the United Counties of Prescott and Russell

The subject property is included within the "Village Residential First Density – Holding (RV1-h) Zone" in the City of Clarence-Rockland's Zoning By-Law No. 2016-10. According to section 2.5 of the Zoning By-law 2016-10, "the intent of having a [holding zone] is to signify Council's approval in principle to future development of the land for the purposes indicated by the symbol. The holding classification added to a given zone shall restrict development of the land until such time as the requirements of the City of Clarence Rockland relating to the provision of municipal services and/or specific studies are complied with". Furthermore, policy 7.4.10 of the Official Plan of the United Counties of Prescott and Russell states "the removal of the holding provisions shall be accomplished by the adoption of an amending By-law in accordance with the provisions of Section 36 of the *Planning Act*, R.S.O. 1990 and related regulations". That being said, if Committee of Adjustment approves the consent application, a Zoning By-law amendment will be required as a condition in order to remove the holding zone of the severed land. This will allow the future land owners to build on the property.

According to the Provincial Policy Statement policy 1.6.6.2 "municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and development within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible". The proposed new residential lot will have frontage on Lacroix Road, where

municipal water is currently available. It is recommended that the new proposed lot be serviced in order to avoid groundwater contamination problems.

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 Suzanne Young, file number B-CR-011-2019, concerning the property described as 3054 Gagne Road, 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-011-2019 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-011-2019 as approved by the committee.
3. That a deed for the road right of way along the detached and retained parcels along County Road 21 be transferred free of encumbrances to the United Counties of Prescott and Russell for the fee of \$1.00 such that the road right of way of the east side of this road be widened so as to attain 13.11 metres in width (half of the minimum right of way).
4. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the value of the parcel to be severed as cash in lieu of parkland payment. The value of the land shall be determined by:
 - (a) A market appraisal or a letter of opinion, obtained by and at the owner's expense, from a certified appraiser reviewed and accepted by the Infrastructure and Planning Department; or
 - (b) The most recent land sale record of the subject property, no more than 24 months prior to the date of the decision, reviewed and accepted by the Infrastructure and Planning Department; provided the sale was at market value and there has been no change that may impact the land value, including but not limited to changes in the zoning, Official Plan designation, or severance.

5. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a written engagement stating that they will ensure that any purchase and sale agreement for the severed parcel mentions that the lot must be connected to the municipal water service along Lacroix Road.
6. That the applicant provides to the Approval Authority of the City of Clarence-Rockland a terrain analysis, to be prepared by a professional engineer, to demonstrate through testing, that the soil conditions can accommodate the effluent load from a septic field along with the replacement area. This report shall be completed and reviewed and approved by South Nation Conservation at the applicant's expense.
7. That the applicant obtains an amendment to the Zoning By-law No. 2016-10 for the severed parcel in order to change the zoning and remove the holding symbol from the Village Residential First Density (RV1) Zone.
8. That the applicant(s) provide to South Nation Conservation a written undertaking which acknowledges that the proposed property lines must be at a minimum clearing distance of three (3) metres from all existing private sewage systems for the proposed severed lot.
9. That the applicant provides South Nation Conservation with a scaled site plan for both proposed severed lots. The site plan must include structures, existing septic systems and replacement areas, wells, and distances to property lines, to the satisfaction of South Nation Conservation. Alternatively, the severed lot areas could be increased to greater than 0.7 acres.
10. That the applicant provides 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.
11. 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.

Le 18 juin 2019

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

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

OBJET : Demande d'Autorisation (B-CR-011-2019)

Le département d'Urbanisme des Comtés unis a complété la révision de cette demande d'autorisation. Nous comprenons que 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 futures sur service partiel (aqueduc seulement). Nous comprenons que le terrain d'origine a déjà fait l'objet de trois autorisations depuis 2005. Deux autorisations pour la création de deux nouveaux lots (841 et 845 chemin Lacroix) ainsi qu'une autorisation pour un agrandissement de terrain. Les politiques du Plan officiel permettent des exceptions pour le nombre d'autorisations permises en milieu communautaire et urbain si l'autorité approbatrice juge qu'il n'est requis de procéder par l'entremise d'une demande de plan de lotissement.

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

1. 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-011-2019** telle que soumise.
2. Qu'un acte de cession pour l'emprise du chemin longeant la partie du lot détaché et retenu le long du chemin de Comté numéro 21 soit transféré sans encombre aux Comtés unis de Prescott et Russell pour la somme de 1.00 \$ pour que l'emprise du côté est de ce même chemin soit élargie de façon à atteindre 13.11 mètres de largeur (moitié de l'emprise minimale).

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

Sylvain Boudreault,
Urbaniste junior



Via Email (ndenis@clarence-rockland.com)

20 June 2019



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



RE: Application for Consent (J&S Young Farms Inc.)
File No. B-CR-011-2019 & B-CR-012-2019
3054 Gagne Road

Dear Ms. Bélanger,

South Nation Conservation (SNC) received the above-noted consent applications for creating new lots.

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:

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

SNC's findings below are based on a desktop review and a site visit completed on June 7, 2019.



Natural Heritage Features

Watercourse

The watercourse crossing through the retained lot has been identified as the North Indian Creek on the United Counties of Prescott and Russell (UCPR) Official Plan, Schedule B.

The UCPR Official Plan, Section 5.5.7. requires that any development or site alteration within 120 metres of Fish Habitat demonstrate through an Environmental Impact Study that there will be no negative impacts on the natural features or ecological functions of the identified area.

We note that no development is currently proposed within this setback.

SNC also 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 interference with a watercourse may require a permit from SNC, and restrictions may apply.

Natural Hazards

Slope Stability

The proposed retained lot contains the North Indian Creek, which has been identified as having a slope stability factor of > 2.5 in the Slope Stability Study of the South Nation River and Portions of the Ottawa River. Prior to any development or site alteration, a site inspection by a qualified professional may be required in order to ensure that any potential risks from these hazards can be adequately addressed.

We note that no development is currently proposed near this watercourse.

Private Sewage System

It is understood that one private sewage system exists on the retained parcel. The proposed new residential lot areas noted in Section 5.1 of the application are **not** sufficient for the installation of a private sewage system and a replacement area (per the *Ontario Building Code*); SNC recommends a condition that a scaled site plan be provided for any lots with an area less than 0.7 acres. This site plan will confirm that the required private services can be accommodated on the new lots.

The applicant should be made aware that a sewage system permit under Section 8 (1) – of the *Building Code Act* is required for any new sewage system or repair, replacement, and/or modification of any existing sewage system. Please contact SNC's septic department for more information.



SOUTH NATION
CONSERVATION
DE LA NATION SUD

Conclusion

SNC does not object to the application; however, should the approval authority conditionally approve the application, SNC requests the following conditions be included:

1. **That the landowner provides South Nation Conservation with the following written undertaking: “I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage systems; and further that”; and**
2. **The applicant provides South Nation Conservation with a scaled site plan for both the proposed severed lots. The site plan must include structures, existing septic systems and replacement areas, wells, and distances to property lines, to the satisfaction of South Nation Conservation. Alternatively, the severed lot areas could be increased to greater than 0.7 acres.**

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
Team Lead, Approvals
South Nation Conservation



COMMITTEE OF ADJUSTMENT

REPORT N° AMÉ-19-59-R

Date received	02/05/2019
Date of meeting	26/06/2019
Submitted by	Nicolas Denis
Subject	Consent – Lot creation
File Number	B-CR-012-2019
Owner	J&S Young Farms Inc.
Applicant	Suzanne Young
Civic Address	3054 Gagne Road
Legal Description	Part of Lot 15, Concession 9, Part 1 to 4 on Plan 50R-4388

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:
N/A

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

Services :

Municipal Water: Yes
Municipal Sewer: No
Road Access: Gagne Road

An appeal may be made to the LPAT if no decision is made within 90 days (31/07/2019).

2) PURPOSE :

The owners have requested consent in order to sever a portion of the property located at 3054 Gagne Road. The proposed new residential

lot would have a frontage of 38.1m on Lacroix Road, a depth of 67.06m and an area of 0.63 acre (2,550m²).

This application is related to consent application B-CR-011-2019, which seeks to create a new residential lot from the same retained parcel.

3) **CONSENT REQUESTED :**

	Frontage	Depth	Area
(A) Severed parcel	38.1m	67.06m	0.25ha
(B) Retained parcel	+/- 40m	+/- 690m	36.25ha

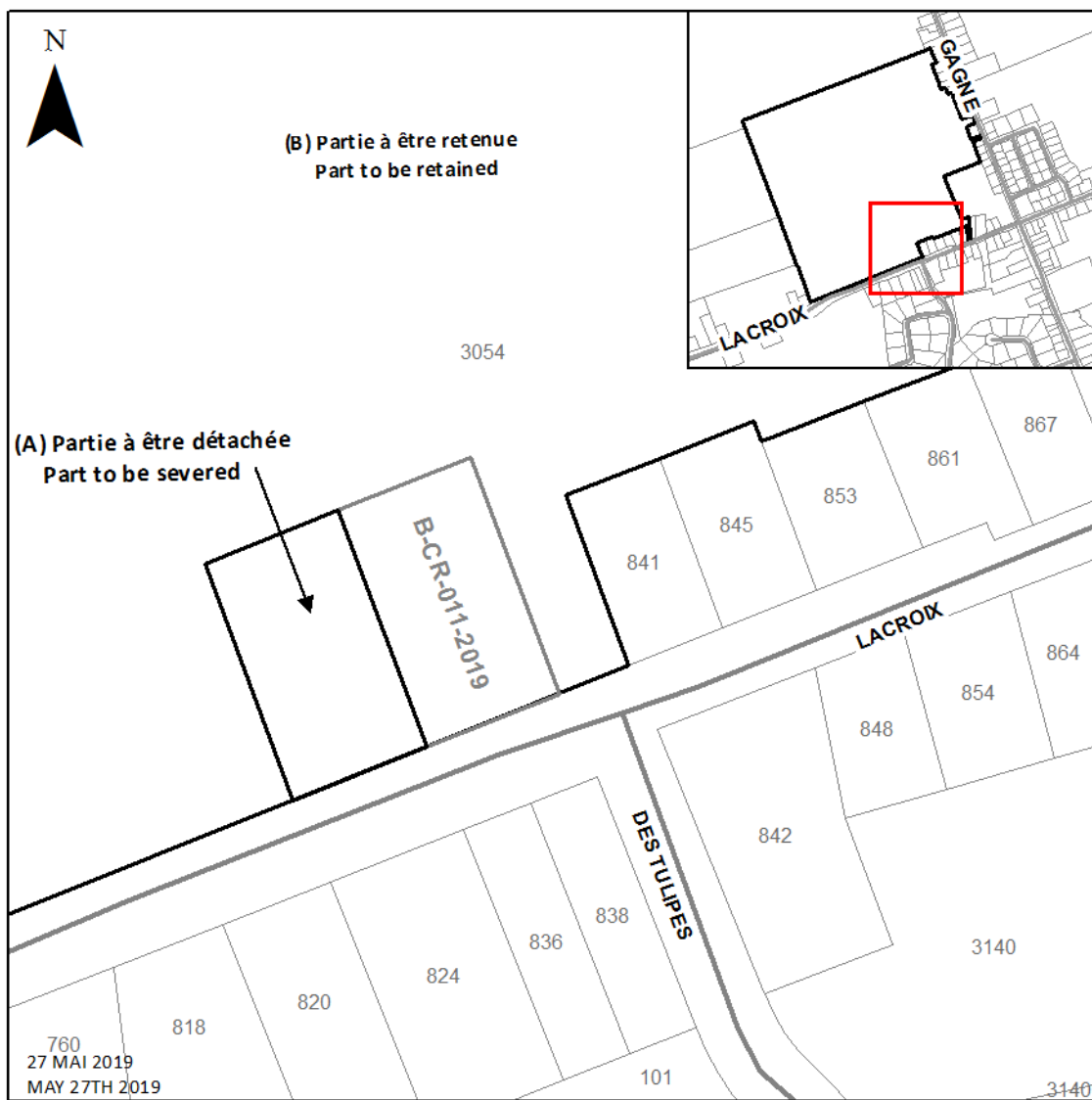


Figure 1 : Keymap

4) **CONDITIONS AND COMMENTS RECEIVED :**

Finance :

No objection.

Protective Services :

No objection.

Community Services :

5% of the value of the parcel to be severed as cash in lieu of parkland payment.

Construction :

No objection.

Infrastructure Services :

No objection.

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 sever a parcel of land of approximately 0.25 hectare with 38.1m of frontage on Lacroix Road and 67.06m in depth. The retained parcel has frontage on Lacroix Road and Gagne Road.

This application is submitted in conjunction with application B-CR-011-2019, which seeks to create another new lot with the same frontage and area immediately adjacent to the detached parcel.

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. Under this policy, residential uses are permitted.

There are streams on the subject property, which are identified as Fish Habitats according to Schedule "B" of the Official Plan of the United Counties of Prescott and Russell. The Official Plan states that development including the creation of new lots within 120 meters of an environmental feature identified on Schedule "B" requires an Environmental Impact Study to ensure that there will be no negative impacts on the natural feature, or on the ecological function for which the feature is identified. That being said, the streams are over 120m away from the proposed lot and are not anticipated to be impacted by a new residential property.

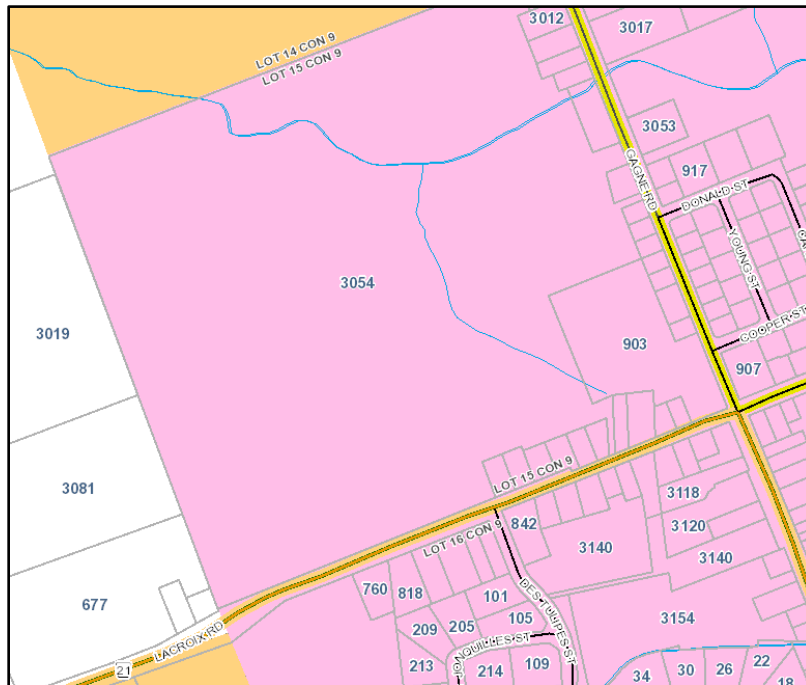


Figure 2 : Streams identified a Fish Habitats according to Schedule "B" of the Official Plan of the United Counties of Prescott and Russell

The subject property is included within the "Village Residential First Density – Holding (RV1-h) Zone" in the City of Clarence-Rockland's Zoning By-Law No. 2016-10. According to section 2.5 of the Zoning By-law 2016-10, "the intent of having a [holding zone] is to signify Council's approval in principle to future development of the land for the purposes indicated by the symbol. The holding classification added to a given zone shall restrict development of the land until such time as the requirements of the City of Clarence Rockland relating to the provision of municipal services and/or specific studies are complied with". Furthermore, policy 7.4.10 of the Official Plan of the United Counties of Prescott and Russell states "the removal of the holding provisions shall be accomplished by the adoption of an amending By-law in accordance with the provisions of Section 36 of the *Planning Act, R.S.O. 1990* and related regulations". That being said, if Committee of Adjustment approves the consent application, a Zoning By-law amendment will be required as a condition in order to remove the holding zone of the severed land. This will allow the future land owners to build on the property.

According to the Provincial Policy Statement policy 1.6.6.2 "municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and development within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible". The proposed new residential lot will have frontage on Lacroix Road, where municipal water is currently available. It is recommended that the new

proposed lot be serviced in order to avoid groundwater contamination problems.

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 Suzanne Young, file number B-CR-012-2019, concerning the property described as 3054 Gagne Road, 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-012-2019 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-012-2019 as approved by the committee.
3. That a deed for the road right of way along the detached and retained parcels along County Road 21 be transferred free of encumbrances to the United Counties of Prescott and Russell for the fee of \$1.00 such that the road right of way of the east side of this road be widened so as to attain 13.11 metres in width (half of the minimum right of way).
4. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the value of the parcel to be severed as cash in lieu of parkland payment. The value of the land shall be determined by:
 - (a) A market appraisal or a letter of opinion, obtained by and at the owner's expense, from a certified appraiser reviewed and accepted by the Infrastructure and Planning Department; or
 - (b) The most recent land sale record of the subject property, no more than 24 months prior to the date of the decision, reviewed and accepted by the Infrastructure and Planning Department; provided the sale was at market value and there has been no change that may impact the land value, including but not limited to changes in the zoning, Official Plan designation, or severance.
5. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a written engagement stating that they will

ensure that any purchase and sale agreement for the severed parcel mentions that the lot must be connected to the municipal water service along Lacroix Road.

6. That the applicant provide to the Approval Authority of the City of Clarence-Rockland a terrain analysis, to be prepared by a professional engineer, to demonstrate through testing, that the soil conditions can accommodate the effluent load from a septic field along with the replacement area. This report shall be completed and reviewed and approved by South Nation Conservation at the applicant's expense.
7. That the applicant obtain an amendment to the Zoning By-law No. 2016-10 for the severed parcel in order to change the zoning and remove the holding symbol from the Village Residential First Density (RV1) Zone.
8. That the applicant(s) provide to South Nation Conservation a written undertaking which acknowledges that the proposed property lines must be at a minimum clearing distance of three (3) metres from all existing private sewage systems for the proposed severed lot.
9. That the applicant provides South Nation Conservation with a scaled site plan for both proposed severed lots. The site plan must include structures, existing septic systems and replacement areas, wells, and distances to property lines, to the satisfaction of South Nation Conservation. Alternatively, the severed lot areas could be increased to greater than 0.7 acres.
10. 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.
11. 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.

Le 18 juin 2019

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

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

OBJET : Demande d'Autorisation (B-CR-012-2019)

Le département d'Urbanisme des Comtés unis a complété la révision de cette demande d'autorisation. Nous comprenons que 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 futures sur service partiel (aqueduc seulement). Nous comprenons que le terrain d'origine a déjà fait l'objet de trois autorisations depuis 2005. Deux autorisations pour la création de deux nouveaux lots (841 et 845 chemin Lacroix) ainsi qu'une autorisation pour un agrandissement de terrain. Les politiques du Plan officiel permettent des exceptions pour le nombre d'autorisations permises en milieu communautaire et urbain si l'autorité approbatrice juge qu'il n'est requis de procéder par l'entremise d'une demande de plan de lotissement.

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

1. 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-012-2019** telle que soumise.
2. Qu'un acte de cession pour l'emprise du chemin longeant la partie du lot détaché et retenu le long du chemin de Comté numéro 21 soit transféré sans encombre aux Comtés unis de Prescott et Russell pour la somme de 1.00 \$ pour que l'emprise du côté est de ce même chemin soit élargie de façon à atteindre 13.11 mètres de largeur (moitié de l'emprise minimale).

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

Sylvain Boudreault,
Urbaniste junior



Via Email (ndenis@clarence-rockland.com)

20 June 2019



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



RE: Application for Consent (J&S Young Farms Inc.)
File No. B-CR-011-2019 & B-CR-012-2019
3054 Gagne Road

Dear Ms. Bélanger,

South Nation Conservation (SNC) received the above-noted consent applications for creating new lots.

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:

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

SNC's findings below are based on a desktop review and a site visit completed on June 7, 2019.



Natural Heritage Features

Watercourse

The watercourse crossing through the retained lot has been identified as the North Indian Creek on the United Counties of Prescott and Russell (UCPR) Official Plan, Schedule B.

The UCPR Official Plan, Section 5.5.7. requires that any development or site alteration within 120 metres of Fish Habitat demonstrate through an Environmental Impact Study that there will be no negative impacts on the natural features or ecological functions of the identified area.

We note that no development is currently proposed within this setback.

SNC also 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 interference with a watercourse may require a permit from SNC, and restrictions may apply.

Natural Hazards

Slope Stability

The proposed retained lot contains the North Indian Creek, which has been identified as having a slope stability factor of > 2.5 in the [Slope Stability Study of the South Nation River and Portions of the Ottawa River](#). Prior to any development or site alteration, a site inspection by a qualified professional may be required in order to ensure that any potential risks from these hazards can be adequately addressed.

We note that no development is currently proposed near this watercourse.

Private Sewage System

It is understood that one private sewage system exists on the retained parcel. The proposed new residential lot areas noted in Section 5.1 of the application are **not** sufficient for the installation of a private sewage system and a replacement area (per the *Ontario Building Code*); SNC recommends a condition that a scaled site plan be provided for any lots with an area less than 0.7 acres. This site plan will confirm that the required private services can be accommodated on the new lots.

The applicant should be made aware that a sewage system permit under Section 8 (1) – of the *Building Code Act* is required for any new sewage system or repair, replacement, and/or modification of any existing sewage system. Please contact SNC's septic department for more information.



SOUTH NATION
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Conclusion

SNC does not object to the application; however, should the approval authority conditionally approve the application, SNC requests the following conditions be included:

1. **That the landowner provides South Nation Conservation with the following written undertaking: "I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage systems; and further that"; and**
2. **The applicant provides South Nation Conservation with a scaled site plan for both the proposed severed lots. The site plan must include structures, existing septic systems and replacement areas, wells, and distances to property lines, to the satisfaction of South Nation Conservation. Alternatively, the severed lot areas could be increased to greater than 0.7 acres.**

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
Team Lead, Approvals
South Nation Conservation



COMITÉ DE DÉROGATION

RAPPORT N° AMÉ-19-60-R

Date reçue	15/05/2019
Date de la réunion	26/06/2019
Soumis par	Nicolas Denis
Objet	Autorisation – Résidence excédentaire à la ferme
# du dossier	B-CR-013-2019
Propriétaires	Raymond Lavictoire et Claire Lavictoire
Demandeur	Jean-Guy Giroux
Adresse civique	1536 chemin Lacasse
Description	Parties des lots 4 et 5, concession 8

1) INFORMATION GÉNÉRALE :

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

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 :
Rurale (RU)

Services :

Eau municipale : Non

Égout sanitaire municipal : Non

Accès à la rue : Chemin Lacasse

Si la décision n'est pas prise dans les 90 jours, un appel peut être déposé au TAAL (13/08/2019)

2) BUT :

Les propriétaires demandent autorisation afin de séparer la résidence existante du terrain agricole. La parcelle détachée aura une superficie de 0,8 hectare et aura une façade de 51m sur le chemin Lacasse. La

parcelle retenue aura une superficie de 70 hectares et aura 10m de façade sur le chemin Lacasse.

3) DEMANDE :

	Façade	Profondeur	Superficie
(A) Parcelle détachée	51 m	160 m	0.8 ha
(B) Parcelle retenue	10 m	861 m	70 ha

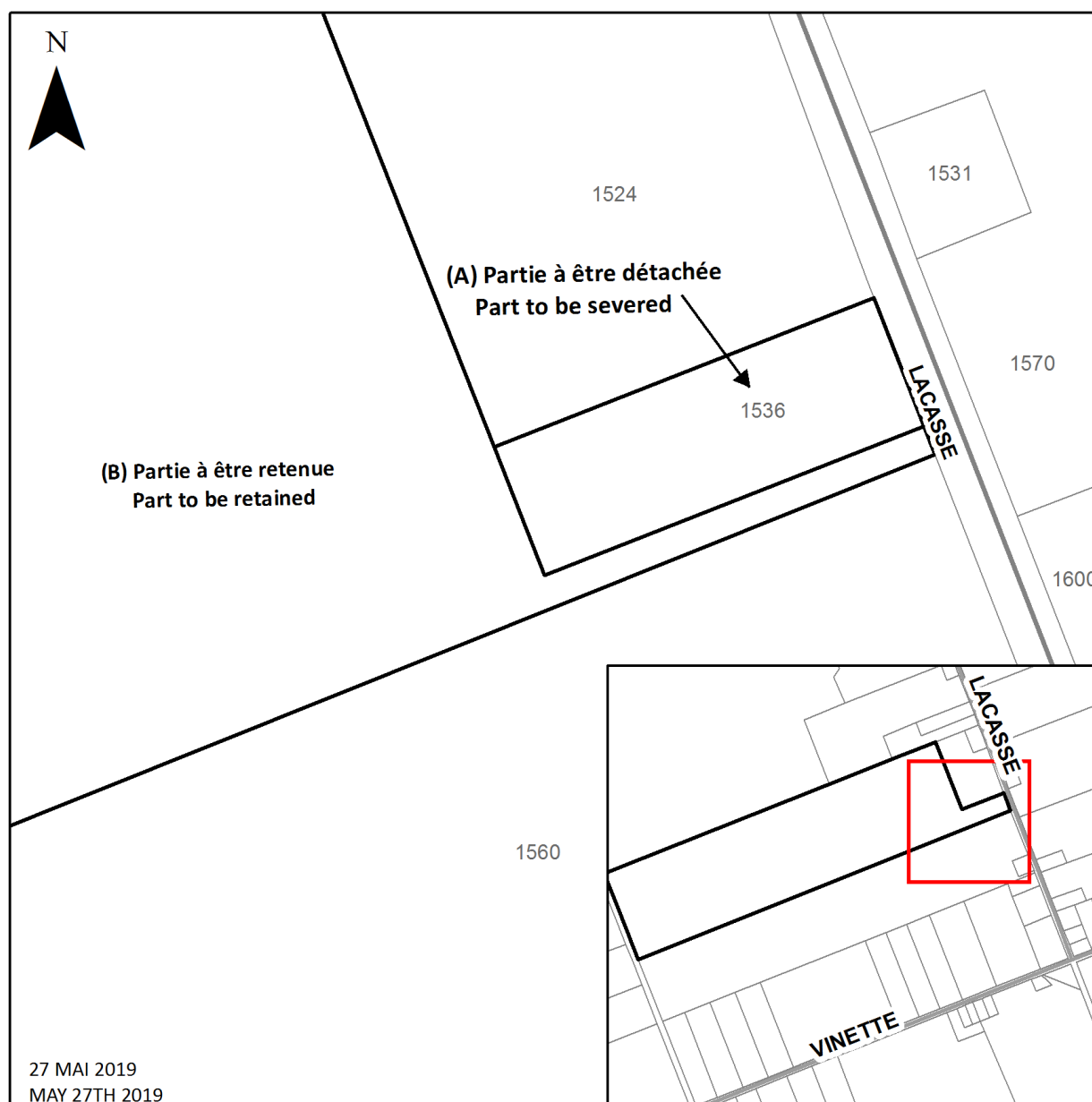


Figure 1 : Carte index.

4) **CONDITIONS ET COMMENTAIRES REÇUS :**

Finances :

Aucune objection.

Services de la protection :

Aucune objection.

Services communautaires :

5% pour fins de parc si applicable.

Division de la construction :

Aucune objection.

Service d'infrastructures :

Aucune objection.

Comtés unis de Prescott et Russell :

Voir le document ci-joint.

Conservation de la Nation Sud :

Voir le document ci-joint.

Aménagement du Territoire :

Les propriétaires demandent autorisation afin de séparer la résidence existante du terrain agricole. La parcelle détachée aura une superficie de 0,8 hectare et aura une façade de 51m sur le chemin Lacasse. La parcelle retenue aura une superficie de 70 hectares et aura 10m de façade sur le chemin Lacasse.

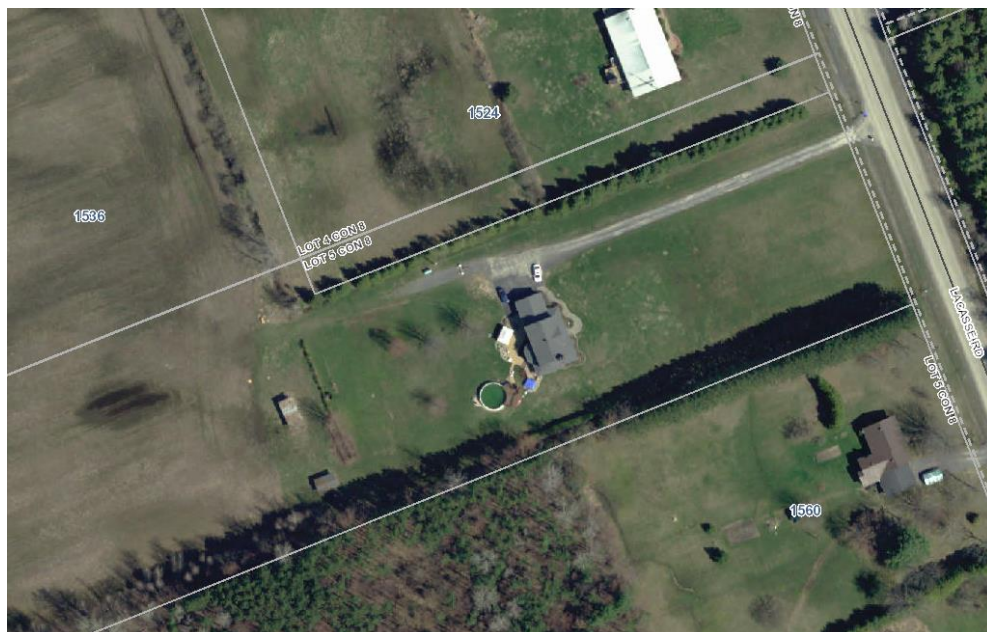


Figure 2 : Photo aérienne de la propriété.

Les parcelles à être détachée et retenue sont dans un « Secteur des politiques rurales » selon la Cédule « A » du Plan Officiel des Comtés unis de Prescott et Russell. Les usages agricoles ainsi que l'usage résidentiel existant sont permis.

Selon la Cédule « E » du Plan Officiel des Comtés unis de Prescott et Russell, la parcelle retenue et détachée sont dans un secteur identifié comme ressource d'agrégat (+/- 34 acres ou 19,4% du terrain). Les articles 2.5.2.1 et 2.5.2.4 de la Déclaration de principes provinciale stipulent que « la plus grande quantité possible de ressources en agrégats minéraux est offerte aussi près des marchés que possible et que les exploitations d'agrégats minéraux sont protégées de l'aménagement et les activités susceptibles d'empêcher ou d'entraver leur expansion ou leur utilisation continue ». Ceci étant dit, cette demande de morcellement n'aura pas d'impact sur la ressource.

De plus, la parcelle retenue est à l'intérieur d'un secteur identifié comme boisé d'importance, corridor d'emplacement faunique et habitat du poisson, selon la Cédule « B » du Plan Officiel des Comtés unis de Prescott et Russell.

Les parcelles à être détachée et retenue sont désignées « Zone rurale (RU) » au Règlement de zonage 2016-10. Tel que proposé, la parcelle retenue ne respecte pas la façade minimale de 50m sur le chemin Lacasse. Néanmoins, suite à une discussion auprès d'un urbaniste au Comtés unis de Prescott et Russell, nous avons déterminés que la demande est acceptable car la façade de 10m sera assez large pour des véhicules agricoles. Afin de rendre cette demande conforme, une modification au Règlement de zonage sera requise comme condition afin de réduire la façade minimale et d'enlever tout usages résidentiels sur la parcelle retenue.

La demande s'avère généralement 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 Jean-Guy Giroux, dossier B-CR-013-2019, concernant la propriété décrite comme étant le 1536 chemin Lacasse;

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

conformement essentiellement à la demande B-CR-013-2019 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 conformement essentiellement à la demande B-CR-013-2019 telle qu'accordée.
3. Que l'arpenteur-géomètre embauché par le(s) requérant(s) détermine la largeur de l'emprise du chemin Lacasse et si ladite emprise est inférieure à 20 mètres, qu'une bande de terrain d'une largeur égale à la dimension requise pour atteindre 10 mètres (mesurée à partir de la ligne centrale de l'emprise de chemin), longeant la partie du lot à être détachée et la parcelle à être retenue au long du chemin soit transférée sans frais et sans encombre à la Cité de Clarence-Rockland. De plus, l'avocat du (des) requérant(s) devra procéder à l'enregistrement d'un règlement municipal dédiant cette partie de terrain public. Un frais devra être payé à la Cité de Clarence-Rockland pour la rédaction du règlement. Une copie du règlement enregistré doit être remise au Département des Services d'infrastructure de l'aménagement du territoire pour que la condition soit considérée comme étant remplie.
4. Que le(s) requérant(s) obtienne(nt) une modification au Règlement de zonage 2016-10, à l'effet de changer la catégorie de zonage de la parcelle à être retenue afin de retirer les usages résidentiels et permettre une façade minimale de 10m pour la parcelle détachée.
5. Que le(s) requérant(s) fournisse(nt) à la Conservation de la Nation Sud une lettre originale signée reconnaissant que tous les systèmes d'égouts privés existants sont à plus de trois (3) mètres des lignes de propriété existantes et proposées.
6. 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.
7. 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).

Le 17 juin 2019

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

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

OBJET : Demande d'Autorisation (B-CR-013-2019)

Le département d'Urbanisme des Comtés unis a complété la révision de cette demande d'autorisation. Nous comprenons que le terrain visé se situe dans l'affectation des politiques rurales au Plan officiel des Comtés unis et nous comprenons que cette demande vise effectuer une division de terrain pour fins agricoles. Nous n'avons pas d'objection avec la présente demande toutefois nous recommandons qu'une condition soit inscrite pour interdire les usages résidentiels sur la partie de terrain et retenu et pour également reconnaître la façade réduite.

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

1. 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-013-2019** telle que soumise.

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



Sylvain Boudreault,
Urbaniste junior



Via Email (ndenis@clarence-rockland.com)

20 June 2019



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



RE: Application for Consent (Lavictoire)
File No. B-CR-013-2019
1536 Lacasse Road, Clarence Creek



Dear Ms. Bélanger,



South Nation Conservation (SNC) received the above-noted application to sever a dwelling surplus to farm operations.



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 Clarence-Rockland.



Specifically, SNC examines the following:



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



SNC's findings below are based on a desktop review and a site visit completed on June 7, 2019.





Natural Heritage Features

Watercourse

A desktop review has indicated that there is a watercourse crossing through the proposed retained lot that has been identified as a second order headwater channel to Clarence Creek.

The United Counties of Prescott and Russell (UCPR) Official Plan, Section 5.5.7., requires that any development or site alteration within 120 metres of Fish Habitat demonstrate through an Environmental Impact Study that there will be no negative impacts on the natural features or ecological functions of the identified area.

Significant Woodland

A review of Schedule B of the UCPR Official Plan indicates that the riparian forest lands associated with the watercourse on the proposed retained lot are defined as significant woodland.

According to section 5.5.6.1.3 of the UCPR Official Plan, development within 120 metres of a significant woodland, may take place in accordance with the land use designation shown on the Schedule to this Plan only when it has been demonstrated through an Environmental Impact Study that there shall be no negative impacts on the natural features or ecological functions of the woodland.

According to section 5.5.6.1.4 of the UCPR Official Plan, agricultural activities including plowing, seeding, harvesting, grazing, animal husbandry, and minor expansions to existing buildings and structures associated with farming operations are permitted on adjacent lands without an environmental impact assessment.

Significant Wildlife Habitat

An area on the proposed retained lot has been identified as Significant Wildlife Habitat, specifically Wildlife Travel Corridor on the UCPR Official Plan, Schedule B.

Section 5.5.4. of the UCPR Official Plan requires that development and site alteration within the habitat area or 120 metres adjacent prepare an environmental impact assessment demonstrating that there will be no negative impacts on the natural features or ecological functions.

We note that no development is proposed within these setbacks.

Natural Hazards

SNC's review did not identify any natural hazards on the proposed severed or retained lots.



Private Sewage System

It is understood that one private sewage system exists on the proposed severed lot. The proposed new lot areas noted in Section 5.1 of the application are sufficient for the installation of a private sewage system and a replacement area (per the *Ontario Building Code*).

The applicant should be made aware that a sewage system permit under Section 8 (1) – of the *Building Code Act* is required for any new sewage system or repair, replacement, and/or modification of any existing sewage system. Please contact SNC's septic department for more information.

Conclusion

SNC does not object to the application; however, should the approval authority conditionally approve the application, SNC requests the following condition be included:

- 1. That the landowner provides South Nation Conservation with the following written undertaking: "I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage systems".**

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

Best regards,

Bradley Wright, M.E.S., G.I.T.
Watershed Planner
South Nation Conservation



COMITÉ DE DÉROGATION

RAPPORT N° AMÉ-19-61-R

Date reçue	15/05/2019
Date de la réunion	26/06/2019
Soumis par	Nicolas Denis
Objet	Autorisation – Résidence excédentaire à la ferme
# du dossier	B-CR-014-2019
Propriétaire	Hervé Dugas
Demandeur	Hervé Dugas
Adresse civique	1648 chemin Joanisse
Description	Partie du lot 5, Concession 10

1) INFORMATION GÉNÉRALE :

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

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 :
Rurale (RU)

Services :

Eau municipale : Non

Égout sanitaire municipal : Non

Accès à la rue : Chemin Joanisse

Si la décision n'est pas prise dans les 90 jours, un appel peut être déposé à la TAAL (13/08/2019)

2) BUT :

Le propriétaire demande autorisation afin de séparer la résidence existante du terrain agricole. La parcelle détachée aura une superficie de 2 hectares et aura une façade de 134m sur le chemin Joanisse. La

parcelle retenue aura une superficie de 19,1 hectares et aura 210 m de façade sur le chemin Joannis.

3) DEMANDE :

	Façade	Profondeur	Superficie
(A) Parcelle détachée	+/- 134 m	+/- 138 m	2 ha
(B) Parcelle retenue	+/- 210 m	+/- 698 m	19.1 ha

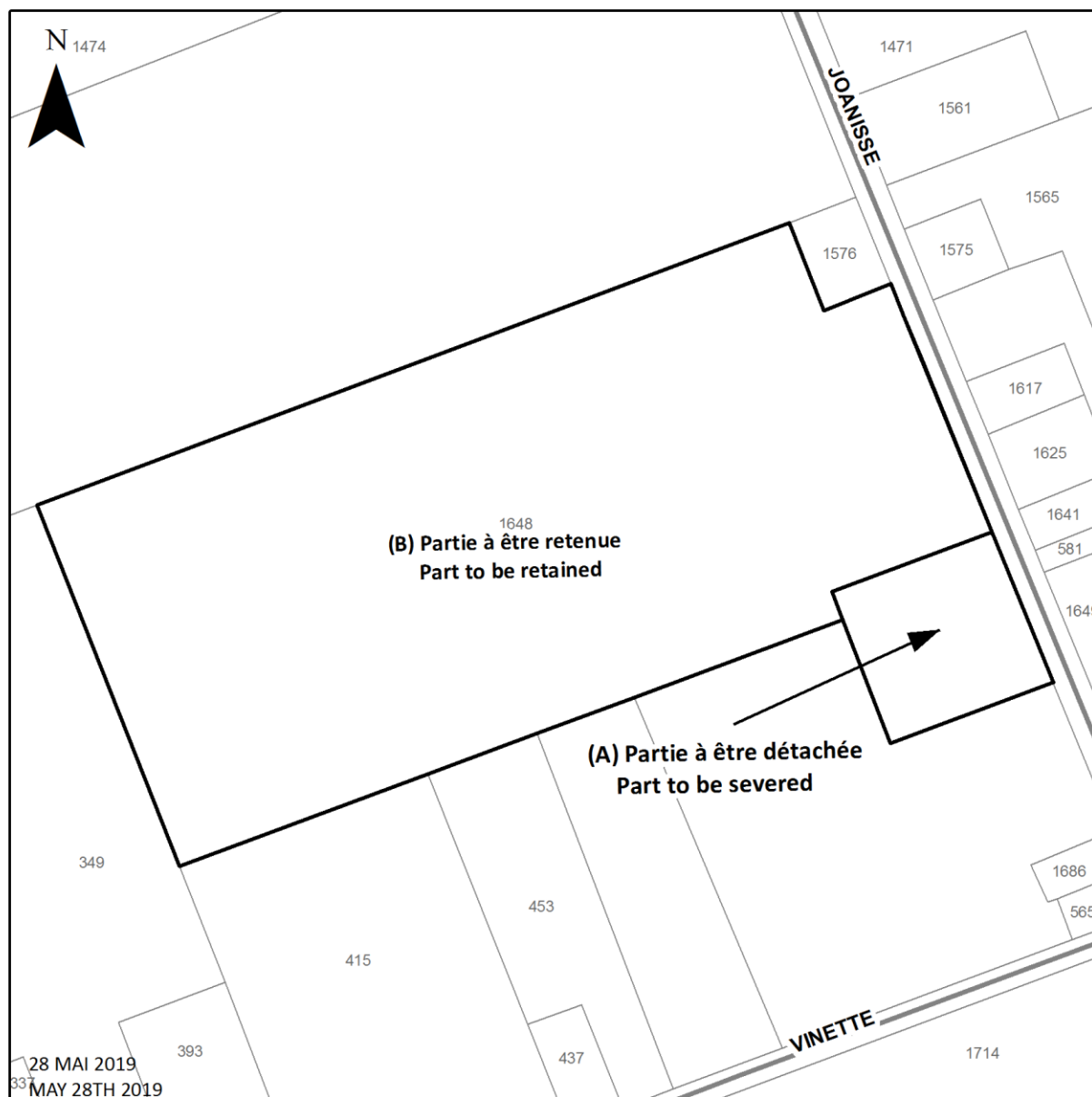


Figure 1 : Carte index

4) **CONDITIONS ET COMMENTAIRES REÇUS :**

Finances :

Aucune objection.

Services de la protection :

Aucune objection.

Services communautaires :

5% pour fins de parc si applicable.

Division de la construction :

Aucune objection.

Service d'infrastructures :

Aucune objection.

Comtés unis de Prescott et Russell :

Voir le document ci-joint.

Conservation de la Nation Sud :

Voir le document ci-joint.

Aménagement du Territoire :

Le propriétaire demande autorisation afin de séparer la résidence existante du terrain agricole. La parcelle détachée aura une superficie de 2 hectares et aura une façade de 134m sur le chemin Joanisse. La parcelle retenue aura une superficie de 19,1 hectares et aura 210 m de façade sur le chemin Joanisse.

Les parcelles à être détachée et retenue sont dans un « Secteur des politiques rurales » selon la Cédule « A » du Plan Officiel des Comtés unis de Prescott et Russell. Les usages agricoles ainsi que l'usage résidentiel existant sont permis.

Selon la Cédule « E » du Plan Officiel des Comtés unis de Prescott et Russell, la parcelle retenue sont dans un secteur identifié comme ressource d'aggrégat (+/- 24 acres ou 46% du terrain). Les articles 2.5.2.1 et 2.5.2.4 de la Déclaration de principes provinciale stipulent que « la plus grande quantité possible de ressources en agrégats minéraux est offerte aussi près des marchés que possible et que les exploitations d'aggrégats minéraux sont protégées de l'aménagement et les activités susceptibles d'empêcher ou d'entraver leur expansion ou leur utilisation continue ». Ceci étant dit, cette demande de morcellement n'aura pas d'impact sur la ressource.

De plus, la parcelle retenue est à l'intérieur d'un secteur identifié comme corridor d'emplacement faunique et habitat du poisson, selon la Cédule « B » du Plan Officiel des Comtés unis de Prescott et Russell.

Les parcelles à être détachée et retenue sont désignées « Zone rurale (RU) » au Règlement de zonage 2016-10. Une modification au Règlement de zonage sera requise afin d'enlever tout usages résidentiels sur la parcelle retenue.

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 Hervé Dugas, dossier B-CR-014-2019, concernant la propriété décrite comme étant le 1648 chemin Joanisse;

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-014-2019 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-014-2019 telle qu'accordée.
3. Qu'un acte de cession pour l'emprise du chemin longeant la partie du lot détaché et retenu le long du chemin de Comté numéro 21 soit transféré sans encombre aux Comtés unis de Prescott et Russell pour la somme de 1.00\$ pour que l'emprise du côté est de ce même chemin soit élargie de façon à atteindre 13.11 mètres de largeur (moitié de l'emprise minimale).
4. Que le(s) requérant(s) obtienne(nt) une modification au Règlement de zonage 2016-10, à l'effet de changer la catégorie de zonage de la parcelle à être retenue afin de retirer les usages résidentiels.
5. Que le(s) requérant(s) fournisse(nt) à la Conservation de la Nation Sud une lettre originale signée reconnaissant que tous les systèmes d'égouts privés existants sont à plus de trois (3) mètres des lignes de propriété existantes et proposées.
6. 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.
7. 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).

Le 17 juin 2019

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

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

OBJET : Demande d'Autorisation (B-CR-014-2019)

Le département d'Urbanisme des Comtés unis a complété la révision de cette demande d'autorisation. Nous comprenons que le terrain visé se situe dans l'affectation des politiques rurales au Plan officiel des Comtés unis et nous comprenons que cette demande vise effectuer une division de terrain pour fins agricoles. Nous n'avons pas d'objection avec la présente demande toutefois nous recommandons qu'une condition soit inscrite pour interdire les usages résidentiels sur la partie de terrain détaché (A).

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

1. Qu'un acte de cession pour l'emprise du chemin longeant la partie du lot détaché et retenu le long du chemin de Comté numéro 21 soit transféré sans encombre aux Comtés unis de Prescott et Russell pour la somme de 1.00 \$ pour que l'emprise du côté est de ce même chemin soit élargie de façon à atteindre 13.11 mètres de largeur (moitié de l'emprise minimale).
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-014-2019** telle que soumise.

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



Sylvain Boudreault,
Urbaniste junior



Via Email (ndenis@clarence-rockland.com)

20 June 2019



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



RE: Application for Consent (Dugas)
File No. B-CR-014-2019
1648 Joanisse Road, Clarence Creek



Dear Ms. Bélanger,



South Nation Conservation (SNC) received the above-noted application to sever a dwelling surplus to farm operations.



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 Clarence-Rockland.



Specifically, SNC examines the following:



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



SNC's findings below are based on a desktop review and a site visit that was completed on June 12, 2019.





Natural Heritage Features

Watercourse

A desktop review has identified three watercourses located on the retained lot. Two of these watercourses are first order headwater channels draining into the main channel on the severed parcel. The main channel flows north through the severed lot and eventually becomes the Raymond Vinette Municipal Drain.

The United Counties of Prescott and Russell (UCPR) Official Plan, Section 5.5.7., requires that any development or site alteration within 120 metres of Fish Habitat demonstrate through an Environmental Impact Study that there will be no negative impacts on the natural features or ecological functions of the identified area.

Significant Wildlife Habitat

An area on the proposed retained lot has been identified as Significant Wildlife Habitat, specifically Wildlife Travel Corridor on the UCPR Official Plan, Schedule B.

Section 5.5.4. of the UCPR Official Plan requires that development and site alteration within the habitat area or 120 metres adjacent prepare an environmental impact assessment demonstrating that there will be no negative impacts on the natural features or ecological functions.

We note that no development is proposed within these setbacks.

Natural Hazards

SNC's review did not identify any natural hazards on the proposed severed or retained lots.

Private Sewage System

It is understood that one private sewage system exists on the proposed severed parcel. The proposed new residential lot areas noted in Section 5.1 of the application are sufficient for the installation of a private sewage system and a replacement area (per the *Ontario Building Code*).

The applicant should be made aware that a sewage system permit under Section 8 (1) – of the *Building Code Act* is required for any new sewage system or repair, replacement, and/or modification of any existing sewage system. Please contact SNC's septic department for more information.



SOUTH NATION
CONSERVATION
DE LA NATION SUD

Conclusion

SNC does not object to the application; however, should the approval authority conditionally approve the application, SNC requests the following condition be included:

- 1. That the landowner provides South Nation Conservation with the following written undertaking "I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage systems".**

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

Best regards,

Bradley Wright, M.E.S., G.I.T.
Watershed Planner
South Nation Conservation



COMITÉ DE DÉROGATION

RAPPORT N° AMÉ-19-63-R

Date reçu	14/05/2018
Date de la réunion	26/06/2018
Soumis par	Marie-Eve Bélanger
Objet	Autorisation – Création d'un lot
# du dossier	B-CR-011-2018
Propriétaires	Patric Provencher et Élane Quinn
Demandeurs	Patric Provencher et Élane Quinn
Adresse civique	2159 chemin Landry
Description	CON 5 PT LOT 9 RP50R598 PART;4

1) **BUT :**
Création d'un lot résidentiel

2) **DEMANDE :**

	Façade	Profondeur	Superficie
(A) Parcelle détachée	38 m	75 m	0,28 ha
(B) Parcelle retenue	84 m	632 m	6,8 ha

DEMANDE RÉVISÉE :

	Façade	Profondeur	Superficie
(C) Parcelle détachée	38 m	108 m	0,41 ha
(D) Parcelle retenue	84 m	632 m	6,39 ha

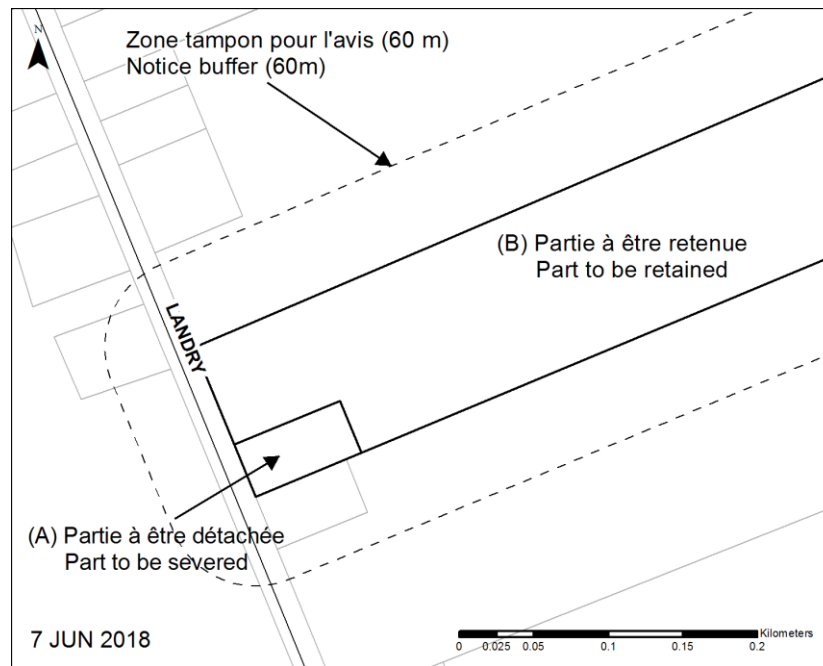


Figure 1 : Demande originale

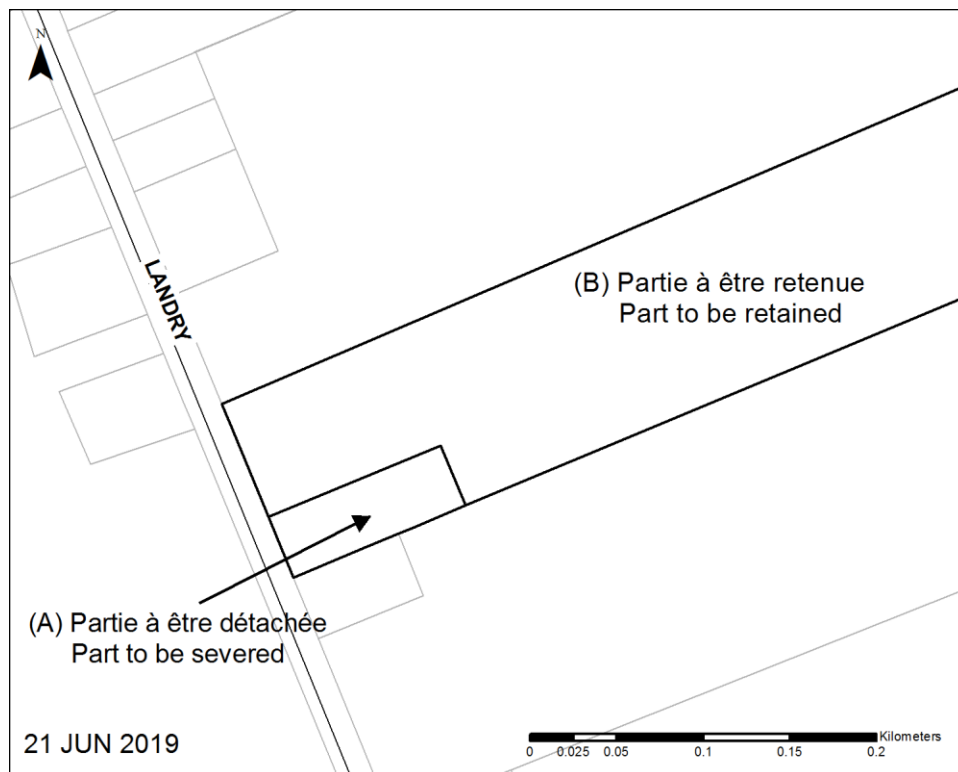


Figure 2 : Demande révisée

Aménagement du Territoire :

Le 27 juin 2018, le comité de dérogation a approuvé une liste de condition pour cette demande de morcellement de terrain. L'une des conditions étaient pour la réalisation d'une analyse de sol afin de déterminer si le terrain est assez grand pour accepter un champ septique.

La Conservation de la Nation Sud a soumis ses commentaires à propos de l'étude le 19 juin 2019. Lascelles Engineering et la CNS recommandent que le terrain soit agrandi à 0,41 hectare. Puisque le dossier expire le 28 juin 2019, ceci ne donne pas assez de temps à l'arpenteur pour compléter l'arpentage du terrain. Le département recommande donc l'ajout d'une condition et un prolongement de 6 mois.

3) RECOMMANDATION DU SERVICE :

QUE le Comité de dérogation approuve l'ajout de la condition suivante pour le dossier B-CR-011-2018, concernant la propriété décrite comme étant 2159 chemin Landry;

1. Que les requérants agrandissent le terrain détaché à 0,41 hectare afin de respecter les conclusions de l'analyse de sol.



COMMITTEE OF ADJUSTMENT

REPORT N° AMÉ-19-62-R

Date received	12/06/2019
Date of the meeting	26/06/2019
Submitted by	Nicolas Denis
Objet	Minor Variance
File n°	A/07/19
Owner	City of Clarence-Rockland
Applicant	Philippe Cormier
Civic address	700 Industrielle Street
Legal Description	Part of Lot 23, Concession 1 (O.S.)

1) GENERAL INFORMATION:

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

Waste Management Policy Area

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

Business Park

Designation of the Official Plan of Bourget:

N/A

Classification of Zoning By-Law No. 2006-3:

Waste Management (WM)

Services:

Municipal water:

Yes

Municipal Sewer:

Yes

Road access :

Industrielle Street

2) PURPOSE :

The City of Clarence-Rockland has requested a minor variance in order to reduce the minimum front yard from 50m to 1.5m and to reduce the required width of landscaping between a surface parking area and

a road from 3m to 1.5m. This would allow the construction of an addition to the sewage treatment plant and a paved surface.

3) **VARIANCE REQUESTED :**

	Permitted	Proposed
Minimum front yard (Table 14.1.2)	50 metres	1.5 metres
Required width of landscaping between a surface parking area and a road (Table 5.9.1)	3 metres	1.5 metres



Figure 1: Subject property – 700 Industrielle Street.

4) **CONDITIONS AND COMMENTS RECEIVED :**

Finance Department:

No objections.

Infrastructure Services:

No objections.

Protective Services:

No objections.

Community Services:

No objections.

Construction Division:

No objections.

United Counties of Prescott and Russell:

No objections.

South Nation Conservation:

N/A

Planning Services:

The City of Clarence-Rockland has requested a minor variance in order to reduce the minimum front yard from 50m to 1.5m (Table 14.1.2) and to reduce the required width of landscaping between a surface parking area and a road from 3m to 1.5m (Table 5.9.1). This would allow the construction of an addition to the sewage treatment plant and a paved surface.

The current sewage treatment plant is located approximately 22m from the front property line and therefore is encroaching in the minimum front yard. It is considered a legal non-complying building. These types of buildings cannot be enlarged, reconstructed, renovated or repaired if they further increase the extent or degree of non-conformity. Therefore, a minor variance is required from the Committee of Adjustment (section 4.24.1).

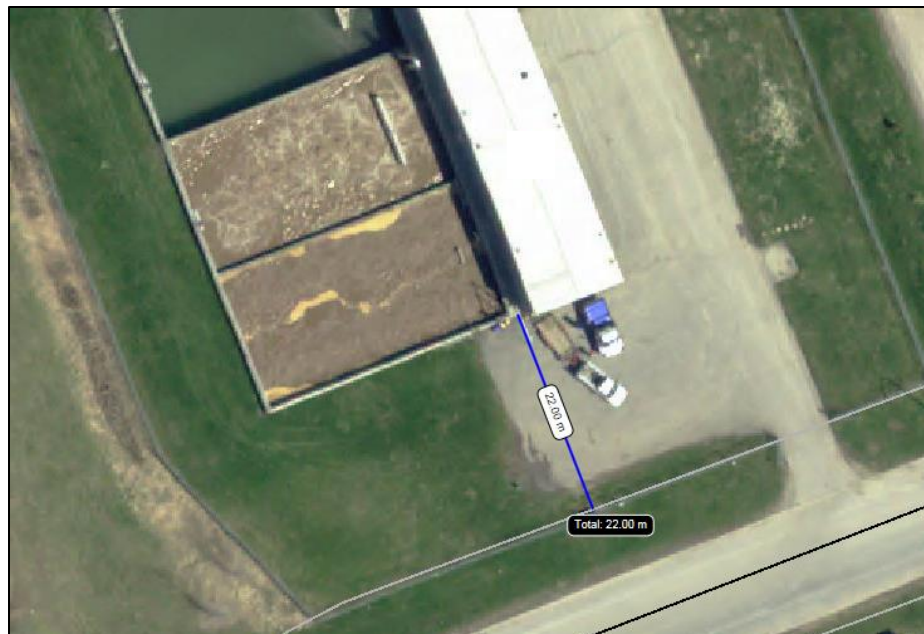


Figure 2: 22m front yard distance.

5) **FOUR TESTS :**

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

The subject property is included under the "*Waste Management Policy Area*" on Schedule "A" of the Official Plan of the United Counties of Prescott and Russell. The existing sewage treatment plant is permitted within this designation.

The property is also designated as "*Business Park*" according to Schedule "A" of the Official Plan of the Urban Area of Clarence-Rockland. Under these policies, a sewage treatment plant is a permitted use.

Furthermore, The Provincial Policy Statement indicates under section 1.6.1 that "infrastructure shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs". The Official Plan of the United Counties of Prescott and Russell also reiterates this statement under section 3.5.1 that it is Council's objective to "ensure waste management uses are environmentally sustainable [and] provide appropriate waste management infrastructure which support on-going development". That being said, the proposed headworks building is essential for the municipality because it will not only help increase the capacity of sewage treatment being processed, but also reduce unwanted odours and sounds related to on-site operations. The proposed improvements and location of the addition aim to meet current and projected needs for solid waste management in the City of Clarence-Rockland. The general intent and purpose of the Official Plan are maintained.

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

The property is entirely zoned "Waste Management (WM)" under the Zoning By-law 2016-10. Under this zone, sewage treatment plants are permitted.

The Zoning By-law 2016-10 indicates in Table 14.1.2 that the minimum front yard for this zone is 50m and is indicated in Table 5.9.1 that the landscaping buffer between a surface parking area and a road should be 3m. Although the applicant is seeking a variance from these provisions, the City of Clarence-Rockland will respect all other provisions of this document. The addition will follow the prescribed minimum interior side yard, minimum rear yard, maximum building height and other requirements established in the By-law. The variance respects the general intent and purpose of the Zoning By-Law 2016-10.

IV. The variance is minor:

Although the proposed reduction of the minimum front yard can be viewed as significant, it is important to consider that the current status of the building is legal non-complying. As previously mentioned, the building is approximately 22m from the front property line and is currently encroaching 28m into the required minimum front yard. An addition can be built to legal non-complying building if it "does not further increase the extent or degree of non-conformity". In this case, the proposed addition would increase the existing problem on the property but would in exchange allow on the property the construction of vital infrastructure for the municipality and allow space for future growth. Added costs in order to redesign a new headworks building to the existing sewage treatment plant and building the structure at a further distance makes this alternative fiscally more appealing.

If approved, this application is not anticipated to have any impact on the functionality of the surrounding industrial properties in the business park or neighboring residential zones in Rockland.

The addition will follow all other requirements established in the Zoning By-law 2016-10. The variance can therefore be considered minor.

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

The proposed use of the land is permitted by the Provincial Policy Statement and by the Official Plan of the United Counties of Prescott and Russell. The property in question will respect every other provisions of the Zoning By-law 2016-10. The proposed reduction of the minimum front yard and required width of landscaping between a surface parking area and a road is appropriate for the subject property.

6) RECOMMENDATION FROM THE PLANNING DIVISION

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Philippe Cormier, for the property identified as 700 Industrielle Street, to:

- Allow the reduction of the minimum front yard from 50 metres to 1.5 metres.
- Allow the reduction of the required width of landscaping between a surface parking area and a road from 3 metres to 1.5 metres.



CORPORATION OF THE CITY OF
CLARENCE-ROCKLAND
REGULAR MEETING

RESOLUTION

Resolution: 2019-132
Title: Resolution to authorize the submission of a Minor Variance Application in relation to the Sewage Treatment Plant Project
Date: June 17, 2019

Moved by Michel Levert
Seconded by Samuel Cardarelli

BE IT RESOLVED THAT the Council of the City of Clarence-Rockland hereby approve that a Minor Variance Application be submitted in relation to the Sewer Treatment Plant Project; and

BE IT FURTHER RESOLVED THAT it be confirmed that Mr. Philippe Cormier is authorized to sign the said application.

CARRIED

Maryse St-Pierre
Deputy Clerk



RÉSOLUTION

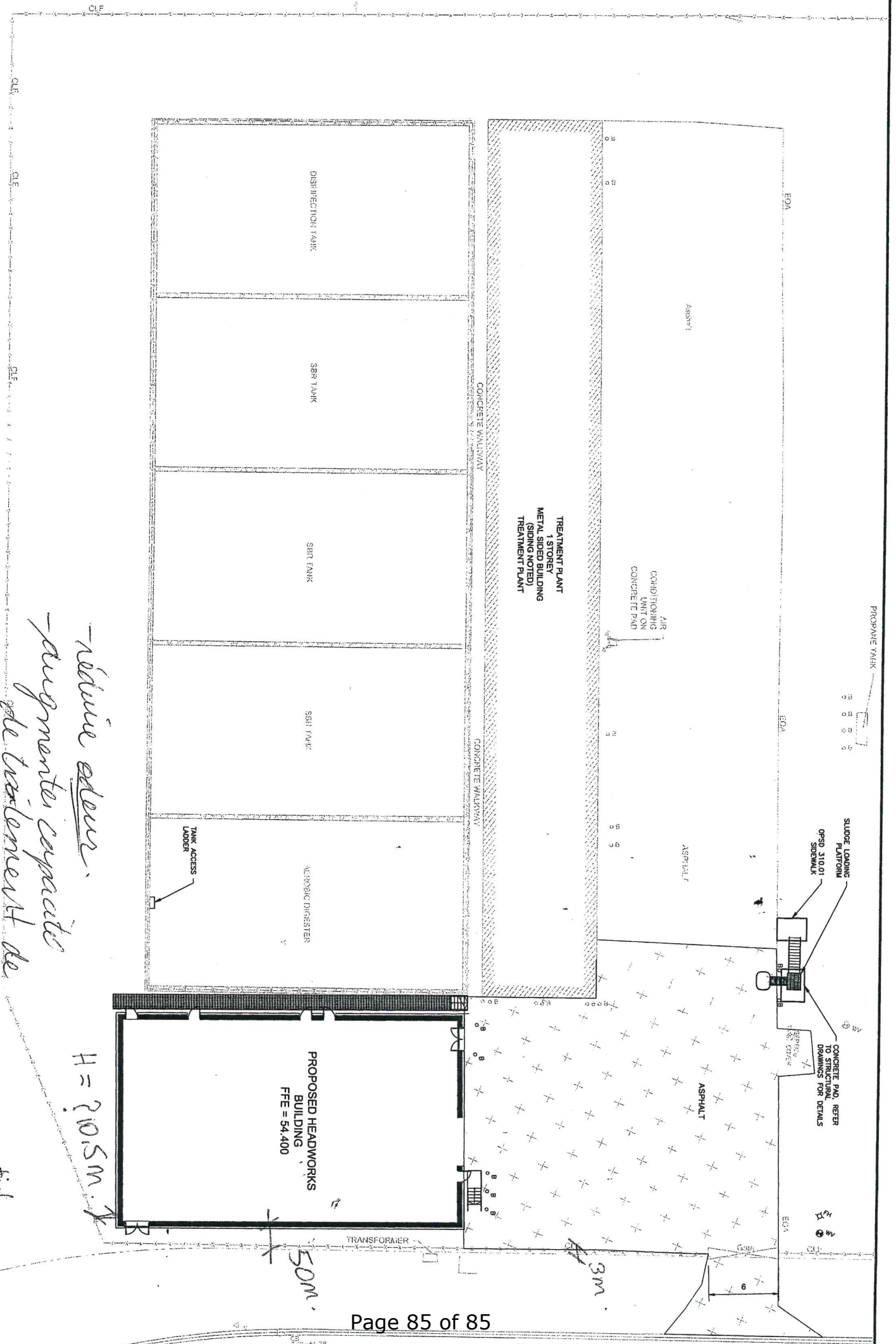
Résolution: 2019-132
Titre: Résolution pour approuver la soumission d'une demande de dérogation mineure relativement au projet d'agrandissement du plan de traitement des eaux usées
Date: le 17 juin 2019

Proposée par Michel Levert
Appuyée par Samuel Cardarelli

QU'IL SOIT RÉSOLU QUE le Conseil de la Cité de Clarence-Rockland approuve la soumission d'une demande de dérogation mineure relativement au projet du plan des eaux usées; et

QU'IL SOIT AUSSI RÉSOLU QU'il est confirmé que M. Philippe Cormier a l'autorisation de signer cette demande.

ADOPTÉE



-réserve advers.

- augmenta capacitate
de tratament de

La Cita

$H = 20.5 \text{ m}$

**PROPOSED HEADWORKS
BUILDING
FFE = 54.400**

~~760~~ RSE industrial
K4 K 9T2