



CORPORATION OF THE CITY OF  
CLARENCE-ROCKLAND  
REGULAR MEETING

February 3, 2020, 7:15 pm  
Council Chambers  
415 rue Lemay Street, Clarence Creek, Ont.

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| 1. Opening of the meeting   |       |
| 2. Prayer   | 1     |
| 3. Adoption of the agenda   |       |
| 4. Disclosure of pecuniary interests  | 3     |
| 5. Closed Meeting   |       |
| 6. Closed Meeting report  |       |
| 7. Announcements  |       |
| 8. Comment/Question Period  |       |
| <p>Note: Members of the public may come forward to the podium and after seeking permission from the Presiding Officer, shall state their name and direct their question/comment on any matter which is related to any item included in this agenda to the Presiding Officer.</p> <p>The maximum time allowed in all circumstances for a question/comment shall be three (3) minutes per person per meeting. There shall be a maximum of 30 minutes dedicated to the question/comment period. Any unasked questions/comments due to the time restriction may be submitted in writing to the Clerk.</p> <p>At no time shall this question period be taken by members of the audience to make speeches or accusations.</p> |       |
| 9. Council Members' Items   |       |

## 10. Consent Items

Note: All items listed in this section of the agenda will be subject to approval under one non-debatable, non-amendable motion. Should any member of Council wish to hold a discussion or engage in debate on one of these items, he or she is required to ask for the item to be considered separately before a vote is taken.

### 10.1 Adoption of the minutes of the following meetings:

- a. Special meeting - January 15, 2020 5
- b. Regular meeting - January 22, 2020 13
- c. Committee of the Whole - January 22, 2020 29

### 10.2 Receipt of the minutes of the following meetings:

- a. Committee of Adjustment - December 18, 2019 41

### 10.3 The following recommendations from Committee of the Whole of January 22, 2020

- a. Resolution to approve the distribution of the additional funds to the Daycare General Operating Expense 49
- b. Resolution to authorize that the Main Street Revitalization grant be used for the Alain Potvin Park capital project 55
- c. Resolution to request a South Nation River Conservation Authority Jurisdiction Expansion 81

### 10.4 Resolution to recognize the Clarence Creek Optimist Club Family Hockey Tournament as an event of municipal significance 87

## 11. Committee/Staff Reports

### 11.1 Tax sale recommendation 89

## 12. By-laws

Note: All items listed in this section of the agenda will be subject to approval under one non-debatable, non-amendable motion. Should any member of Council wish to hold a discussion or engage in debate on one of these By-laws, he or she is required to ask for the item to be considered separately before a vote is taken.

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| 12.1 | 2020-05 - Amendment to Zoning By-law 2016-10 – Technical Anomalies                       | 95  |
| 12.2 | 2020-08 - Lifting of 1-foot reserves Plan M4 and Plan 35, CooperStreet and Donald Street | 177 |
| 12.3 | 2020-09 - OCIF Amending agreement - Upgrade of the Rockland Sewage Treatment Plant       | 183 |
| 13.  | Confirmatory By-law  | 185 |
| 14.  | Adjournment  |     |



CORPORATION DE LA CITÉ DE  
CLARENCE-ROCKLAND  
RÉUNION RÉGULIÈRE

le 3 février 2020, 19 h 15

Salle du Conseil

415 rue Lemay Street, Clarence Creek, Ont.

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| 1. Ouverture de la réunion  |       |
| 2. Prière   | 1     |
| 3. Adoption de l'ordre du jour  |       |
| 4. Déclarations d'intérêts pécuniaires  | 3     |
| 5. Réunion à huis clos  |       |
| 6. Rapport de la réunion à huis clos  |       |
| 7. Annonces   |       |
| 8. Période de Questions/Commentaires  |       |
| <p>Note: Les membres du public sont invités à se rendre au podium et après avoir reçu la permission du président de l'assemblée, doivent se nommer et adresser leur question et/ou commentaire sur tout sujet qui est relié à n'importe quel item qui figure à l'ordre du jour au président de réunion.</p> <p>Le temps maximal accordé pour une question/commentaire dans toutes circonstances est de trois (3) minutes par personne par réunion. Il y aura un maximum de 30 minutes consacrés à la période de questions/ commentaires. Toutes questions et/ou commentaires qui n'ont pas été adressés par faute de temps peuvent être soumis par écrit à la greffière.</p> <p>En aucun cas, cette période de questions/ commentaires ne peut être utilisée par les membres du public pour faire des discours ou porter des accusations.</p> |       |
| 9. Items des membres du Conseil   |       |

## **10. Items par consentement**

Note : Les items énumérés dans cette section de l'ordre du jour seront sujet à être considéré pour approbation sous une résolution qui n'est pas sujette au débat et non-modifiable. Si un membre du conseil désire engager une discussion ou un débat par rapport à un de ces items, il/elle doit demander que l'item soit considéré séparément avant que le vote ait lieu.

### **10.1 Adoption des procès-verbaux des réunions suivantes:**

- |    |                                     |    |
|----|-------------------------------------|----|
| a. | Réunion spéciale - 15 janvier 2020  | 5  |
| b. | Réunion régulière - 22 janvier 2020 | 13 |
| c. | Comité plénier - 22 janvier 2020    | 29 |

### **10.2 Réception des procès-verbaux des réunions suivantes:**

- |    |   |    |
|----|---|----|
| a. | Comité de dérogation - 18 décembre 2019 | 41 |
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### **10.3 Les recommandations suivantes du comité plénier du 22 janvier 2020**

- |    |  |    |
|----|--|----|
| a. | Résolution pour approuver la répartition des frais supplémentaires aux frais généraux de fonctionnement des garderies                  | 49 |
| b. | Résolution pour autoriser que la subvention de revitalisation des rues principales soit utilisée pour le projet du Parc Alain Potvin   | 55 |
| c. | Résolution pour demander l'agrandissement du territoire de juridiction de l'Office de protection de la nature de la Rivière Nation Sud | 81 |

- |      |   |    |
|------|---|----|
| 10.4 | Résolution pour reconnaître le tournoi de hockey des familles du Club Optimiste de Clarence Creek comme un évènement d'envergure municipale | 87 |
|------|---|----|

## **11. Rapports des Comités/Services**

- |      |   |    |
|------|---|----|
| 11.1 | Recommandation suivant une vente pour taxes | 89 |
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## **12. Règlements municipaux**

Les règlements énumérés dans cette section de l'ordre du jour seront sujet à être considéré pour approbation sous une résolution qui n'est pas sujette au débat et non-modifiable. Si un membre du conseil désire engager une discussion ou un débat par rapport à un de ces règlements, il/elle doit demander que l'item soit considéré séparément avant que le vote ait lieu.

|             |  |            |
|-------------|--|------------|
| <b>12.1</b> | <b>2020-05 - amendement au règlement de zonage 2016-10 - anomalies techniques</b>  | <b>95</b>  |
| <b>12.2</b> | <b>2020-08 - levée des réserves d'un pied pour les plans M4 et 35, rues Cooper et Donald</b>                               | <b>177</b> |
| <b>12.3</b> | <b>2020-09 - entente modificative pour le fonds FOIC - mise à jour de l'usine de traitement des eaux usées de Rockland</b> | <b>183</b> |
| <b>13.</b>  | <b>Règlement de confirmation</b>   | <b>185</b> |
| <b>14.</b>  | <b>Ajournement</b>   |            |

**PRIÈRE D'OUVERTURE / OPENING PRAYOR  
CITÉ DE / CITY OF CLARENCE-ROCKLAND**

**Notre Père**

Les personnes présentes dans cette salle ont des opinions divergentes, des modes d'expressions variés, des façons différentes de vivre leurs émotions et des cheminements divers dans la prise de leurs décisions.

May we combine clarity of mind with kindness of heart. May we be impartial without bending to strong personalities. May we sacrifice self-interest for the good of the whole.

Veillez éclairer nos discussions et nos décisions. Aidez-nous à accomplir notre travail avec amour et une vision juste de l'avenir pour le plus grand bien de ceux que nous représentons.

May your name be glorified through our efforts.  
Amen

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## Declaration of pecuniary interest Déclaration d'intérêt pécuniaire

|  |  |
|--|--|
| Date of meeting<br>Date de la réunion:             |  |
| Item Number<br>Numéro de l'item:                   |  |
| Subject of the item:<br>Sujet de l'item :          |  |
| Name of Council Member<br>Nom du membre du conseil |  |

I, \_\_\_\_\_, hereby declare a pecuniary interest in the matter identified above for the following reason :

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|--|
|  |
|  |
|  |
|  |
|  |

Je, \_\_\_\_\_, déclare un intérêt pécuniaire en ce qui concerne l'article ci-haut mentionné, pour la raison suivante :

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|  |
|  |
|  |
|  |
|  |

| Name (print) | Signature | Date |
|--------------|-----------|------|
|              |           |      |

This declaration is filed in accordance with the *Municipal Conflict of Interest Act* and will be recorded in the meeting minutes and will be made available in a public registry. / Cette déclaration est soumise sous la *Loi sur les conflits d'intérêt municipaux* et sera enregistrée dans le procès-verbal de la réunion et sera disponible dans un registre public.

## Excerpt from the Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50

### DUTY OF MEMBER

#### When present at meeting at which matter considered

5 (1) Where a member, either on his or her own behalf or while acting for, by, with or through another, has any pecuniary interest, direct or indirect, in any matter and is present at a meeting of the council or local board at which the matter is the subject of consideration, the member,

- (a) shall, prior to any consideration of the matter at the meeting, disclose the interest and the general nature thereof;
- (b) shall not take part in the discussion of, or vote on any question in respect of the matter; and
- (c) shall not attempt in any way whether before, during or after the meeting to influence the voting on any such question. R.S.O. 1990, c. M.50, s. 5 (1).

#### Where member to leave closed meeting

(2) Where the meeting referred to in subsection (1) is not open to the public, in addition to complying with the requirements of that subsection, the member shall forthwith leave the meeting or the part of the meeting during which the matter is under consideration. R.S.O. 1990, c. M.50, s. 5 (2).

## Extrait de la Loi sur les conflits d'intérêts municipaux, L.R.O. 1990, chap. M.50

### OBLIGATIONS DU MEMBRE

#### Participation à une réunion où l'affaire est discutée

5 (1) Le membre qui, soit pour son propre compte soit pour le compte d'autrui ou par personne interposée, seul ou avec d'autres, a un intérêt pécuniaire direct ou indirect dans une affaire et participe à une réunion du conseil ou du conseil local où l'affaire est discutée, est tenu aux obligations suivantes :

- a) avant toute discussion de l'affaire, déclarer son intérêt et en préciser la nature en termes généraux;
- b) ne pas prendre part à la discussion ni voter sur une question relative à l'affaire;
- c) ne pas tenter, avant, pendant ni après la réunion, d'influencer de quelque façon le vote sur une question relative à l'affaire. L.R.O. 1990, chap. M.50, par. 5 (1).

#### Exclusion de la réunion à huis clos

(2) Si la réunion visée au paragraphe (1) se tient à huis clos, outre les obligations que lui impose ce paragraphe, le membre est tenu de quitter immédiatement la réunion ou la partie de la réunion où l'affaire est discutée. L.R.O. 1990, chap. M.50, par. 5 (2).



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

January 15, 2020  
Council Chambers  
415 rue Lemay Street, Clarence Creek, Ont.

**PRESENT:**

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

**ABSENT:**

- André J. Lalonde, Councillor Ward 5
- Diane Choinière, Councillor Ward 8

**1. Opening of the meeting**

Mayor Desjardins calls the meeting to order at 7:53 pm.

**2. Adoption of the agenda**

**RESOLUTION 2020-01**

**Moved by** Mario Zanth

**Seconded by** Don Bouchard

**BE IT RESOLVED THAT** the agenda of the special meeting be adopted as presented.

**CARRIED**

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

**4. OP Review**

#### 4.1 Presentation

Marie-Ève Bélanger and Marc Rivet, consultant for J.L. Richards, present the Official Plan Review.

#### 4.2 Public comments

Paul Payer, 560 de la Baie Road, asks if the SSA certification will be removed. Marc Rivet explains that the "Special Study Area" certification has been given to the agricultural land surrounding the Walmart in order to develop a major master plan. Julian Lenhart explains that in order to develop this land, the same process as the secondary plan must be initiated.

Jacques Poupart, 581 Lavigne Road, asked why the SSA certification was given to the land. Mayor Desjardins explained that this follows the development of the Industrial Park and Clarence-Rockland Arena. Further to questions, Julian Lenhart explains that it takes approximately two years to develop a concept plan for this sector.

Mayor Desjardins explains that further to comments, discussions will be initiated for the SSA designated land and invites the public to sign the attendance sheet to be kept abreast of the Official Plan Review process.

#### 5. Closed Meeting

##### **RESOLUTION 2020-02**

**Moved by** Don Bouchard

**Seconded by** Mario Zanth

**BE IT RESOLVED THAT** the special meeting be adjourned in order to discuss the Human Resources Mandate, as stipulated in Section 239 of the Municipal Act, 2001, as amended.

**CARRIED**

Members of Council move to the conference room adjacent to the Council Chambers at 8:23 pm and return to the Council Chambers at 9:10 pm.

##### **RESOLUTION 2020-03**

**Moved by** Carl Grimard

**Seconded by** Mario Zanth

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

**CARRIED**

Mayor Desjardins informs the members of the public that Council discussed some matters in closed session and that directives were given to staff.

**6. Confirmatory By-law**

**RESOLUTION 2020-04**

**Moved by** Mario Zanth

**Seconded by** Carl Grimard

**BE IT RESOLVED THAT** Municipal Council of the City of Clarence-Rockland hereby adopts By-law no. 2020-01, being a confirmatory by-law for the special meeting of January 15, 2020.

**CARRIED**

**7. Adjournment**

The Mayor adjourns the meeting at 9:10 pm.

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Guy Desjardins, Mayor

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Maryse St-Pierre, Deputy Clerk





**CORPORATION DE LA  
CITÉ DE CLARENCE-ROCKLAND  
PROCÈS-VERBAL RÉUNION SPÉCIALE**

le 15 janvier 2020  
Salle du Conseil  
415 rue Lemay Street, Clarence Creek, Ont.

- PRÉSENT:**
- Guy Desjardins, maire
  - Samuel Cardarelli, conseiller quartier 1
  - Mario Zanth, conseiller du quartier 2
  - Carl Grimard, conseiller du quartier 3
  - Don Bouchard, conseiller quartier 4
  - Christian Simard, conseiller quartier 6
  - Michel Levert, conseiller du quartier 7
  - Helen Collier, directrice générale
  - Monique Ouellet, greffière
  - Maryse St-Pierre, greffière adjointe
- ABSENT:**
- André J. Lalonde, conseiller du quartier 5
  - Diane Choinière, conseillère du quartier 8

**1. Ouverture de la réunion**

Le Maire Desjardins ouvre la réunion à 19h53.

**2. Adoption de l'ordre du jour**

**RÉSOLUTION 2020-01**

**Proposé par** Mario Zanth

**Appuyé par** Don Bouchard

**QU'IL SOIT RÉSOLU QUE** l'ordre du jour de la réunion spéciale soit adopté tel que présenté.

**ADOPTÉE**

**3. Déclarations d'intérêts pécuniaires (aucune)**

## 4. Révision du plan officiel

### 4.1 Présentation

Marie-Ève Bélanger et Marc Rivet, consultant chez J.L. Richards, font la présentation de la révision du plan officiel.

### 4.2 Commentaires du public

Paul Payer, 560 chemin de la Baie, demande si la certification SSA sera retirée. Marc Rivet explique que la certification "Special Study Area" ayant été attribuée aux terrains agricoles avoisinants le Walmart a pour but de développer un plan d'ensemble majeur. Julian Lenhart explique qu'afin de développer ce terrain, le même processus que le plan secondaire doit être enclenché.

Jacques Poupart, 581 chemin Lavigne, demande pour quelles raisons la certification SSA a été donnée au terrain. Le maire Desjardins explique que ceci fait suite au développement du parc Industriel et de l'aréna de Clarence-Rockland. Suite aux questions, Julian Lenhart explique que le processus pour développer un plan concept de ce secteur est d'environ deux ans.

Le maire Desjardins explique qu'à la suite des commentaires, des discussions seront entamées pour le terrain désigné SSA et invite les gens à s'inscrire sur la liste de contact pour être informés de la suite du processus de révision du plan officiel.

## 5. Réunion à huis clos

### **RÉSOLUTION 2020-02**

**Proposé par** Don Bouchard

**Appuyé par** Mario Zanth

**QU'IL SOIT RÉSOLU QUE** la réunion spéciale du conseil municipal soit ajournée afin de tenir une session à huis clos pour discuter du mandat des Ressources humaines, tel que stipulé à la section 239 de la Loi sur les municipalités 2001, tel que modifiée.

**ADOPTÉE**

Les membres du conseil se retirent dans la salle de conférence adjacente à la salle du conseil à 20h23 et retournent dans la salle du conseil à 21h10.

### **RÉSOLUTION 2020-03**

**Proposé par** Carl Grimard

**Appuyé par** Mario Zanth



**QU'IL SOIT RÉSOLU QUE** la réunion à huis clos soit ajournée afin de retourner en réunion spéciale.

**ADOPTÉE**

Le maire Desjardins informe les membres du public que le conseil a discuté de dossiers à huis clos et que des directives ont été données au personnel.

**6. Règlement de confirmation**

**RÉSOLUTION 2020-04**

**Proposé par** Mario Zanth

**Appuyé par** Carl Grimard

**QU'IL SOIT RÉSOLU QUE** le conseil municipal de la cité de Clarence-Rockland adopte le règlement no. 2020-01, étant un règlement de confirmation pour la réunion spéciale du 15 janvier 2020.

**ADOPTÉE**

**7. Ajournement**

Le maire lève l'assemblée à 21h10.

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Guy Desjardins, Maire

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Maryse St-Pierre, Greffière adjointe





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

January 22, 2020  
Council Chambers  
415 rue Lemay Street, Clarence Creek, Ont.

**PRESENT:**

- Guy Desjardins, Mayor
- Samuel Cardarelli, Councillor Ward 1
- Mario Zanth, Councillor Ward 2
- Carl Grimard, Councillor Ward 3
- Don Bouchard, Councillor Ward 4
- André J. Lalonde, Councillor Ward 5
- Christian Simard, Councillor Ward 6
- Diane Choinière, Councillor Ward 8
- Helen Collier, Chief Administrative Officer
- Monique Ouellet, Clerk
- Maryse St-Pierre, Deputy Clerk

**ABSENT:**

- Michel Levert, Councillor Ward 7

**1. Opening of the meeting**

Mayor Desjardins calls the meeting to order at 6:32 pm.

**2. Prayer**

Councillor Carl Grimard recites the prayer.

**3. Adoption of the agenda**

**RESOLUTION 2020-05**

**Moved by** Mario Zanth

**Seconded by** Samuel Cardarelli

**BE IT RESOLVED THAT** the agenda be adopted as presented.

**CARRIED**

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

**5. Closed Meeting**

**RESOLUTION 2020-06****Moved by** Mario Zanth**Seconded by** Carl Grimard

**BE IT RESOLVED THAT** the regular meeting be adjourned in order to discuss the following items, as stipulated in Section 239 of the Municipal Act, 2001, as amended:

5.1. Human Resources matter

5.2. Human Resources matter

**CARRIED**

Members of Council move to the conference room adjacent to the Council Chambers at 6:34 pm and return to the Council Chambers at 7:11 pm

**RESOLUTION 2020-07****Moved by** Diane Choinière**Seconded by** Carl Grimard

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

**CARRIED****6. Closed Meeting report**

Mayor Desjardins informs the members of the public that Council discussed some matters in closed session and that directives were given to staff.

**7. Announcements**

Councillor André J. Lalonde explains that last Saturday, at the volunteer ceremony in Clarence Creek, two volunteers were thanked for their many years of service.

Councillor Christian Simard announces that the St-Pascal Carnival begins tonight and ends on Sunday.

Councillor Christian Simard announces that last Monday, at the ROMA Conference, the UCPR delegation met with Mrs. Mulroney, Minister of Transportation in regard to the enlargement of the 174.

Councillor Samuel Cardarelli congratulates Cédric Guindon for the bronze medal that he won at the Youth Olympic Games.

Councillor Carl Grimard announces that the Official Opening of the Alain Potvin Park will be on Saturday, February 8, at 1:00 pm.

Councillor Diane Choinière announces that the UCPR Parity Committee received a grant of \$5,000 to demystify the role of women as councillors in municipalities. She adds that the Committee will implement an awareness campaign in this regard.

Mayor Desjardins explains that a delegation of the City attended the ROMA Conference. He adds that the Community Hub Project was discussed, which could be 73% funded by grants. Mayor Desjardins explains that there were discussions on the 2019 flood as well.

## **8. Comment/Question Period**

Rolland Labonté, representing his daughter living at 1573 Rollin road, asks if he can have a copy of the minutes he asked for. Mayor Desjardins explains that he needs to go to the Client Service Centre to obtain a copy for a fee.

## **9. Council Members' Items**

### **9.1 Member's resolution presented by Councillor Diane Choinière and seconded by Councillor Don Bouchard regarding the skating rink located at the École Sacré-Coeur de Bourget**

#### **RESOLUTION 2020-08**

**Moved by** Diane Choinière

**Seconded by** Don Bouchard

**WHEREAS** it is preferable to include the participation of community members in a community project for which part of the costs are subsidized by the municipality (\$45,000) and the other part by the community (approximately \$45,000).

**BE IT RESOLVED THAT** the Municipal Council accept that Councillor Diane Choinière approach the Bourget Community Group to encourage them to take the responsibility of raising funds to subsidize the community share of the École Sacré-Coeur skating rink project.

**CARRIED**

### **9.2 Member's resolution presented by Mayor Guy Desjardins and seconded by Councillor Carl Grimard regarding the Fire Regional Training Centre**

#### **RESOLUTION 2020-09**

**Moved by** Guy Desjardins

**Seconded by** Carl Grimard

**WHEREAS** the Ontario Fire College has entered into a Memorandum of Understanding with the City of Clarence-Rockland such that Clarence-Rockland

can operate a Regional Training Centre, offering Ontario Fire College courses taught by approved Ontario Fire College Adjunct Instructors; and

**WHEREAS** the City of Clarence-Rockland Regional Training Centre has established a course fee structure designed to cover the anticipated costs of running the training centre, based upon consultation with the Ontario Fire College, including the costs for instructors, materials, necessary tools and equipment, and so forth; and

**WHEREAS** the City of Clarence-Rockland would like to encourage the surrounding municipalities to participate in training offered by the Clarence-Rockland Regional Training Centre;

**BE IT RESOLVED THAT** the Council of the City of Clarence-Rockland hereby encourages all surrounding municipalities to support that their Fire Department's firefighters be trained at the Clarence-Rockland Regional Training Centre; and

**BE IT FURTHER RESOLVED THAT** a letter be forwarded to the Councils of all surrounding municipalities asking them to adopt a resolution to support that their respective Fire Departments provide the necessary training for their firefighters through the Clarence-Rockland Regional Training Centre.

**CARRIED**

**10. Consent Items**

**RESOLUTION 2020-10**

**Moved by** Don Bouchard

**Seconded by** Diane Choinière

**BE IT RESOLVED THAT** the following items, as identified under the consent items category on the regular meeting agenda of January 22, 2020, be adopted:

10.1. Adoption of the minutes of the following meetings:

- a. Regular meeting - December 16, 2019
- b. Committee of the Whole - December 16, 2019

10.2. Receipt of the minutes of the following meetings:

- a. Committee of Adjustment - November 27, 2019
- b. Library Board - December 19, 2019

10.3. The following recommendations from Committee of the Whole of December 16, 2019

- a. Resolution to support the application for leave to the Supreme Court of Canada by the City of Dieppe
- b. Resolution to establish a \$50,000 budget from the building reserve to carry out environmental studies on two properties in tax arrears
- c. Resolution to approve the 2020 capital projects in two phases

10.4. Resolution to recognize the 50th edition of the Clarence Creek Lions Club Carnival as an event of municipal significance

10.5. Resolution to adopt the salaries paid from December 1st, 2019, to December 28th, 2019, in the gross amount of \$938,816.13 and net amount of \$668,111.44

10.6. Resolution to adopt the tax reductions under Sections 357-358 of the Municipal Act

**CARRIED**

***Text of the resolutions as adopted by consent under Resolution 2020-10:***

**10.3a** ***WHEREAS** in a ruling dated June 13, 2019 in the case of Noron Inc. against the City of Dieppe, the Court of Appeal of New Brunswick overstepped its jurisdiction by rewriting, on its own initiative, By-law No. 78-5 of the Municipality of Dieppe concerning the water and sewerage systems in order to reduce the service unit rate, despite having declared it duly approved by the Municipal Council of the City of Dieppe; and*

***WHEREAS** this ruling by the Court of Appeal calls into question the degree of deference due to municipal governments as democratic institutions; and*

***WHEREAS** the breath of the judgment by the Court of Appeal could have provincial and national implications and reach and may encourage courts to venture further into the area of municipal politics; and*

***WHEREAS** the City of Dieppe has filed an application for leave to appeal to the Supreme Court of Canada to appeal the judgment in the case of Noron Inc.;*

***BE IT RESOLVED THAT** the City of Clarence-Rockland supports the request of the City of Dieppe for this case to be heard by the Supreme Court of Canada.*

**10.3b.** ***WHEREAS** further to two (2) attempts of tax sale, two (2) properties remain unsold;*

**BE IT RESOLVED THAT** Council establishes a \$50,000 budget from the building reserve to carry out environmental studies on the 2 properties (1695 Landry Road & 2767 St-Pascal Road)

**10.3c. WHEREAS** during the 2020 budget deliberations, Council approved the \$2,956,000 capital budget envelope, but not the proposed capital projects; and

**WHEREAS** during the 2020 budget deliberations, Council directed staff to review the capital project list; and

**WHEREAS** the capital project list cannot be developed without revising the City's current asset management strategy and plan; and

**WHEREAS** not all projects presented in the 2020 budget are related to the asset management plan or the infrastructure is too deteriorated or potential safety risks are too high to be deferred,

**BE IT RESOLVED THAT** Council approves the capital projects in two phases:

- Phase 1 being that Council immediately approves a funding envelope of \$763,000 to complete the capital projects that should not be deferred as identified and recommended in Report No. INF2019-034;
- Phase 2 being that Council approves the remainder of the capital project list after the revision and formal approval of the revised asset management strategy and plan as recommended in Report No. INF2019-034; and

**10.4 BE IT RESOLVED THAT** Municipal Council of the City of Clarence-Rockland hereby confirms that the 50th edition of the Clarence Creek Lions Club Carnival which will take place from February 7, 2020, to February 16, 2020, be recognized as an event of municipal significance in order to allow the issuance of a special event permit from the Alcohol and Gaming Commission of Ontario.

**10.5 BE IT RESOLVED THAT** the salaries paid from December 1st, 2019, to December 28th, 2019, in the gross amount of \$938,816.13 and net amount of \$668,111.44 be adopted as recommended.

**10.6 BE IT RESOLVED THAT** Council hereby adopts tax reductions in the amount of \$255.06 City's share, being applications under sections 357 & 358 of the Municipal Act, against all lands concerned, as described in Schedule "A" to Report No. FIN2020-003.

## **11. Committee/Staff Reports**

### **11.1 Accounts paid**



**RESOLUTION 2020-11****Moved by** Christian Simard**Seconded by** Mario Zanth

**BE IT RESOLVED THAT** the accounts paid from December 9th, 2019, to January 13th, 2020, in the amount of \$10,298,093.06 be adopted as recommended.

**CARRIED****11.2 Fire stations Project Management Contract Extension**

Further to questions, Frédéric Desnoyers clarifies that the extension has no impact on the total project cost, except for an amount of \$13 000 for Colliers, for the period of February to May 2020.

Further to questions, Mr. Desnoyers confirms that the rental agreement with the paramedic station is postponed and this has no financial impact for the City.

**RESOLUTION 2020-12****Moved by** André J. Lalonde**Seconded by** Christian Simard

**BE IT RESOLVED THAT** By-law No. 2020-06, being a by-law to authorize the Mayor and the City Clerk to sign the necessary documents to award an extension of the existing contract with Colliers Project Leaders for the project management of the construction of the two fire stations, be adopted.

**CARRIED****12. By-laws****RESOLUTION 2020-13****Moved by** Samuel Cardarelli**Seconded by** Carl Grimard

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

12.1. 2020-02 - Removal of Part Lot Control - Block 287 Plan 50M-308

12.2. 2020-04 - User fees amendment (Schedule J)

**CARRIED****13. Confirmatory By-law****RESOLUTION 2020-14****Moved by** Mario Zanth**Seconded by** Diane Choinière

**BE IT RESOLVED THAT** By-law no. 2020-03, being a confirmatory by-law for the regular meeting of January 22, 2020, be adopted.

**CARRIED**

**14. Adjournment**

Mayor Desjardins adjourns the meeting at 7:39 pm.

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Guy Desjardins, Mayor

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Maryse St-Pierre, Deputy Clerk



**CORPORATION DE LA  
CITÉ DE CLARENCE-ROCKLAND  
RÉUNION RÉGULIÈRE - PROCÈS-VERBAL**

le 22 janvier 2020  
Council Chambers  
415 rue Lemay Street, Clarence Creek, Ont.

**PRÉSENT:** Guy Desjardins, maire  
Samuel Cardarelli, conseiller quartier 1  
Mario Zanth, conseiller du quartier 2  
Carl Grimard, conseiller du quartier 3  
Don Bouchard, conseiller quartier 4  
André J. Lalonde, conseiller du quartier 5  
Christian Simard, conseiller quartier 6  
Diane Choinière, conseillère du quartier 8  
Helen Collier, directrice générale  
Monique Ouellet, greffière  
Maryse St-Pierre, greffière adjointe

**ABSENT:** Michel Levert, conseiller du quartier 7

**1. Ouverture de la réunion**

Le maire Desjardins ouvre la réunion à 18h32.

**2. Prière**

Le conseiller Carl Grimard fait la lecture de la prière.

**3. Adoption de l'ordre du jour**

**RÉSOLUTION 2020-05**

**Proposée par** Mario Zanth

**Appuyée par** Samuel Cardarelli

**QU'IL SOIT RÉSOLU QUE** l'ordre du jour soit adopté tel que présenté.

**ADOPTÉE**

**4. Déclarations d'intérêts pécuniaires (aucune)**

**5. Réunion à huis clos**

**RÉSOLUTION 2020-06****Proposée par** Mario Zanth**Appuyée par** Carl Grimard

**QU'IL SOIT RÉSOLU QUE** la réunion régulière du conseil municipal soit ajournée afin de tenir une session à huis clos pour discuter des sujets suivants, tel que stipulé à la section 239 de la Loi sur les municipalités 2001, tel que modifiée :

5.1. Dossier des ressources humaines

5.2. Dossier des ressources humaines

**ADOPTÉE**

Les membres du conseil se retirent dans la salle de conférence adjacente à la salle du conseil à 18h34 et retournent dans la salle du conseil à 19h11.

**RÉSOLUTION 2020-07****Proposée par** Diane Choinière**Appuyée par** Carl Grimard

**QU'IL SOIT RÉSOLU QUE** la réunion à huis clos soit ajournée afin de retourner en réunion régulière.

**ADOPTÉE****6. Rapport de la réunion à huis clos**

Le maire Desjardins informe les membres du public que le conseil a discuté de dossiers à huis clos et que des directives ont été données au personnel.

**7. Annonces**

Le conseiller André J. Lalonde explique que samedi dernier, lors de la cérémonie des bénévoles de Clarence Creek, deux bénévoles ont été remerciés pour leurs nombreuses années de service.

Le conseiller Christian Simard annonce que le carnaval de St-Pascal débute ce soir et se termine dimanche.

Le conseiller Christian Simard annonce que lundi dernier, lors de la conférence ROMA, la délégation des CUPR a rencontré Mme Mulroney, ministre du transport, concernant l'élargissement de la 174.

Le conseiller Samuel Cardarelli félicite Cédric Guindon pour sa médaille de bronze gagnée aux jeux olympiques jeunesse.

Le conseiller Carl Grimard annonce que l'ouverture officielle du parc Alain Potvin aura lieu le samedi 8 février à 13h.

La conseillère Diane Choinière annonce que le comité de parité pour les CUPR a obtenu une subvention de 5 000\$ pour démystifier le rôle des conseillères dans les municipalités. Elle ajoute que le comité mettra en place une campagne de sensibilisation à cet effet.

Le maire Desjardins explique qu'une délégation de la Cité a assisté à la conférence ROMA. Il ajoute que le projet du carrefour communautaire a été discuté, lequel pourrait être financé à 73% par des subventions. Le maire Desjardins explique également que des discussions ont eu lieu relativement aux inondations de 2019.

## **8. Période de Questions/Commentaires**

Rolland Labonté, représentant sa fille demeurant au 1573 Rollin demande s'il peut obtenir une copie des procès-verbaux qu'il a demandé. Le maire Desjardins explique qu'il doit aller au service à la clientèle de l'hôtel de ville pour obtenir une copie, moyennant des frais.

## **9. Items des membres du Conseil**

### **9.1 Résolution de membre présentée par la conseillère Diane Choinière et appuyée par le conseiller Don Bouchard concernant la patinoire de l'École Sacré-Coeur de Bourget**

#### **RÉSOLUTION 2020-08**

**Proposée par** Diane Choinière

**Appuyée par** Don Bouchard

**ATTENDU QU'**il est souhaitable d'inclure la participation des membres de la communauté dans un projet communautaire dont une partie des coûts est subventionnée par la municipalité (45 000\$) et l'autre partie par la communauté (environ \$45 000\$).

**QU'IL SOIT RÉSOLU QUE** le conseil municipal accepte que la conseillère Diane Choinière approche le regroupement communautaire de Bourget afin de les encourager à entreprendre la responsabilité de mettre en place des levées de fonds pour subventionner la part communautaire dans le cadre du projet de la patinoire à l'école Sacré-Coeur.

**ADOPTÉE**

**9.2 Résolution de membre présentée par le maire Guy Desjardins et appuyée par le conseiller Carl Grimard concernant le centre de formation régional pour les incendies**

**RÉSOLUTION 2020-09**

**Proposée par** Guy Desjardins

**Appuyée par** Carl Grimard

**ATTENDU QUE** l'Ontario Fire College a conclu un protocole d'entente avec la Cité de Clarence-Rockland afin que Clarence-Rockland puisse exploiter un centre de formation régional offrant des cours du Ontario Fire College donnés par des instructeurs auxiliaires approuvés ; et

**ATTENDU QUE** le Centre régional de formation de la Cité de Clarence-Rockland a établi un barème de frais de cours conçu pour couvrir les coûts de fonctionnement prévus du centre de formation, en consultation avec l'Ontario Fire College, y compris les coûts des instructeurs, du matériel, des outils et équipements nécessaires, et ainsi de suite ; et

**ATTENDU QUE** la Cité de Clarence-Rockland aimerait encourager les municipalités environnantes à participer à la formation offerte par le Centre régional de formation Clarence-Rockland ;

**QU'IL SOIT RÉSOLU QUE** le conseil de la Cité de Clarence-Rockland encourage toutes les municipalités environnantes à appuyer la formation des pompiers de leur service d'incendie au Centre de formation régional de Clarence-Rockland ; et

**QU'IL SOIT ÉGALEMENT RÉSOLU QU'**une lettre soit envoyée aux conseils de toutes les municipalités avoisinantes leur demandant d'adopter une résolution pour appuyer que leurs services d'incendie respectifs fournissent la formation nécessaire à leurs pompiers par l'entremise du Centre régional de formation Clarence-Rockland.

**ADOPTÉE**

**10. Items par consentement**

**RÉSOLUTION 2020-10**

**Proposée par** Don Bouchard

**Appuyée par** Diane Choinière

**QU'IL SOIT RÉSOLU QUE** les items suivants, tels qu'identifiés sous la rubrique «items par consentement» à l'ordre du jour de la réunion régulière du 22 janvier 2020, soient adoptés :

10.1. Adoption des procès-verbaux des réunions suivantes:

- a. Réunion régulière - 16 décembre 2019
- b. Comité plénier - 16 décembre 2019

10.2. Réception des procès-verbaux des réunions suivantes:

- a. Comité de dérogation mineure - 27 novembre 2019
- b. Conseil d'administration de la bibliothèque publique - 19 décembre 2019

10.3. Les recommandations suivantes du comité plénier du 16 décembre 2019

- a. Résolution pour appuyer la demande d'autorisation d'appel de la Ville de Dieppe auprès de la Cour suprême du Canada
- b. Résolution pour établir un budget de 50 000 \$ à partir de la réserve des bâtiments pour exécuter les études environnementales sur deux propriétés en arrérages de taxes
- c. Résolution pour approuver les projets capitaux 2020 en deux phases

10.4. Résolution pour reconnaître la 50e édition du Carnaval du Club Lions de Clarence Creek comme un événement d'envergure municipale

10.5. Résolution pour adopter les salaires payés pour la période du 1er au 28 décembre 2019, au montant brut de 938 816,13\$, et montant net de 668 111,44\$

10.6. Résolution pour adopter les réductions de taxes, aux termes des articles 357-358 de la Loi sur les municipalités

**ADOPTÉE**

***Texte des résolutions adoptées par consentement telles qu'identifiées dans la résolution 2020-10***

**10.3a ATTENDU QUE** dans une décision du 13 juin 2019 dans l'affaire *Noron Inc.* contre la Ville de Dieppe, la Cour d'appel du Nouveau-Brunswick a outrepassé les pouvoirs qui lui sont dévolus en réécrivant, de son propre chef, l'arrêté No 78-5 de la Municipalité de Dieppe concernant les réseaux d'eau et d'égouts, de façon à réduire le taux unitaire du service et ce, malgré qu'elle l'ait déclaré validement adopté par le conseil municipal élu de la Ville de Dieppe; et

**ATTENDU QUE** cette décision de la Cour d'appel remet en question le degré de déférence dû aux gouvernements municipaux en leur qualité d'institutions démocratiques; et

**ATTENDU QUE** la portée de ce jugement de la Cour d'appel pourrait avoir une incidence et une portée d'ordre provincial et national, et risque d'encourager les tribunaux à s'aventurer davantage sur le terrain politique municipal; et

**ATTENDU QUE** la Ville de Dieppe a déposé une demande d'autorisation d'appel auprès de la Cour suprême du Canada dans l'affaire Noron Inc. pour en appeler de ce jugement;

**QU'IL SOIT RÉSOLU QUE** la Cité de Clarence-Rockland appuie la demande de la Ville de Dieppe pour que cette cause soit entendue par la Cour suprême du Canada.

**10.3b. ATTENDU QUE** suite à deux (2) essais de vente de taxes, deux (2) propriétés n'ont pas été vendues;

**QU'IL SOIT RÉSOLU QUE** le Conseil établisse un budget de 50 000 \$ à partir de la réserve des bâtiments pour exécuter les études environnementales sur les 2 propriétés (1695 rue Landry Road & 2767 route St-Pascal)

**10.3c. ATTENDU QUE** lors des délibérations du budget 2020, le Conseil a approuvé l'enveloppe budgétaire de 2 956 000 \$, sans approuver les projets d'immobilisations proposés; et

**ATTENDU QUE** lors des délibérations du budget 2020, le Conseil a demandé au personnel de réviser la liste des projets d'immobilisations; et

**ATTENDU QUE** la liste des projets d'immobilisations ne peut être élaborée sans réviser la stratégie et le plan actuels de gestion des actifs de la Cité; et

**ATTENDU QUE** les projets présentés dans le budget 2020 ne sont pas tous liés au plan de gestion des actifs ou que l'infrastructure est trop détériorée ou que les risques potentiels pour la sécurité sont trop élevés pour être différés,

**QU'IL SOIT RÉSOLU QUE** le Conseil approuve les projets d'immobilisations en deux phases :

- phase 1, étant que le conseil approuve immédiatement l'enveloppe budgétaire de 763 000 \$ pour compléter les projets qui ne devraient pas être différés, tel qu'identifiés et recommandés au rapport no. INF2019-034; et
- phase 2, étant que le conseil approuve les autres projets d'immobilisations après la révision et l'approbation officielle de la stratégie et du plan révisés de gestion des actifs tels que recommandé au rapport no. INF2019-034.

**10.4 QU'IL SOIT RESOLU QUE** le conseil municipal de la Cite de ClarenceRockland declare la 50e édition du Carnaval du Club Lions de Clarence Creek qui aura lieu



*du 7 au 16 février 2020, comme étant un événement d'envergure municipale afin de permettre qu'un permis d'occasion spéciale soit émis par la Commission des Alcools et des Jeux de l'Ontario.*

- 10.5 QU'IL SOIT RÉSOLU QUE** les salaires payés pour la période du 1er au 28 décembre 2019, au montant brut de 938 816,13\$ et montant net de 668 111,44\$, soient adoptés tel que recommandé.
- 10.6 QU'IL SOIT RÉSOLU QUE** le conseil adopte les réductions de taxes au montant de \$255.06, étant la part de la Cité Clarence-Rockland, en vertu des articles 357 & 358 de la Loi sur les Municipalités, contre les propriétés foncières décrites dans la cédule « A » du rapport numéro FIN2020-003.

## **11. Rapports des Comités/Services**

### **11.1 Comptes payés**

#### **RÉSOLUTION 2020-11**

**Proposée par** Christian Simard

**Appuyée par** Mario Zanth

**QU'IL SOIT RÉSOLU QUE** les comptes payés pour la période du 9 décembre 2019, au 13 janvier 2020, au montant de 10 298 093,06 \$ soient adoptés tel que recommandé.

**ADOPTÉE**

### **11.2 Prolongation du contrat de gestion de projet des nouvelles casernes**

Suite aux questions, Frédéric Desnoyers précise que la prolongation du contrat n'a pas d'impact sur le total des coûts du projet, excepté un montant de 13 000\$ pour Colliers, correspondant à la période de février à mai 2020.

Suite aux questions, M. Desnoyers confirme que le contrat de location pour la station d'ambulanciers est repoussé et que cela n'a aucun impact financier pour la Cité.

#### **RÉSOLUTION 2020-12**

**Proposée par** André J. Lalonde

**Appuyée par** Christian Simard

**QU'IL SOIT RÉSOLU QUE** le règlement no. 2020-06, visant à autoriser le maire et la Greffière à octroyer une prolongation au contrat existant avec Colliers

Project Leaders pour les services de gestion de projet pour la construction de deux casernes de pompiers, soit adopté.

**ADOPTÉE**

**12. Règlements municipaux**

**RÉSOLUTION 2020-13**

**Proposée par** Samuel Cardarelli

**Appuyée par** Carl Grimard

**QU'IL SOIT RÉSOLU QUE** les règlements municipaux suivants soient adoptés :

12.1. 2020-02 - désignation de terrains non assujettis à la réglementation des parties de lots - Bloc 287 Plan 50M-308

12.2. 2020-04 - Amendement des frais usagers (Annexe J)

**ADOPTÉE**

**13. Règlement de confirmation**

**RÉSOLUTION 2020-14**

**Proposée par** Mario Zanth

**Appuyée par** Diane Choinière

**QU'IL SOIT RÉSOLU QUE** le règlement no. 2020-03, étant un règlement de confirmation pour la réunion régulière du 22 janvier 2020, soit adopté.

**ADOPTÉE**

**14. Ajournement**

Le maire Desjardins lève l'assemblée à 19h39.

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Guy Desjardins, Maire

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Maryse St-Pierre, Greffière adjointe



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

January 22, 2020  
Council Chambers  
415 rue Lemay Street, Clarence Creek, Ont.

**PRESENT:**

- Guy Desjardins, Mayor
- Samuel Cardarelli, Councillor Ward 1
- Mario Zanth, Councillor Ward 2
- Carl Grimard, Councillor Ward 3
- Don Bouchard, Councillor Ward 4
- André J. Lalonde, Councillor Ward 5
- Christian Simard, Councillor Ward 6
- Diane Choinière, Councillor Ward 8
- Helen Collier, Chief Administrative Officer
- Monique Ouellet, Clerk
- Maryse St-Pierre, Deputy Clerk

**ABSENT:**

- Michel Levert, Councillor Ward 7

**1. Opening of the meeting**

Mayor Desjardins calls the meeting to order at 8:01 pm.

**2. Adoption of the agenda**

**RECOMMENDATION COW2020-01**

**Moved by** Mario Zanth

**Seconded by** Diane Choinière

**THAT** the agenda be adopted as presented.

**CARRIED**

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

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

**5. Petitions / Correspondence**

**5.1 Call for Action to Pass a Resolution about Transition of the Blue Box to Full Producer Responsibility**

Further to questions, Julian Lenhart clarifies the status of the contract with Tomlinson.

Further to discussions, Mayor Desjardins asks that this correspondence be received and filed.

**6. Notice of Motion (none)**

**7. Comment/Question Period (none)**

**8. Report from the United Counties of Prescott and Russell (none)**

**9. Committee/Staff Reports**

**9.1 Daycare General Operating Expense**

**RECOMMENDATION COW2020-02**

**Moved by** Carl Grimard

**Seconded by** Diane Choinière

**WHEREAS** the Community Services received a third payment of the daycare General Operating Expense (FGF) in the amount of \$281 045.54; and

**WHEREAS** this amount is part of three daycare budget components such as the costs related to the expansion transformation, the costs related to the AGJE transformation as well as the general operating expense;

**THAT** the Committee of the Whole hereby recommends that Municipal Council approve the distribution of the additional funds as stipulated in the report LOI-2020-01-01; and

**THAT** the Committee of the Whole recommends to Municipal Council that an operational reserve fund be created with the 2019 budgetary surplus, as recommended.

**CARRIED**

**9.2 Tax sale recommendation**

Further to questions, Frédéric Desnoyers explains that properties in tax arrears for more than three years are put into tax sale proceedings. He adds that in this particular case, the service strategically recommends becoming the owner of the land.

**RECOMMENDATION COW2020-03****Moved by** Diane Choinière**Seconded by** Samuel Cardarelli

**THAT** the Committee of the Whole recommends to Council to write-off the amount due of \$10,688.77 on the property 016-021-00340 CLARENCE ISLD PT RD50R9 PARTS 4,10; and

**THAT** the Committee of the Whole recommends to Council the vesting of the property.

**CARRIED****9.3 Change of funding for Alain Potvin Park**

Further to questions, Frédéric Desnoyers explains that the savings on this project will be around \$40,000. He confirms that an amount of \$59,000 remains available in the reserve fund.

Further to discussions, Mayor Desjardins asks the Director of Community Services to present a report outlining the issues encountered during the winter operation at the Alain Potvin Park.

**RECOMMENDATION COW2020-04****Moved by** Carl Grimard**Seconded by** Samuel Cardarelli

**WHEREAS** the municipality received an amount of \$59,330.15 from the Main Street Revitalization grant;

**THAT** the Committee of the Whole recommends that the Main Street Revitalization grant be used for the Alain Potvin Park capital project; and

**THAT** the funding from the general reserve for that project be reduced by \$59,775.

**CARRIED****9.4 South Nation River Conservation Authority Jurisdiction Expansion**

Further to questions, Julian Lenhart explains that the City is responsible for the Rockland Urban Area and that the South Nation Conservation acts as an advisor. He adds that the in-house expertise is not in place to deal with this matter.

**RECOMMENDATION COW2020-05****Moved by** Mario Zanth**Seconded by** Diane Choinière

**WHEREAS** the City of Clarence-Rockland is partly within the current jurisdiction of the South Nation River Conservation Authority (SNRCA); and

**WHEREAS** the Council of the City of Clarence-Rockland deems it necessary and advantageous to expand SNRCA's jurisdiction to include the entire jurisdiction of the City of Clarence-Rockland; and

**WHEREAS** a request can be made to the SNRCA Board of Directors to introduce an increase in municipal levy for jurisdiction expansion over a period of three (3) years;

**THAT** Committee of the Whole recommends that Council requests a meeting of the South Nation River Conservation Authority Board of Directors to consider the expansion of the South Nation River Conservation Authority's jurisdiction to include the entire jurisdiction of the City of Clarence-Rockland with an increase in the municipal levy introduced over a period of three (3) years.

**CARRIED**

**9.5 Protective Services – Monthly Report (December 2019)**

**RECOMMENDATION COW2020-06**

**Moved by** Samuel Cardarelli

**Seconded by** Carl Grimard

**THAT** Report No. PRO2020-002 in regards to monthly statistics, be received as information.

**CARRIED**

**10. Other items**

Councillor Carl Grimard congratulates the snow removal teams for their work during the last storms.

Further to questions, Julian Lenhart explains that the communication process for the landfill site was followed accordingly during the holiday season.

Further to questions, Julian Lenhart explains that the snow removal services are currently being assessed by his department and that he is open to suggestions for different strategies.

**11. Adjournment**

The Mayor adjourns the meeting at 8:38 pm.

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Guy Desjardins, Mayor

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Maryse St-Pierre, Deputy Clerk







**CORPORATION DE LA  
CITÉ DE CLARENCE-ROCKLAND  
PROCÈS-VERBAL DU COMITÉ PLÉNIER**

le 22 janvier 2020  
Salle du Conseil  
415 rue Lemay Street, Clarence Creek, Ont.

**PRÉSENT:** Guy Desjardins, maire  
Samuel Cardarelli, conseiller quartier 1  
Mario Zanth, conseiller du quartier 2  
Carl Grimard, conseiller du quartier 3  
Don Bouchard, conseiller quartier 4  
André J. Lalonde, conseiller du quartier 5  
Christian Simard, conseiller quartier 6  
Diane Choinière, conseillère du quartier 8  
Helen Collier, directrice générale  
Monique Ouellet, greffière  
Maryse St-Pierre, greffière adjointe

**ABSENT:** Michel Levert, conseiller du quartier 7

**1. Ouverture de la réunion**

Le Maire Desjardins ouvre la réunion à 20h01.

**2. Adoption de l'ordre du jour**

**RECOMMANDATION COW2020-01**

**Proposée par** Mario Zanth

**Appuyée par** Diane Choinière

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

**ADOPTÉE**

- 3. Déclarations d'intérêts pécuniaires** (aucune)
- 4. Délégations / Présentations** (aucune)
- 5. Pétitions / Correspondance**

**5.1 Appel à l'action pour l'adoption d'une résolution sur la transition de la boîte bleue vers la pleine responsabilité des producteurs**

Suite aux questions, Julian Lenhart donne des précisions sur le contrat avec Tomlinson.

Suite aux discussions, le maire Desjardins demande que ladite correspondance soit reçue et déposée en filière.

**6. Avis de motion (aucun)**

**7. Période de Questions/Commentaires (aucune)**

**8. Rapport des Comtés unis de Prescott et Russell (aucun)**

**9. Rapports des Comités/Services**

**9.1 Frais généraux de fonctionnement des garderies**

**RECOMMANDATION COW2020-02**

**Proposée par** Carl Grimard

**Appuyée par** Diane Choinière

**ATTENDU QUE** les Services communautaires ont reçu un troisième versement pour les frais généraux de fonctionnement des garderies au montant exceptionnel de 281 045.54 \$; et

**ATTENDU QUE** ce montant fait partie de trois composantes budgétaires des garderies telles que les frais reliés à la transformation d'expansion, les frais reliés à la transformation AGJE ainsi que les frais généraux de fonctionnements;

**QUE** le comité plénier recommande au conseil municipal d'approuver la répartition des fonds supplémentaires tel que stipulé dans le rapport LOI-2020-01-01; et

**QUE** le comité plénier recommande au conseil municipal qu'une réserve de fonds opérationnel soit créée avec le surplus budgétaire de 2019, tel que recommandé.

**ADOPTÉE**

**9.2 Recommandation suivant une vente pour taxes**

Suite aux questions, Frédéric Desnoyers explique que les propriétés ayant des arrérages de plus de trois ans sont mises en procédure de vente pour taxes. Il ajoute que dans ce cas particulier, le service recommande stratégiquement de devenir propriétaire du terrain.

**RECOMMANDATION COW2020-03****Proposée par** Diane Choinière**Appuyée par** Samuel Cardarelli

**QUE** le comité plénier recommande au Conseil d'annuler la somme due de \$10,688.77 pour la propriété 016-021-00340 CLARENCE ISLD PT RD50R9 PARTS 4,10; et

**QUE** le comité plénier recommande au Conseil le transfert de cette propriété au nom de la municipalité.

**ADOPTÉE****9.3 Changement dans le financement du Parc Alain Potvin**

Suite aux questions, Frédéric Desnoyers explique que l'économie sur le projet sera d'environ 40 000\$. Il confirme qu'un montant de 59 000\$ provenant de la réserve demeurera disponible dans la réserve.

Suite aux discussions, le maire Desjardins demande au directeur des Services Communautaires de présenter un rapport identifiant les enjeux reliés à l'opération hivernale du Parc Alain Potvin.

**RECOMMANDATION COW2020-04****Proposée par** Carl Grimard**Appuyée par** Samuel Cardarelli

**ATTENDU QUE** la municipalité a reçu un montant de 59 330,15 \$ de la subvention de revitalisation des rues principales;

**QUE** le comité plénier recommande que la subvention de revitalisation des rues principales soit utilisée pour le projet du Parc Alain Potvin; et

**QUE** le financement provenant de la réserve générale pour ce projet soit diminué de 59 775 \$.

**ADOPTÉE****9.4 Agrandissement du territoire de juridiction de l'Office de protection de la nature de la Rivière Nation Sud**

Suite aux questions, Julian Lenhart explique que la Cité est responsable du plan de l'aire urbaine du secteur de Rockland et que la Conservation de la Nation Sud agit à titre de conseiller. Il ajoute que la compétence à l'interne n'est pas en place pour traiter les dossiers à cet effet.

**RECOMMANDATION COW2020-05****Proposée par** Mario Zanth**Appuyée par** Diane Choinière

**ATTENDU QUE** seulement une partie du territoire de la Cité de Clarence-Rockland est sous la juridiction de l'Office de protection de la nature de la Rivière Nation Sud (OPNRNS); et

**ATTENDU QUE** le Conseil de la Cité de Clarence-Rockland juge nécessaire et avantageux d'élargir la juridiction de l'Office de protection de la nature de la Rivière Nation Sud pour inclure l'ensemble du territoire de la Cité de Clarence-Rockland; et

**ATTENDU QU'**une demande peut être faite au conseil d'administration de l'Office de protection de la nature de la Rivière Nation Sud pour que l'augmentation de la charge municipale pour l'expansion de la juridiction soit introduite sur une période de trois (3) ans;

**QUE** le comité plénier recommande que le Conseil de la Cité de Clarence-Rockland sollicite une réunion du Conseil d'administration de l'Office de protection de la nature de la Rivière Nation Sud à l'effet de considérer un élargissement de la juridiction de l'Office de protection de la nature de la Rivière Nation Sud pour inclure l'ensemble du territoire de la Cité de Clarence-Rockland avec une augmentation de la charge municipale pour l'expansion de la juridiction introduite sur une période de trois (3) ans.

**ADOPTÉE****9.5 Services de la protection – rapport mensuel (Décembre 2019)****RECOMMANDATION COW2020-06****Proposée par** Samuel Cardarelli**Appuyée par** Carl Grimard

**QUE** le rapport No. PRO2020-002 au sujet des statistiques mensuelles, soit reçu à titre d'information.

**ADOPTÉE****10. Autres items**

Le conseiller Carl Grimard félicite les équipes de déneigement pour leur travail durant les dernières intempéries.

Suite aux questions, Julian Lenhart explique que les stratégies de communications pour le site d'enfouissement durant les vacances des fêtes ont été utilisées adéquatement.

Suite aux questions, Julian Lenhart explique que les services d'enlèvement de la neige sont en cours d'évaluation par son département et qu'il est ouvert aux suggestions pour différentes stratégies.

## **11. Ajournement**

Le maire lève l'assemblée à 20h38.

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Guy Desjardins, Maire

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Maryse St-Pierre, Greffière adjointe





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

**PROCÈS-VERBAL RÉUNION COMITÉ DE DÉROGATION**

le 18 décembre 2019  
Salle du Conseil  
415 rue Lemay Street,  
Clarence Creek, Ont.

**PRÉSENT:** Serge Dicaire  
Marie-Ève Bélanger  
Michel Levert  
Claire Lemay  
Samuel Cardarelli

**ABSENT:** Guy Desjardins  
Michel Bergeron  
Mario Zanth  
Nicolas Denis

**1. Ouverture de la réunion**

Le président ouvre la réunion à 19h02.

**2. Lecture et Adoption de l'ordre du jour**

**Proposé par** Samuel Cardarelli

**Appuyé par** Michel Levert

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

**ADOPTÉE**

**3. Déclarations pécuniaires**

aucune

**4. Adoption des procès-verbaux**

**Proposé par** Michel Levert

**Appuyé par** Samuel Cardarelli

Que le procès-verbal de la réunion du comité de dérogation du 27 nov 2019 soit approuvée.

**ADOPTÉE**

## **5. Demandes de morcellement**

### **5.1 B-CR-023-2018**

**Proposé par** Samuel Cardarelli

**Appuyé par** Michel Levert

THAT the Committee of Adjustment issue a revised decision in order to add the following condition to the provisional consent for the application submitted by ZanderPlan Inc. for Rockland Wheels Inc. and Gerard and Jocelyne Charrette, file number B-CR-023-2018, concerning the property described as Part of Lot 11, Concession 1 (O.S.), 8132 County Road 17:

That the applicant(s) provide a conceptual site plan that demonstrates how the proposed uses and buildings will comply with the provisions Zoning By-law, to the satisfaction of the City of Clarence-Rockland.

AND THAT the Committee of Adjustment include in its revised decision all of the conditions which were attached to the provisional consent given on January 30<sup>th</sup>, 2019;

AND THAT the Committee of Adjustment extend the time period allocated to complete the aforementioned conditions of approval to 1 year from the date of the notice of this revised decision.

**ADOPTÉE**

### **5.2 B-CR-023-2019**

Le comité se demande si c'est nécessaire d'enlever les usages résidentiels sur le terrain retenu. Mme Lemay indique que c'est une demande des Comtés car aucun détachement sera permis sur Russell Road. M. Campbell, l'avocat pour Mme Lavigne est d'accord avec les conditions.

**Proposé par** Michel Levert

**Appuyé par** Samuel Cardarelli

THAT the Committee of Adjustment approve the consent application submitted by James D. Campbell, agent for Hortense Lavigne, file number



B-CR-023-2019, concerning the property described as 1750 Russell Road, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland one original paper copy and a digital copy (PDF format) of a registered Reference Plan (plan of survey) that identifies the severance B-CR-023-2019 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-023-2019 as approved by the committee.
3. That the owner(s) obtain a change of use permit and that all final inspections be completed in order to modify the existing barn into a storage shed.
4. That the applicant(s) obtain an amendment to Zoning By-Law No. 2016-10 and that all possibility of appeals to the LPAT be exhausted, in order to prohibit residential uses and in order to reduce the minimum lot frontage to 45m for the severed parcel.
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**

## **6. Demandes de dérogation mineure**

### **6.1 Minor Variance**

**Proposé par** Michel Levert

**Appuyé par** Samuel Cardarelli

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by CH Clement Construction Inc, for the property identified as Part of Lots 20 and 21, Concession 1 (O.S.), Parts 25 to 41 on Plan 50R-10509, 302 & 304 Masters Lane, to:

- Reduce the minimum distance from 3.0m to 2.0m between an exterior stairway and the adjacent building for stacked townhouses.

**ADOPTÉE**

**7. Suivi**

**8. Autres items**

**8.1 Date des rencontres 2020**

La rencontre en janvier sera le 16 janvier au lieu du 30 janvier.

Le 27 février, M. Dicaire ne sera pas présent.

**Proposé par** Samuel Cardarelli

**Appuyé par** Michel Levert

Que la cédule des réunions soit approuvé pour 2020.

**ADOPTÉE**

**9. Ajournement**

La réunion est ajournée à 19h36.

  
Serge Dicaire Président

  
W Marie-Eve Bélanger Secrétaire-Trésorière



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

December 18, 2019  
Council Chambers  
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT: Serge Dicaire  
Marie-Ève Bélanger  
Michel Levert  
Claire Lemay  
Samuel Cardarelli

ABSENT: Guy Desjardins  
Michel Bergeron  
Mario Zanth  
Nicolas Denis

**1. Opening of the meeting**

The Chair opens the meeting at 7:02 pm.

**2. Reading and Adoption of the agenda**

**Moved by** Samuel Cardarelli

**Seconded By** Michel Levert

THAT the agenda be adopted as presented.

**CARRIED**

**3. Pecuniary declarations**

none

**4. Adoption of the minutes**

**Moved by** Michel Levert

**Seconded By** Samuel Cardarelli

That the minutes of the Committee of Adjustment of Nov 27, 2019 be approved.

CARRIED

## 5. Consent Applications

### 5.1 B-CR-023-2018

**Moved by** Samuel Cardarelli

**Seconded By** Michel Levert

THAT the Committee of Adjustment issue a revised decision in order to add the following condition to the provisional consent for the application submitted by ZanderPlan Inc. for Rockland Wheels Inc. and Gerard and Jocelyne Charrette, file number B-CR-023-2018, concerning the property described as Part of Lot 11, Concession 1 (O.S.), 8132 County Road 17:

That the applicant(s) provide a conceptual site plan that demonstrates how the proposed uses and buildings will comply with the provisions Zoning By-law, to the satisfaction of the City of Clarence-Rockland.

AND THAT the Committee of Adjustment include in its revised decision all of the conditions which were attached to the provisional consent given on January 30<sup>th</sup>, 2019;

AND THAT the Committee of Adjustment extend the time period allocated to complete the aforementioned conditions of approval to 1 year from the date of the notice of this revised decision.

CARRIED

### 5.2 B-CR-023-2019

The Committee is wondering if it is necessary to remove the residential uses from the retained parcel. Mrs. Lemay states that it was a condition of the Counties since no severance is allowed on Russell Road. Mr. Campbell, lawyer for Mrs. Lavigne does not have any issues with the conditions.

**Moved by** Michel Levert

**Seconded By** Samuel Cardarelli

THAT the Committee of Adjustment approve the consent application submitted by James D. Campbell, agent for Hortense Lavigne, file number B-CR-023-2019, concerning the property described as 1750 Russell Road, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland one original paper copy and a digital copy (PDF format) of a registered Reference Plan (plan of survey) that identifies the severance B-CR-023-2019 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-023-2019 as approved by the committee.
3. That the owner(s) obtain a change of use permit and that all final inspections be completed in order to modify the existing barn into a storage shed.
4. That the applicant(s) obtain an amendment to Zoning By-Law No. 2016-10 and that all possibility of appeals to the LPAT be exhausted, in order to prohibit residential uses and in order to reduce the minimum lot frontage to 45m for the severed parcel.
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**

## **6. Minor Variance Applications**

### **6.1 Minor Variance**

**Moved by** Michel Levert

**Seconded By** Samuel Cardarelli

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by CH Clement Construction Inc., for the property identified as Part of Lots 20 and 21, Concession 1 (O.S.), Parts 25 to 41 on Plan 50R-10509, 302 & 304 Masters Lane, to:

- Reduce the minimum distance from 3.0m to 2.0m between an exterior stairway and the adjacent building for stacked townhouses.

CARRIED

**7. Follow-ups****8. Other Items****8.1 Meeting dates 2020**

The meeting in January will be on January 16 instead of January 30th.

On February 27th, Mr. Dicaire will not be present.

**Moved by** Samuel Cardarelli

**Seconded By** Michel Levert

That the schedule of meetings of 2020 be approved.

CARRIED

**9. Adjournment**

The meeting is adjourned at 7:36 pm.

  
\_\_\_\_\_  
Serge Dicaire President

  
\_\_\_\_\_  
W Marie-Eve Bélanger Secretary Treasurer



## RAPPORT N° LOI-2020-01-01

|                     |                                      |
|---------------------|--------------------------------------|
| <b>Date</b>         | Le 22 janvier 2020                   |
| <b>Soumis par</b>   | Pierre Boucher et Frédéric Desnoyers |
| <b>Objet</b>        | Frais Généraux de Fonctionnement     |
| <b># du dossier</b> | GAR FGF 01-01                        |

### 1) NATURE / OBJECTIF :

Les Services communautaires ont reçu une confirmation de la part des Services sociaux des Comtés unis de Prescott et Russell que le troisième versement des frais généraux reliés aux fonctionnements des garderies serait exceptionnellement de 281 045.54 \$.

Ainsi, le Service aimerait que le conseil autorise la répartition des fonds supplémentaires selon les items mentionnés dans ce rapport.

### 2) DIRECTIVE/POLITIQUE ANTÉCÉDENTE :

N/A

### 3) RECOMMANDATION DU SERVICE:

**ATTENDU QUE** les Services communautaires ont reçu un troisième versement pour les frais généraux de fonctionnement des garderies au montant exceptionnel de 281 045.54 \$; et

**ATTENDU QUE** ce montant fait partie de trois composantes budgétaires des garderies telles que les frais reliés à la transformation d'expansion, les frais reliés à la transformation AGJE ainsi que les frais généraux de fonctionnements;

**QU'IL SOIT RÉSOLU** que le comité plénier recommande au conseil municipal d'approuver la répartition des fonds supplémentaires tel que stipulé dans le rapport LOI-2020-01-01; et

**QU'IL SOIT ÉGALEMENT RÉSOLU** que le comité plénier recommande au conseil municipal qu'une réserve de fonds opérationnel soit créée avec le surplus budgétaire de 2019, tel que recommandé.

**WHEREAS** the Community Services received a third payment of the daycare General Operating Expense (FGF) in the amount of \$281 045.54; and

**WHEREAS** this amount is part of three daycare budget components such as the costs related to the expansion transformation, the costs related to the AGJE transformation as well as the general operating expense;

**BE IT RESOLVED** that the Committee of the Whole hereby recommends that Municipal Council approve the distribution of the additional funds as stipulated in the report LOI-2020-01-01; and

**BE IT ALSO RESOLVED** that the Committee of the Whole recommends to Municipal Council that an operational reserve fund be created with the 2019 budgetary surplus, as recommended.

4) **HISTORIQUE :**

Depuis plusieurs années, les Services communautaires reçoivent un troisième versement des frais généraux de fonctionnement qui est normalement confirmé vers la fin décembre de chaque année. Le tableau ci-dessous représente le troisième versement reçu dans les dernières années.

| <b>Année</b>   | 2016       | 2017       | 2018      | 2019       |
|----------------|------------|------------|-----------|------------|
| <b>Montant</b> | 189 452 \$ | 103 879 \$ | 60 662 \$ | 281 045 \$ |

Il est très difficile pour le Service d'estimer le montant ou même s'il y aura un troisième versement d'une année à l'autre puisqu'il est relié aux fonds non utilisés des Services de garde des Comtés unis de Prescott & Russell (CUPR) durant l'année.

À cette fin le Service avait seulement budgété un revenu de 60 000 \$ en guise de troisième versement pour l'année 2019. Malgré que les CUPR ne recommandent pas d'inclure un troisième versement étant donné l'incertitude, celui-ci est inclus dans la base budgétaire depuis plusieurs années.

5) **DISCUSSION :**

Les Frais généraux de fonctionnement font parties du budget des garderies. En début de chaque année les CUPR confirment le montant alloué aux Services qui est distribué dans l'année d'opération sous forme de deux versements.

Le troisième versement ne fait pas partie d'engagement obligatoire de la part des CUPR, par contre, nous recevons depuis de nombreuses années un troisième versement qui varie d'une année à l'autre.



Le montant (exceptionnel) que nous recevons cette année est divisé en trois fonctions ;

- Frais Généraux de Fonctionnement au montant de : 144 917.93\$
- Frais liés à la transformation – Plan d’expansion : 116 582.86\$
- Frais liés à la Transformation – AGJE : 19 544.75\$

Pour une somme totale de : 281 045.54\$

L’administration aimerait proposer l’allocation de ce montant comme suit :

- Dans un premier lieu, le Service propose de créer un budget de 75 000 \$ pour la transformation (expansion de services) pour l’aménagement des locaux de bambins et préscolaires de l’école Rockland Public. Ce projet est en marche depuis près de trois ans et seront prêts pour utilisation des locaux au printemps 2020.
- Deuxièmement, le Service propose d’utiliser la somme totale de 20 000 \$ pour mettre à jour l’inventaire de matériaux requis à la bonne programmation pour tous les centres de service. Ceci représente un montant d’environ 25 \$ par enfant.
- Troisièmement, l’administration propose de créer une réserve opérationnelle pour les garderies à partir des surplus budgétaires 2019. Le montant final sera confirmé avec la fin d’année 2019, toutefois le montant estimé à être contribuer en réserve est de 86 045 \$.

6) **CONSULTATION :**

N/A

7) **RECOMMANDATION OU COMMENTAIRES DU COMITÉ :**

N/A

8) **IMPACT FINANCIER (monétaire/matériaux/etc.):**

Tel que présenté dans ce rapport.

Un montant de 100 016 \$ était inclus dans la base budgétaire de 2019 à titre de contribution nette aux garderies. Ce montant sera remboursé avant la création de la réserve pour les garderies, ainsi créant un surplus de 100 016 \$ pour l’année 2019 provenant des garderies.

9) **IMPLICATIONS LÉGALES :**  
N/A

10) **GESTION DU RISQUE (RISK MANAGEMENT) :**  
La création d'une réserve pour les opérations des garderies est recommandée afin d'atténuer le risque relié aux déficits opérationnels. En 2017, les garderies ont cumulé un déficit de plus de 500 000 \$.

11) **IMPLICATIONS STRATÉGIQUES :**  
N/A

12) **DOCUMENTS D'APPUI:**  
- Lettre de confirmation des CUPR

L'Original, le 11 décembre 2019

Corporation de la Cité de Clarence-Rockland  
a/s de Mme Anne Morris-Bouchard  
1560, rue Laurier  
Rockland ON K4K 1P7

**Objet : Allocation des frais liés aux Frais Généraux de Fonctionnement et aux Frais liés à la Transformation – 3<sup>e</sup> versement - 2019**

Monsieur, Madame,

La présente lettre est pour vous informer que vos centres de garde recevront **exceptionnellement** cette année un 3<sup>e</sup> versement des frais liés aux Frais Généraux de Fonctionnement et aux Frais liés à la Transformation. Votre versement sera d'une somme de **281 045.54 \$** et vous sera versé sous peu.

Voici la distribution des allocations :

**Frais Généraux de Fonctionnement**

|   |              |
|---|--------------|
| Garderie Ste-Trinité                          | 45 468.10 \$ |
| Garderie Parascolaire Carrefour-Jeunesse      | 23 236.27 \$ |
| St-Patrick's School Age Day Care Centre       | 20 844.81 \$ |
| Rockland Public School Daycare                | 9 066.60 \$  |
| Centre Préscolaire et Parascolaire St-Mathieu | 15 145.36 \$ |
| Garderie Ste-Félicité                         | 15 650.03 \$ |
| Garderie Sacré-Cœur                           | 12 706.69 \$ |
| Garderie Parascolaire de St-Pascal-Baylon     | 2 800.07 \$  |

**Frais liés à la Transformation – Plan d'expansion**

|   |              |
|---|--------------|
| Garderie Parascolaire Carrefour-Jeunesse      | 58 291.43 \$ |
| Centre Préscolaire et Parascolaire St-Mathieu | 58 291.43 \$ |

**Frais liés à la Transformation – AGJE**

|                       |              |
|-----------------------|--------------|
| Garderie Ste-Félicité | 19 544.75 \$ |
|-----------------------|--------------|

Les Services de garde des Comtés unis de Prescott & Russell sont très heureux de pouvoir contribuer à votre succès et nous vous souhaitons un joyeux temps des fêtes.



2019-12-17

Danika Joly  
Superviseure, Services à la petite enfance





## RAPPORT N° FIN2020-002

|                     |   |
|---------------------|---|
| <b>Date</b>         | 07/01/2020                              |
| <b>Soumis par</b>   | Frédéric Desnoyers                      |
| <b>Objet</b>        | Change of funding for Alain Potvin Park |
| <b># du dossier</b> | N/A                                     |

1) **NATURE / OBJECTIF :**

Le but de ce rapport est de faire approuver un changement sur le financement du projet du parc Alain Potvin afin d'allouer le montant reçu de la subvention de revitalisation des rues principales

2) **DIRECTIVE/POLITIQUE ANTÉCÉDENTE :**

N/A

3) **RECOMMANDATION DU SERVICE:**

**ENTENDU QUE** la municipalité a reçu un montant de 59 330,15 \$ de la subvention de revitalisation des rues principales.

**QUE** la subvention de revitalisation des rues principales soit utilisée pour le projet du Parc Alain Potvin.

**ET QUE** le financement provenant de la réserve générale pour ce projet soit diminué de 59 775 \$.

**WHEREAS** the municipality received an amount of \$59,330.15 from the Main Street Revitalization grant.

**THAT** the Main Street Revitalization grant be used for the Alain Potvin Park capital project.

**AND THAT** the funding from the general reserve for that project be reduced by \$59,775.

4) **HISTORIQUE :**

Le 1<sup>er</sup> avril 2018, la municipalité a reçu un montant de 59 330,15 \$ de la Province sous la subvention de revitalisation des rues principales. Cette subvention n'a jamais été alloué à un projet spécifique officiellement, toutefois celui-ci allait être utilisé pour le projet de revitalisation de la rue Laurier.

5) **DISCUSSION :**

Un montant de 59 330,15 provenant de la subvention de revitalisation des rues principales doit être utilisés avant le 31 mars 2020, voir l'annexe 1 et 2. De plus, un montant d'intérêts de 444.98 \$ a été

effectué en 2018 et 2019 sur cette subvention ainsi un total de 59 775,13 \$ doit être alloué.

Le montant doit être utilisé pour la construction et non l'ingénierie de projet. Ainsi, étant donné que celui-ci doit être dépensé d'ici mars 2020, l'administration recommande d'allouer le montant sur un projet déjà effectué.

Le projet du Parc Alain Potvin est un projet qui se qualifie pour cette subvention.

Voici le financement original budgété pour ce projet :

|            |   |                                       |
|------------|---|---------------------------------------|
| 256 500    | – | Redevances d'aménagement              |
| 164 500    | - | FGT                                   |
| 101 882    | – | Fonds de modernisation de la Province |
| 98 118     | – | Réserve générale (Surplus 2018)       |
| 23 000     | – | Réserve d'équipement                  |
| 110 000    | – | Réserve générale                      |
| 56 000     | – | Subvention OMCC (Navettage à vélo)    |
| 51 000     | – | Ajout pour les commandites            |
| -----      |   |                                       |
| 861 000 \$ |   | Montant total budgété                 |

L'administration recommande de réduire le montant utilisé de la réserve générale de 59 775,13 \$ pour utiliser la subvention.

Ainsi le nouveau budget pour le projet sera comme suivant :

|            |   |  |
|------------|---|--|
| 256 500    | – | Redevances d'aménagement                       |
| 164 500    | - | FGT  |
| 101 882    | – | Fonds de modernisation de la Province          |
| 98 118     | – | Réserve générale (Surplus 2018)                |
| 23 000     | – | Réserve d'équipement                           |
| 50 225     | – | Réserve générale                               |
| 56 000     | – | Subvention OMCC (Navettage à vélo)             |
| 59 775     | – | Subvention revitalisation des rues principales |
| 51 000     | – | Ajout pour les commandites                     |
| -----      |   |  |
| 861 000 \$ |   | Montant total budgété                          |

6) **CONSULTATION :**  
N/A

7) **RECOMMANDATION OU COMMENTAIRES DU COMITÉ :**

N/A

8) **IMPACT FINANCIER (monétaire/matériaux/etc.):**

Il y aura un montant supplémentaire de 59 775 \$ disponible dans la réserve générale pour le financement de projet futur.

9) **IMPLICATIONS LÉGALES :**

N/A

10) **GESTION DU RISQUE (RISK MANAGEMENT) :**

N/A

11) **IMPLICATIONS STRATÉGIQUES :**

Cette recommandation est effectuée afin d'éviter de devoir rembourser la subvention à la Province.

12) **DOCUMENTS D'APPUI:**

Annexe 1 : Entente, subvention de revitalisation des rues principales

Annexe 2 : Lettre réception de la subvention de revitalisation des rues principales





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## MUNICIPAL FUNDING AGREEMENT

### ONTARIO'S MAIN STREET REVITALIZATION INITIATIVE

This Agreement made as of 1st day of April, 2018.

**BETWEEN:**

**THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO**

(referred to herein as "AMO")

**AND:**

**THE [INSERT MUNICIPAL NAME]**

(a municipal corporation pursuant to the Municipal Act, 2001, referred to herein as the "Recipient")

**WHEREAS** the Province of Ontario is making \$26 million available for allocation for the purposes of supporting municipal Main Street Revitalization Initiatives in Ontario;

**WHEREAS** the Province of Ontario, Ontario municipalities as represented by AMO are signatories to Ontario's Main Street Revitalization Initiative Transfer Payment Agreement on March 12, 2018 (the "OMAFRA-AMO Agreement"), whereby AMO agreed to administer Main Street Revitalization funds made available to all Ontario municipalities, excluding Toronto;

**WHEREAS** the OMAFRA-AMO Transfer Payment Agreement contains a framework for the transfer of provincial funds to Ontario lower-tier and single-tier municipalities represented by AMO;

**WHEREAS** the Recipient wishes to enter into this Agreement in order to participate in Ontario's Main Street Revitalization Initiative;

**WHEREAS** AMO is carrying out the fund administration in accordance with its obligations set out in the OMAFRA-AMO Agreement and it will accordingly undertake certain activities and require Recipients to undertake activities as set out in this Agreement.

**THEREFORE** the Parties agree as follows:

#### **1. DEFINITIONS AND INTERPRETATION**

1.1 **Definitions.** When used in this Agreement (including the cover and execution pages and all of the schedules), the following terms shall have the meanings

ascribed to them below unless the subject matter or context is inconsistent therewith:

**“Agreement”** means this Agreement, including the cover and execution pages and all of the schedules hereto, and all amendments made hereto in accordance with the provisions hereof.

**“Annual Report”** means the duly completed report to be prepared and delivered to AMO as described in Section 7.2 and Section 2 of Schedule D.

**“Association of Municipalities of Ontario (AMO)”** means a legally incorporated entity under the Corporations Act, 1990 R.S.O. 1990, Chapter c.38.

**“Communication Report”** means the duly completed report to be prepared and delivered to AMO as described in Section 7.1 and Section 1 of Schedule D.

**“Community Improvement Plan”** has the meaning as defined under section 28(1) of the Planning Act, R.S.O. 1990, c. P.13.

**“Contract”** means an agreement between the Recipient and a Third Party whereby the latter agrees to supply a product or service to an Eligible Project in return for financial consideration.

**“Effective Date”** is April 1, 2018.

**“Eligible Costs”** means those expenditures described as eligible in Schedule C.

**“Eligible Projects”** means projects as described in Schedule B.

**“Eligible Recipient”** means a

- a. Municipality or its agent (including its wholly owned corporation); and
- b. Non-municipal entity, including for profit, non-governmental and not-for profit organizations, on the condition that the Municipality(ies) has (have) indicated support for the Eligible Project through a formal grant agreement between the Municipality and the non-municipal entity.

**“Event of Default”** has the meaning given to it in Section 11.1 of this Agreement.

**“Funds”** mean the Funds made available to the Recipient through the Main Street Revitalization Initiative, a program established by the Government of Ontario. Funds are made available pursuant to this Agreement and includes any interest earned on the said Funds. For greater certainty: (i) Funds transferred to another Municipality in accordance with Section 6.2 of this Agreement, other than as set out in Sections 7.1(a), (c) and (f), are to be treated as Funds by the Municipality to which the Funds are transferred and are not to be treated as Funds by the Recipient; and (ii) any Funds transferred to a non-municipal entity

in accordance with Section 6.3 of this Agreement shall remain as Funds under this Agreement for all purposes and the Recipient shall continue to be bound by all provisions of this Agreement with respect to such transferred Funds.

**“Ineligible Costs”** means those expenditures described as ineligible in Schedule C.

**“Lower-tier Municipality”** means a Municipality that forms part of an Upper-tier Municipality for municipal purposes, as defined under the Municipal Act, 2001 S.O. 2001, c.25.

**“Municipal Fiscal Year”** means the period beginning January 1st of a year and ending December 31st of the same year.

**“Municipality” and “Municipalities”** means every municipality as defined under the Municipal Act, 2001 S.O. 2001 c.25.

**“Municipal Physical Infrastructure”** means municipal or regional, publicly or privately owned, tangible capital assets primarily for public use or benefit in Ontario.

**“Ontario”** means Her Majesty in Right of Ontario, as represented by the Minister of Agriculture, Food and Rural Affairs.

**“Parties”** means AMO and the Recipient.

**“Project Completion Date”** means the Recipient must complete its Project under this Agreement by March 31, 2020.

**“Recipient”** has the meaning given to it on the first page of this Agreement.

**“Results Report”** means the report prepared and delivered to AMO by the Recipient by which reports on how Funds are supporting progress towards achieving the program objective, more specifically described in Section 3 of Schedule D.

**“Single-tier Municipality”** means a municipality, other than an upper-tier municipality, that does not form part of an upper-tier municipality for municipal purposes as defined under the Municipal Act, 2001, S.O. 2001 c. 25.

**“Third Party”** means any person or legal entity, other than the Parties to this Agreement who participates in the implementation of an Eligible Project by means of a Contract.

**“Transfer By-law”** means a by-law passed by Council of the Recipient pursuant to Section 6.2 and delivered to AMO in accordance with that section.

**“Unspent Funds”** means the amount reported as unspent by the Recipient as of December 31, as submitted in the Recipient’s Annual Report.

## 1.2 Interpretations:

**Herein, etc.** The words “herein”, “hereof” and “hereunder” and other words of similar import refer to this Agreement as a whole and not any particular schedule, article, section, paragraph or other subdivision of this Agreement.

**Currency.** Any reference to currency is to Canadian currency and any amount advanced, paid or calculated is to be advanced, paid or calculated in Canadian currency.

**Statutes.** Any reference to a federal or provincial statute is to such statute and to the regulations made pursuant to such statute as such statute and regulations may at any time be amended or modified and in effect and to any statute or regulations that may be passed that have the effect of supplementing or superseding such statute or regulations.

**Gender, singular, etc.** Words importing the masculine gender include the feminine or neuter gender and words in the singular include the plural, and vice versa.

## 2. TERM OF AGREEMENT

- 2.1 **Term.** Subject to any extension or termination of this Agreement or the survival of any of the provisions of this Agreement pursuant to the provisions contained herein, this Agreement shall be in effect from the date set out on the first page of this Agreement, up to and including March 31, 2020.
- 2.2 **Amendment.** This Agreement may be amended at any time in writing as agreed to by AMO and the Recipient.
- 2.3 **Notice.** Any of the Parties may terminate this Agreement on written notice.

## 3. RECIPIENT REQUIREMENTS

- 3.1 **Communications.** The Recipient will comply with all requirements outlined, including providing upfront project information on an annual basis, or until all Funds are expended for communications purposes in the form described in Section 7.1 and Section 1 of Schedule D.
- a) Unless otherwise directed by Ontario, the Recipient will acknowledge the support of Ontario for Eligible Projects in the following manner: “The Project is funded [if it is partly funded the Recipient should use “in part”] by the Ontario Ministry of Agriculture, Food and Rural Affairs.”
  - b) The Recipient shall notify Ontario within five (5) business days of planned media events or announcements related to the Project, organized by the Recipient to facilitate the attendance of Ontario. Media events and

announcements include, but are not limited to, news conferences, public announcements, official events or ceremonies, and news releases.

- 3.2 **Contracts.** The Recipient will award and manage all Contracts in accordance with its relevant policies and procedures and, if applicable, in accordance with the Canadian Free Trade Agreement and applicable international trade agreements, and all other applicable laws.
- a) The Recipient will ensure any of its Contracts for the supply of services or materials to implement its responsibilities under this Agreement will be awarded in a way that is transparent, competitive, consistent with value for money principles and pursuant to its adopted procurement policy.

#### 4. ELIGIBLE PROJECTS

- 4.1 **Eligible Projects.** Costs directly and reasonably incurred by the Recipient for construction, renewal, renovation or redevelopment or material enhancement activities funded under existing Community Improvement Plan financial incentive programs or activities funded under the Municipal Physical Infrastructure category, including projects in downtown or main street areas, as defined through an existing Community Improvement Plan or other municipal land use planning policy that will support the role of small businesses in main street areas as more specifically described in Schedule B and Schedule C
- 4.2 **Recipient Fully Responsible.** The Recipient is fully responsible for the completion of each Eligible Project in accordance with Schedule B and Schedule C.

#### 5. ELIGIBLE COSTS

- 5.1 **Eligible Costs.** Schedule C sets out specific requirements for Eligible and Ineligible Costs.
- 5.2 **Discretion of Ontario.** Subject to Section 5.1, the eligibility of any items not listed in Schedule B and/or Schedule C to this Agreement is solely at the discretion of Ontario.
- 5.3 **Unspent Funds.** Any Unspent Funds, and any interest earned thereon, will be subject to the terms and conditions of this Agreement.
- 5.4 **Reasonable Access.** The Recipient shall allow AMO and Ontario reasonable and timely access to all documentation, records and accounts and those of their respective agents or Third Parties related to the receipt, deposit and use of Funds and Unspent Funds, and any interest earned thereon, and all other relevant information and documentation requested by AMO or Ontario or their respective designated representatives for the purposes of audit, evaluation, and ensuring compliance with this Agreement.
- 5.5 **Retention of Receipts.** The Recipient will keep proper and accurate accounts and records of all Eligible Projects including invoices and receipts for Eligible

Expenditures in accordance with the Recipient's municipal records retention by-law and, upon reasonable notice, make them available to AMO and Ontario.

## 6. FUNDS

- 6.1 **Allocation of Funds.** AMO will allocate and transfer Funds on the basis of the formula determined by Ontario.
- 6.2 **Transfer of Funds to a Municipality.** Where a Recipient decides to allocate and transfer Funds to another Municipality (the "Transferee Municipality"):
- a) The allocation and transfer shall be authorized by by-law (a "Transfer By-law"). The Transfer By-law shall be passed by the Recipient's council and submitted to AMO as soon thereafter as practicable. The Transfer By-law shall identify the Transferee Municipality and the amount of Funds the Transferee Municipality is to receive for the Municipal Fiscal Year specified in the Transfer By-law.
  - b) The Recipient is still required to submit an Annual Report in accordance with Sections 7.1 (a), (c) and (f) hereof with respect to the Funds transferred.
  - c) No transfer of Funds pursuant to this Section 6.2 shall be effected unless and until the Transferee Municipality has either (i) entered into an agreement with AMO on substantially the same terms as this Agreement, or (ii) has executed and delivered to AMO a written undertaking to assume all of the Recipient's obligations under this Agreement with respect to the Funds transferred; in a form satisfactory to AMO.
- 6.3 **Transfer of Funds to a non-municipal entity.** Where a Recipient decides to support an Eligible Project undertaken by an Eligible Recipient that is not a Municipality:
- a) The provision of such support shall be authorized by a grant agreement between the Municipality and the Eligible Recipient in support of a Community Improvement Plan. The grant agreement shall identify the Eligible Recipient, and the amount of Funds the Eligible Recipient is to receive for that Eligible Project.
  - b) The Recipient shall continue to be bound by all of the provisions of this Agreement notwithstanding any such transfer including the submission of an Annual Report in accordance with Section 7.2.
  - c) No transfer of Funds pursuant to this Section 6.3 shall be effected unless and until the non-municipal entity receiving the Funds has executed and delivered to the Municipality the grant agreement.
- 6.4 **Use of Funds.** The Recipient acknowledges and agrees the Funds are intended for and shall be used only for Eligible Expenditures in respect of Eligible Projects.

- 6.5 **Payout of Funds.** The Recipient agrees that all Funds will be transferred by AMO to the Recipient upon full execution of this Agreement.
- 6.6 **Use of Funds.** The Recipient will deposit the Funds in a dedicated reserve fund or other separate distinct interest bearing account and shall retain the Funds in such reserve fund, or account until the Funds are expended or transferred in accordance with this Agreement. The Recipient shall ensure that:
- a) any investment of unexpended Funds will be in accordance with Ontario law and the Recipient's investment policy; and,
  - b) any interest earned on Funds will only be applied to Eligible Costs for Eligible Projects, more specifically on the basis set out in Schedule B and Schedule C.
- 6.7 **Funds advanced.** Funds transferred by AMO to the Recipient shall be expended by the Recipient in respect of Eligible Costs. AMO reserves the right to declare that Unspent Funds after March 31, 2020 become a debt to Ontario which the Recipient will reimburse forthwith on demand to AMO for transmission to Ontario.
- 6.8 **Expenditure of Funds.** The Recipient shall expend all Funds by March 31, 2020.
- 6.9 **GST & HST.** The use of Funds is based on the net amount of goods and services tax or harmonized sales tax to be paid by the Recipient net of any applicable tax rebates.
- 6.10 **Limit on Ontario's Financial Commitments.** The Recipient may use Funds to pay up to one hundred percent (100%) of Eligible Expenditures of an Eligible Project.
- 6.11 **Stacking.** If the Recipient is receiving funds under other programs in respect of an Eligible Project to which the Recipient wishes to apply Funds, the maximum contribution limitation set out in any other program agreement made in respect of that Eligible Project shall continue to apply.
- 6.12 **Insufficient funds provided by Ontario.** If Ontario does not provide sufficient funds to AMO for this Agreement, AMO may terminate this Agreement.

## 7. REPORTING REQUIREMENTS

- 7.1 **Communication Report.** Immediately upon execution of this Agreement the Recipient shall report to AMO any Eligible Project being undertaken in the current Municipal Fiscal Year in the form described in Schedule D.
- 7.2 **Annual Report.** The Recipient shall report in the form in Schedule D due by May 15th following the Municipal Fiscal Year on:

- a) the amounts received from AMO under this Agreement;
- b) the amounts received from another Eligible Recipient;
- c) the amounts transferred to another Eligible Recipient;
- d) amounts paid by the Recipient in aggregate for Eligible Projects;
- e) amounts held at year end by the Recipient in aggregate, including interest, to pay for Eligible Projects;
- f) indicate in a narrative the progress that the Recipient has made in meeting its commitments and contributions; and,
- g) a listing of all Eligible Projects that have been funded, indicating the Eligible Project category, project description, amount of Funds, total project cost, start date, end date and completion status.

7.3 **Results Report.** The Recipient shall account in writing for results achieved by the Funds through a Results Report to be submitted to AMO. Specifically the Results Report shall document performance measures achieved through the investments in Eligible Projects in the form described in Section 3 of Schedule D.

## 8. RECORDS AND AUDIT

- 8.1 **Accounting Principles.** All accounting terms not otherwise defined herein have the meanings assigned to them; all calculations will be made and all financial data to be submitted will be prepared in accordance with generally accepted accounting principles (GAAP) in effect in Ontario. GAAP will include, without limitation, those principles approved or recommended for local governments from time to time by the Public Sector Accounting Board or the Canadian Institute of Chartered Accountants or any successor institute, applied on a consistent basis.
- 8.2 **Separate Records.** The Recipient shall maintain separate records and documentation for the Funds and keep all records including invoices, statements, receipts and vouchers in respect of Funds expended on Eligible Projects in accordance with the Recipient's municipal records retention by-law. Upon reasonable notice, the Recipient shall submit all records and documentation relating to the Funds to AMO and Ontario for inspection or audit.
- 8.3 **External Auditor.** AMO and/or Ontario may request, upon written notification, an audit of Eligible Project or an Annual Report. AMO shall retain an external auditor to carry out an audit of the material referred to in Sections 5.4 and 5.5 of this Agreement. AMO shall ensure that any auditor who conducts an audit pursuant to this Section of this Agreement or otherwise, provides a copy of the



audit report to the Recipient and Ontario at the same time that the audit report is given to AMO.

## 9. INSURANCE AND INDEMNITY

- 9.1 **Insurance.** The Recipient shall put in effect and maintain in full force and effect or cause to be put into effect and maintained for the term of this Agreement all the necessary insurance with respect to each Eligible Project, including any Eligible Projects with respect to which the Recipient has transferred Funds pursuant to Section 6 of this Agreement, that would be considered appropriate for a prudent Municipality undertaking Eligible Projects, including, where appropriate and without limitation, property, construction and liability insurance, which insurance coverage shall identify Ontario and AMO as additional insureds for the purposes of the Eligible Projects.
- 9.2 **Certificates of Insurance.** Throughout the term of this Agreement, the Recipient shall provide AMO with a valid certificate of insurance that confirms compliance with the requirements of Section 9.1. No Funds shall be expended or transferred pursuant to this Agreement until such certificate has been delivered to AMO.
- 9.3 **AMO not liable.** In no event shall Ontario or AMO be liable for:
- (a) any bodily injury, death or property damages to the Recipient, its employees, agents or consultants or for any claim, demand or action by any Third Party against the Recipient, its employees, agents or consultants, arising out of or in any way related to this Agreement; or
  - (b) any incidental, indirect, special or consequential damages, or any loss of use, revenue or profit to the Recipient, its employees, agents or consultants arising out of any or in any way related to this Agreement.
- 9.4 **Recipient to Compensate Ontario.** The Recipient will ensure that it will not, at any time, hold Ontario, its officers, servants, employees or agents responsible for any claims or losses of any kind that the Recipient, Third Parties or any other person or entity may suffer in relation to any matter related to the Funds or an Eligible Project and that the Recipient will, at all times, compensate Ontario, its officers, servants, employees and agents for any claims or losses of any kind that any of them may suffer in relation to any matter related to the Funds or an Eligible Project. The Recipient's obligation to compensate as set out in this section does not apply to the extent to which such claims or losses relate to the negligence of an officer, servant, employee, or agent of Ontario in the performance of his or her duties.
- 9.5 **Recipient to Indemnify AMO.** The Recipient hereby agrees to indemnify and hold harmless AMO, its officers, servants, employees or agents (each of which is called an "Indemnatee"), from and against all claims, losses, damages, liabilities and related expenses including the fees, charges and disbursements of any counsel for any Indemnatee incurred by any Indemnatee or asserted against any Indemnatee by whomsoever brought or prosecuted in any manner based upon,

or occasioned by, any injury to persons, damage to or loss or destruction of property, economic loss or infringement of rights caused by or arising directly or indirectly from:

- (a) the Funds;
- (b) the Recipient's Eligible Projects, including the design, construction, operation, maintenance and repair of any part or all of the Eligible Projects;
- (c) the performance of this Agreement or the breach of any term or condition of this Agreement by the Recipient, its officers, servants, employees and agents, or by a Third Party, its officers, servants, employees, or agents; and
- (d) any omission or other wilful or negligent act of the Recipient or Third Party and their respective officers, servants, employees or agents.

## 10. DISPOSAL

- 10.1 **Disposal.** The Recipient will not, without Ontario's prior written consent, sell, lease or otherwise dispose of any asset purchased or created with the Funds or for which Funds were provided, the cost of which exceed \$50,000 at the time of sale, lease or disposal prior to March 31, 2021.

## 11. DEFAULT AND TERMINATION

- 11.1 **Event of Default.** AMO may declare in writing that an event of default has occurred when the Recipient has not complied with any condition, undertaking or term in this Agreement. AMO will not declare in writing that an event of default has occurred unless it has first consulted with the Recipient. Each and every one of the following events is an "Event of Default":
- (a) failure by the Recipient to deliver in a timely manner an Annual Report or Results Report.
  - (b) delivery of an Annual Report that discloses non-compliance with any condition, undertaking or material term in this Agreement.
  - (c) failure by the Recipient to co-operate in an external audit undertaken by AMO or its agents.
  - (d) delivery of an external audit report that discloses non-compliance with any condition, undertaking or term in this Agreement.
  - (e) failure by the Recipient to expend Funds in accordance with Sections 4.1 and 6.8.
- 11.2 **Waiver.** AMO may withdraw its notice of an Event of Default if the Recipient, within thirty (30) calendar days of receipt of the notice, either corrects the

default or demonstrates, to the satisfaction of AMO in its sole discretion that it has taken such steps as are necessary to correct the default.

- 11.3 **Remedies on default.** If AMO declares that an Event of Default has occurred under Section 11.1, after thirty (30) calendar days from the Recipient's receipt of the notice of an Event of Default, it may immediately terminate this Agreement.
- 11.4 **Repayment of Funds.** If AMO declares that an Event of Default has not been cured to its satisfaction, AMO reserves the right to declare that prior payments of Funds become a debt to Ontario which the Recipient will reimburse forthwith on demand to AMO for transmission to Ontario.

## 12. CONFLICT OF INTEREST

- 12.1 **No conflict of interest.** The Recipient will ensure that no current member of the AMO Board of Directors and no current or former public servant or office holder to whom any post-employment, ethics and conflict of interest legislation, guidelines, codes or policies of Ontario applies will derive direct benefit from the Funds, the Unspent Funds, and interest earned thereon, unless the provision of receipt of such benefits is in compliance with such legislation, guidelines, policies or codes.

## 13. NOTICE

- 13.1 **Notice.** Any notice, information or document provided for under this Agreement will be effectively given if in writing and if delivered by hand, or overnight courier, mailed, postage or other charges prepaid, or sent by facsimile or email to the addresses, the facsimile numbers or email addresses set out in Section 13.3. Any notice that is sent by hand or overnight courier service shall be deemed to have been given when received; any notice mailed shall be deemed to have been received on the eighth (8) calendar day following the day on which it was mailed; any notice sent by facsimile shall be deemed to have been given when sent; any notice sent by email shall be deemed to have been received on the sender's receipt of an acknowledgment from the intended recipient (such as by the "return receipt requested" function, as available, return email or other written acknowledgment), provided that in the case of a notice sent by facsimile or email, if it is not given on a business day before 4:30 p.m. Eastern Standard Time, it shall be deemed to have been given at 8:30 a.m. on the next business day for the recipient.
- 13.2 **Representatives.** The individuals identified in Section 13.3 of this Agreement, in the first instance, act as AMO's or the Recipient's, as the case may be, representative for the purpose of implementing this Agreement.
- 13.3 **Addresses for Notice.** Further to Section 13.1 of this Agreement, notice can be given at the following addresses:

- a) If to AMO:

Executive Director  
 Main Streets Agreement  
 Association of Municipalities of Ontario 200 University Avenue, Suite 801  
 Toronto, ON M5H 3C6

Telephone: 416-971-9856  
 Email: [mainstreets@amo.on.ca](mailto:mainstreets@amo.on.ca)

b) If to the Recipient:

Key Municipal Contact  
 Name Treasurer  
 Municipal Name  
 Mailing Address  
 Town/City, ON POS COD  
 Telephone:  
 Email:

#### 14. MISCELLANEOUS

- 14.1 **Counterpart Signature.** This Agreement may be signed in counterpart, and the signed copies will, when attached, constitute an original Agreement.
- 14.2 **Severability.** If for any reason a provision of this Agreement that is not a fundamental term is found to be or becomes invalid or unenforceable, in whole or in part, it will be deemed to be severable and will be deleted from this Agreement, but all the other terms and conditions of this Agreement will continue to be valid and enforceable.
- 14.3 **Waiver.** AMO may waive any right in this Agreement only in writing, and any tolerance or indulgence demonstrated by AMO will not constitute waiver of rights in this Agreement. Unless a waiver is executed in writing, AMO will be entitled to seek any remedy that it may have under this Agreement or under the law.
- 14.4 **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the Province of Ontario.
- 14.5 **Survival.** The Recipient agrees that the following sections and provisions of this Agreement shall extend for seven (7) years beyond the expiration or termination of this Agreement: Sections 5, 6.7, 6.8, 7, 9.4, 9.5, 11.4 and 14.8.
- 14.6 **AMO, Ontario and Recipient independent.** The Recipient will ensure its actions do not establish or will not be deemed to establish a partnership, joint venture, principal-agent relationship or employer-employee relationship in any way or for any purpose whatsoever between Ontario and the Recipient,

between AMO and the Recipient, between Ontario and a Third Party or between AMO and a Third Party.

- 14.7 **No Authority to Represent.** The Recipient will ensure that it does not represent itself, including in any agreement with a Third Party, as a partner, employee or agent of Ontario or AMO.
- 14.8 **Debts Due to AMO.** Any amount owed under this Agreement will constitute a debt due to AMO, which the Recipient will reimburse forthwith, on demand, to AMO.
- 14.9 **Priority.** In the event of a conflict, the part of this Agreement that precedes the signature of the Parties will take precedence over the Schedules.

## 15. SCHEDULES

- 15.1 This Agreement, including:

- Schedule A Municipal Allocation
- Schedule B Eligible Projects
- Schedule C Eligible and Ineligible Costs
- Schedule D Reporting

constitute the entire agreement between the Parties with respect to the subject matter contained in this Agreement and supersedes all prior oral or written representations and agreements.

**16. SIGNATURES**

**IN WITNESS WHEREOF**, AMO and the Recipient have respectively executed, sealed and delivered this Agreement on the date set out on the front page.

**RECIPIENT'S NAME:**

**[INSERT MUNICIPAL NAME]**

\_\_\_\_\_  
Name:  
Title:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name:  
Title:

\_\_\_\_\_  
Date

**THE ASSOCIATION OF MUNICIPALITIES OF ONTARIO**

By: \_\_\_\_\_  
Title:

\_\_\_\_\_  
Date

In the presence of:

\_\_\_\_\_  
Witness:

\_\_\_\_\_  
Date

**SCHEDULE A  
MUNICIPAL ALLOCATION**

**RECIPIENT'S NAME:**     [insert municipal name]

**ALLOCATION:**             [insert dollar figure]

The Recipient acknowledges this is a one time payment for Eligible Projects with Eligible Costs.

## **SCHEDULE B ELIGIBLE PROJECTS**

Funding is to be directed to Eligible Projects to support revitalization activities within main street areas, as defined through an existing Community Improvement Plan or any other municipal land use planning policy. Funding can be used in one or both of the following categories:

- 1. Community Improvement Plan** – construction, renewal, renovation or redevelopment or material enhancement activities that implement priority financial incentives in existing Community Improvement Plans such as:
  - a. Commercial building façade improvements
  - b. Preservation and adaptive reuse of heritage and industrial buildings
  - c. Provision of affordable housing
  - d. Space conversion for residential and commercial uses
  - e. Structural improvements to buildings (e.g. Building Code upgrades)
  - f. Improvement of community energy efficiency
  - g. Accessibility enhancements
  
- 2. Other Municipal Land Use Planning Policy** – construction, renewal or material enhancement activities to fund strategic Municipal Physical Infrastructure and promotional projects such as:
  - a. Signage – wayfinding/directional, and gateway.
  - b. Streetscaping and landscape improvements – lighting, banners, murals, street furniture, interpretive elements, public art, urban forestation, accessibility, telecommunications/broadband equipment, parking, active transportation infrastructure (e.g. bike racks/storage, cycling lanes and paths) and pedestrian walkways/trails.
  - c. Marketing plan implementation – business attraction and promotion activities, special events.



**SCHEDULE C**  
**ELIGIBLE AND INELIGIBLE COSTS**

**1. Eligible Costs include:**

- a. Costs directly and reasonably incurred on or after April 1, 2018 up to and including the Project Completion Date by the Recipient for construction, renewal, renovation or redevelopment or material enhancement activities funded under existing Community Improvement Plan financial incentive programs.
- b. Costs directly and reasonably incurred on or after April 1, 2018 up to and including the Project Completion Date by the Recipient for construction, renewal or material enhancement activities funded under the Municipal Physical Infrastructure category including projects in downtown or main street areas, as defined through an existing Community Improvement Plan or other municipal land use planning policy that will support the success of small businesses in main street areas.

**2. Ineligible Costs include:**

- a. Costs incurred prior to Effective Date or after the Project Completion Date;
- b. Any costs associated with providing the Annual and Results Reports to AMO;
- c. Any costs associated with lobbying Ontario, including other Ministries, agencies and organizations of the Government of Ontario;
- d. Costs associated with construction, renewal, renovation or redevelopment or material enhancement of all things in the following categories: highways, short-sea shipping, short-line rail, regional or local airports, and brownfield redevelopment;
- e. Costs of infrastructure construction, renewal, renovation or redevelopment or material enhancement that do not improve energy efficiency, accessibility, aesthetics or marketability of small businesses within an Recipient's main street areas; or that do not encourage strategic public investments in municipal and other public infrastructure within main street areas that will benefit small businesses; or that otherwise will likely fail to contribute to the success of main street businesses;
- f. Costs of infrastructure construction, renewal, renovation or redevelopment or material enhancement outside of the Recipient's main street areas, as defined through an existing Community Improvement Plan or other municipal land use planning policy;
- g. The cost of leasing of equipment by the Recipient, any overhead costs, including salaries and other employment benefits of any employees of the Recipient, its direct or indirect operating or administrative costs of Recipients, and more specifically its costs related to planning, engineering, architecture, supervision, management and other

activities normally carried out by its staff, except in accordance with Eligible Costs above;

- h. Taxes, to which the Recipient is eligible for a tax rebate;
- i. Purchase of land or any interest therein, and related costs; and,
- j. Routine repair and maintenance Municipal Physical Infrastructure.

**SCHEDULE D  
REPORTING**

**1. Communication Report**

Immediately following the Municipality executing this Agreement the Recipient will provide AMO a Communication Report in an electronic format deemed acceptable to AMO, consisting of the following:

| <b>Project Title</b> | <b>Project Description</b> | <b>Eligible Project Category (CIP/ Municipal Physical Infrastructure</b> | <b>Total Project Cost</b> | <b>Estimate of Funds (Main Street) Spent</b> |
|----------------------|----------------------------|--|---------------------------|--|
|                      |                            |  |                           |  |
|                      |                            |  |                           |  |

**2. Annual Report**

The Recipient will provide to AMO an Annual Report in an electronic format deemed acceptable to AMO, consisting of the following:

- a. Financial Reporting Table: The financial report table will be submitted in accordance with the following template:

| Annual Report Financial Table                                   | Annual  | Cumulative  |
|---|---------|-------------|
|   | 20xx    | 2018 - 2020 |
| Opening Balance   | \$xxx   |             |
| Received from AMO   | \$xxx   | \$xxx       |
| Interest Earned   | \$xxx   | \$xxx       |
| Received from An Eligible Recipient                             | \$xxx   | \$xxx       |
| Transferred to an Eligible Recipient                            | (\$xxx) | (\$xxx)     |
| Spent on Eligible Projects (for each Eligible Project category) | (\$xxx) | (\$xxx)     |
| Closing Balance of Unspent Funds                                | \$xxx   |             |

- b. Project List: The Recipient will provide to AMO a project list submitted in accordance with the following template:

| Recipient | Project Title | Project Description | Eligible Project Category | Total Project Cost | Main Street Funds Used | Start & End Date | Completed?         |
|-----------|---------------|---------------------|---------------------------|--------------------|------------------------|------------------|--------------------|
|           |               |                     |                           |                    |                        |                  | Yes/No/<br>Ongoing |
|           |               |                     |                           |                    |                        |                  |                    |

### 3. Project Results.

The Results Report shall outline, in a manner to be provided by AMO, the degree to which investments in each project are supporting progress towards achieving revitalization within main street areas:

- a. Community Improvement Plan Eligible Projects
- Number of small businesses supported;
  - Total value of physical improvements;
  - Total Main Street Funds provided;
  - Total Municipal investment; and,
  - Total private investment.
- b. Municipal Physical Infrastructure Eligible Projects
- Total value of physical improvements;
  - Total Main Street Funds provided; and
  - Total municipal investment.



Frederic Desnoyers  
Treasurer  
City of Clarence-Rockland  
1560 Laurier Street  
Rockland, ON K4K 1P7

June 29, 2018

Re: Main Street Revitalization Fund, Transfer of Funds

Dear Frederic Desnoyers,

Please find enclosed a cheque in the amount of \$59,330.15 under the Main Street Revitalization Fund. This transfer of funds acknowledges execution of the Municipal Funding Agreement – Ontario's Main Street Revitalization Initiative and receipt of: a by-law authorizing the Municipal Funding Agreement and proof of Certificate of Insurance identifying the Association of Municipalities of Ontario and the Province of Ontario and as additional insureds for the purposes of the eligible projects. If a Communication Report per Schedule D of the Municipal Funding Agreement has not been submitted providing a description of your selected projects, please submit as soon as this information is available.

Your municipality will need to demonstrate due diligence on project progress, financial controls, and risk management in accordance with the Municipal Funding Agreement. AMO and/or Ontario may request, upon written notification, an audit of a project or annual report. Please note that per item 6.6 of the Municipal Funding Agreement, municipalities must deposit funds into a dedicated reserve fund or other distinct interest bearing account until funds are used.

Please contact Adam Garcia, Program Analyst, Main Streets if you have any questions or concerns as you undertake your project(s): [AGarcia@amo.on.ca](mailto:AGarcia@amo.on.ca) or 416-971-9856 x356.

AMO looks forward to working with you to support main street revitalization projects in your municipality.

Sincerely,

Brian Rosborough  
Director, Membership Centre





## REPORT N° INF2020-01

|                     |                              |
|---------------------|------------------------------|
| <b>Date</b>         | 12/01/2020                   |
| <b>Submitted by</b> | Julian Lenhart               |
| <b>Subject</b>      | SNRCA Jurisdiction Expansion |
| <b>File N°</b>      |                              |

1) **NATURE/GOAL :**

The goal of this report is for Council to formally request a meeting of the South Nation River Conservation Authority (SNRCA) Board of Directors to consider the expansion of the SNRCA's jurisdiction to include the entire jurisdiction of the City of Clarence-Rockland.

2) **DIRECTIVE/PREVIOUS POLICY :**

Council approved the funding required to expand SNRCA's jurisdiction during its 2020 budget deliberations.

3) **DEPARTMENT'S RECOMMENDATION :**

**WHEREAS** the City of Clarence-Rockland is partly within the current jurisdiction of the South Nation River Conservation Authority (SNRCA);

**AND WHEREAS** the Council of the City of Clarence-Rockland deems it necessary and advantageous to expand SNRCA's jurisdiction to include the entire jurisdiction of the City of Clarence-Rockland;

**AND WHEREAS** a request can be made to the SNRCA Board of Directors to introduce an increase in municipal levy for jurisdiction expansion over a period of three (3) year;

**BE IT RESOLVED** that Council requests a meeting of the South Nation River Conservation Authority Board of Directors to consider the expansion of the South Nation River Conservation Authority's jurisdiction to include the entire jurisdiction of the City of Clarence-Rockland with an increase in the municipal levy introduced over a period of three (3) years.

**ATTENDU QUE** seulement une partie du territoire de la Cité de Clarence-Rockland est sous la juridiction de l'Office de protection de la nature de la Rivière Nation Sud (OPNRNS);

**ET ATTENDU QUE** le Conseil de la Cité de Clarence-Rockland juge nécessaire et avantageux d'élargir la juridiction de l'Office de protection de la nature de la Rivière Nation Sud pour inclure l'ensemble du territoire de la Cité de Clarence-Rockland;

**ET ATTENDU QUE** une demande peut être faite au conseil d'administration de l'Office de protection de la nature de la Rivière Nation Sud pour que l'augmentation de la charge municipale pour l'expansion de la juridiction soit introduite sur une période de trois (3) ans;

**QU'IL SOIT RÉSOLU** que le Conseil de la Cité de Clarence-Rockland sollicite une réunion du Conseil d'administration de l'Office de protection de la nature de la Rivière Nation Sud à l'effet de considérer un élargissement de la juridiction de l'Office de protection de la nature de la Rivière Nation Sud pour inclure l'ensemble du territoire de la Cité de Clarence-Rockland avec une augmentation de la charge municipale pour l'expansion de la juridiction introduite sur une période de trois (3) ans.

4) **BACKGROUND :**

The City of Clarence-Rockland has a long-standing partnership with SNRCA and have benefited from SNRCA's programs and services. Most of the municipality, currently 72%, is within the Conservation Authority's watershed and jurisdiction. However, the remaining 28% not within SNRCA's jurisdiction represents the most densely populated part of Clarence-Rockland. See Attachment 1 for the Key Map of the South Nation Watershed and the section of Clarence-Rockland currently under SNRCA jurisdiction.

On behalf of the City of Clarence-Rockland, SNRCA currently delivers the following services (only to areas within the SNRCA jurisdiction);

- Conservation Authorities Act regulation and permitting
- Municipal Technical Review Service Agreement
- Septic System Inspections Part 8 of the Ontario Building Code (entire municipality)
- Risk Management Office; Delivery of the Clean Water Act and Municipal Drinking Water Source Protection Implementation

The Administration as well as Council deemed it necessary and advantageous to expand SNRCA's jurisdiction to include the entire jurisdiction of the City of Clarence-Rockland. Consequently, during its 2020 budget deliberations, Council approved the increased cost to expand SNRCA's jurisdiction.

5) **DISCUSSION :**

Council must pass a resolution formally requesting that the SNRCA Board of Directors consider the expansion of the SNRCA's jurisdiction to include the entire jurisdiction of the City of Clarence-Rockland. Once the resolution passed, it will be tabled with SNRCA's Board of Directors. The other partner Municipalities will be given notice of the request under the Conservation Authorities Act.



The expansion of SNRCA's jurisdiction provides many positive benefits, value, cost-effective environmental services and consistent regulations across the entire jurisdiction of Clarence-Rockland. The following are some of these benefits;

- Purchase forested land, receive donations of land and provide tax benefits to donors within the entire municipality.
- Expand on local forestry program outreach and deliver tree planting services within the entire municipality.
- Deliver key environmental planning and review services within the entire municipality, including high-growth areas.
- Support the Municipality with permitting activities along the Ottawa River.
- Provide updated information on the Ottawa River within the whole Municipality.
- Complete floodplain studies and review future planning applications to ensure that they are compliant with new flood risk information.

6) **CONSULTATION:**

N/A

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

N/A

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

The cost increase of \$45,100 is phased over 3 years. During the 2020 budget deliberations, Council approved the cost of \$14,500 for the first year.

9) **LEGAL IMPLICATIONS :**

Under the Conservation Authority Act, the City is responsible for all environmental regulations and approvals for areas outside of SNRCA's jurisdiction. By expanding SNRCA's jurisdiction within the whole Municipality, the City delegates this responsibility to SNRCA.

10) **RISK MANAGEMENT :**

SNRCA has the resources and expertise to provide consistent regulations across the entire jurisdiction of Clarence-Rockland.

11) **STRATEGIC IMPLICATIONS :**

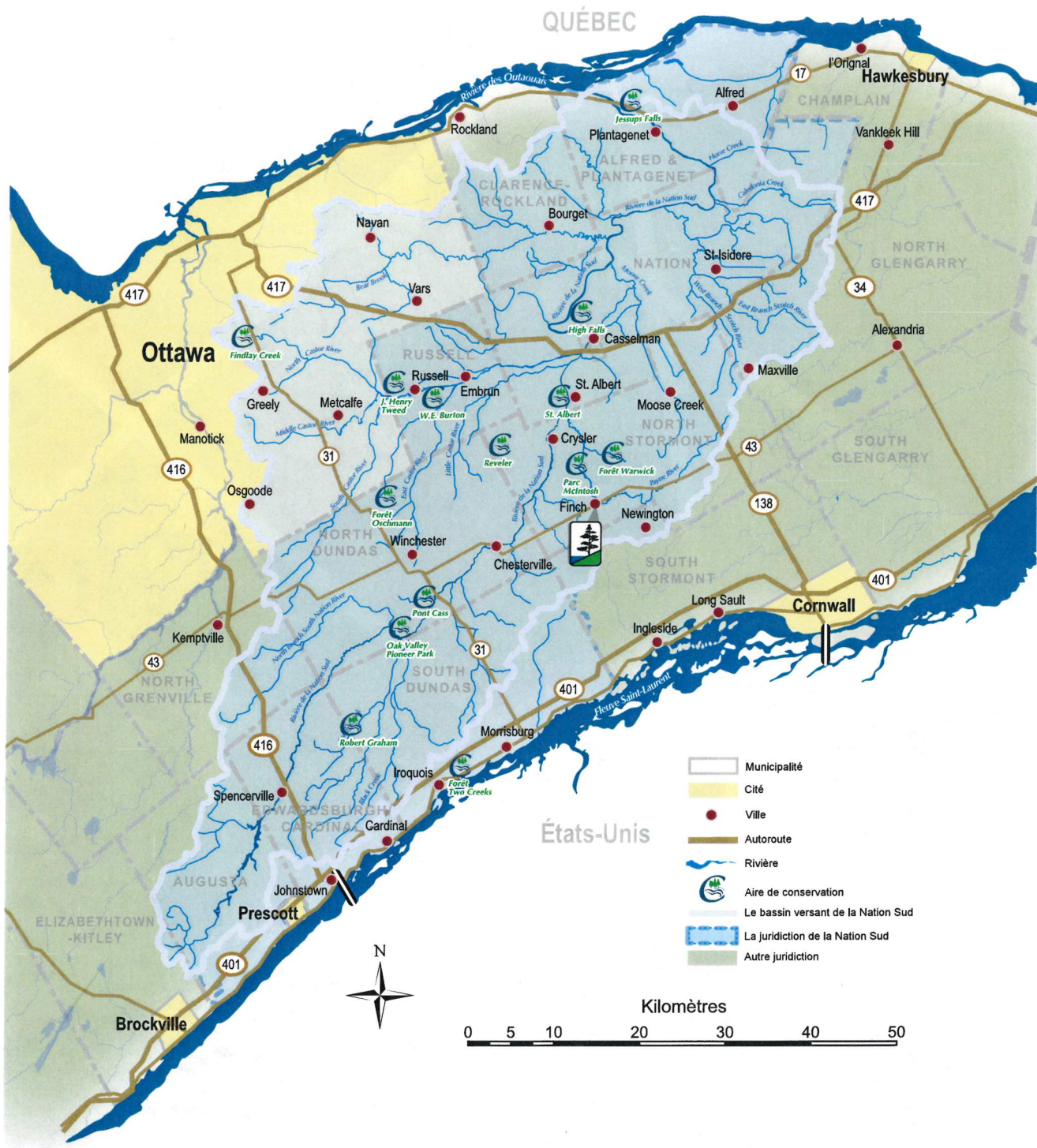
Expanding SNRCA's jurisdiction is consistent with the priorities outlined in the City's Strategic Plan.

12) **SUPPORTING DOCUMENTS:**

Attachement 1 – Key Map



## NOTRE ENVIRONNEMENT, PARTAGEONS-LE



Conservation de la Nation Sud  
38, rue Victoria  
Finch, ON K0C 1K0

T: 1.877.984.2948  
info@nation.on.ca  
nation.on.ca







Club Optimiste Clarence Creek Inc.  
Clarence Creek, Ontario, K0A 1N0

Maryse St-Pierre

15 janvier 2020

REÇU

20 JAN. 2020

CITÉ CLARENCE-ROCKLAND

Cité Clarence-Rockland  
1560 rue Laurier,  
Rockland, (Ontario)  
K4K 1P7

**Objet: Demande de festival communautaire**

A qui de droit,

Le club Optimiste de Clarence Creek organise encore cette année le tournoi de hockey des familles. Cette année, le tournoi aura lieu du 26 au 29 mars 2020, inclusivement à l'aréna de Clarence Creek.

Comme par les années passées, nous aimerions que cet événement soit reconnu comme étant un festival communautaire afin de pouvoir obtenir un permis d'occasion spéciale pour la durée du tournoi auprès de la Régie des alcools de l'Ontario.

Si vous avez des questions ou commentaires, vous pouvez me contacter au (613) 488-2502. Je vous remercie de l'attention que vous apporterez à notre demande.

Mes Salutations.

Philippe Saumure

Club Optimiste Clarence Creek Inc.

**AMI DE LA JEUNESSE**





## RAPPORT N° FIN2020-001

|                     |   |
|---------------------|---|
| <b>Date</b>         | 24/12/2019                                  |
| <b>Soumis par</b>   | Frédéric Desnoyers                          |
| <b>Objet</b>        | Recommandation suivant une vente pour taxes |
| <b># du dossier</b> | N/A   |

1) **NATURE / OBJECTIF :**

Le rapport a pour but d'offrir une recommandation suivant l'échec d'une vente de propriété pour défaut de paiement des taxes.

2) **DIRECTIVE/POLITIQUE ANTÉCÉDENTE :**

N/A

3) **RECOMMANDATION DU SERVICE:**

**QUE** le comité plénier recommande au Conseil d'annuler la somme due de \$10,688.77 pour la propriété 016-021-00340 CLARENCE ISLD PT RD50R9 PARTS 4,10; et

**QUE** le comité plénier recommande au Conseil le transfert de cette propriété au nom de la municipalité.

**THAT** the Committee of the Whole recommends to Council to write-off the amount due of \$10,688.77 on the property 016-021-00340 CLARENCE ISLD PT RD50R9 PARTS 4,10; and

**THAT** the Committee of the Whole recommends to Council the vesting of the property.

4) **HISTORIQUE :**

Le 18 décembre avaient lieu des ventes de propriétés pour défaut de paiement des taxes. Au total 5 propriétés étaient à vendre. Seulement une propriété demeure invendue.

5) **DISCUSSION :**

La propriété suivante : 016-021-00340 CLARENCE ISLD PT RD50R9 PARTS 4,10, étant un terrain vacant situé sur l'île fox, était à vendre le 18 décembre au montant minimum de \$12,666.

Aucune offre n'a été reçue pour cette propriété.

Plusieurs options s'offrent à la municipalité afin de traiter cette propriété. Par exemple, la municipalité pourrait décider d'essayer de

revendre cette propriété en vente de propriété pour défaut de paiement des taxes.

Toutefois, puisque la propriété est située dans une zone inondable sans accessibilité et qu'aucune autre construction n'est permise sur ce terrain, l'administration recommande d'annuler les taxes dues sur la propriété et d'acquiescer celle-ci. Il est à noter que la Cité appartient déjà plusieurs autres terrains sur l'île.

Le montant dû sur la propriété ce détail comme suit :

|                                   |              |
|-----------------------------------|--------------|
| Écoles :                          | 708.73 \$    |
| Comtés :                          | 1 566.90 \$  |
| Municipalité :                    | 2 342.14 \$  |
| Intérêts et frais de collection : | 6 071.00 \$  |
| Total :                           | 10 688.77 \$ |

Ainsi, le coût total pour la municipalité est de 8 413.14 \$. Toutefois, la municipalité détiendra le terrain vacant.

6) **CONSULTATION :**

N/A

7) **RECOMMANDATION OU COMMENTAIRES DU COMITÉ :**

N/A

8) **IMPACT FINANCIER (monétaire/matériaux/etc.):**

L'annulation des taxes a un impact financier pour la municipalité puisqu'une perte doit être inscrite au montant de 8 413 14 \$.

Le montant sera financé à partir du budget de « Write-off » de taxes au montant de 125 000 \$.

9) **IMPLICATIONS LÉGALES :**

N/A

10) **GESTION DU RISQUE (RISK MANAGEMENT) :**

N/A

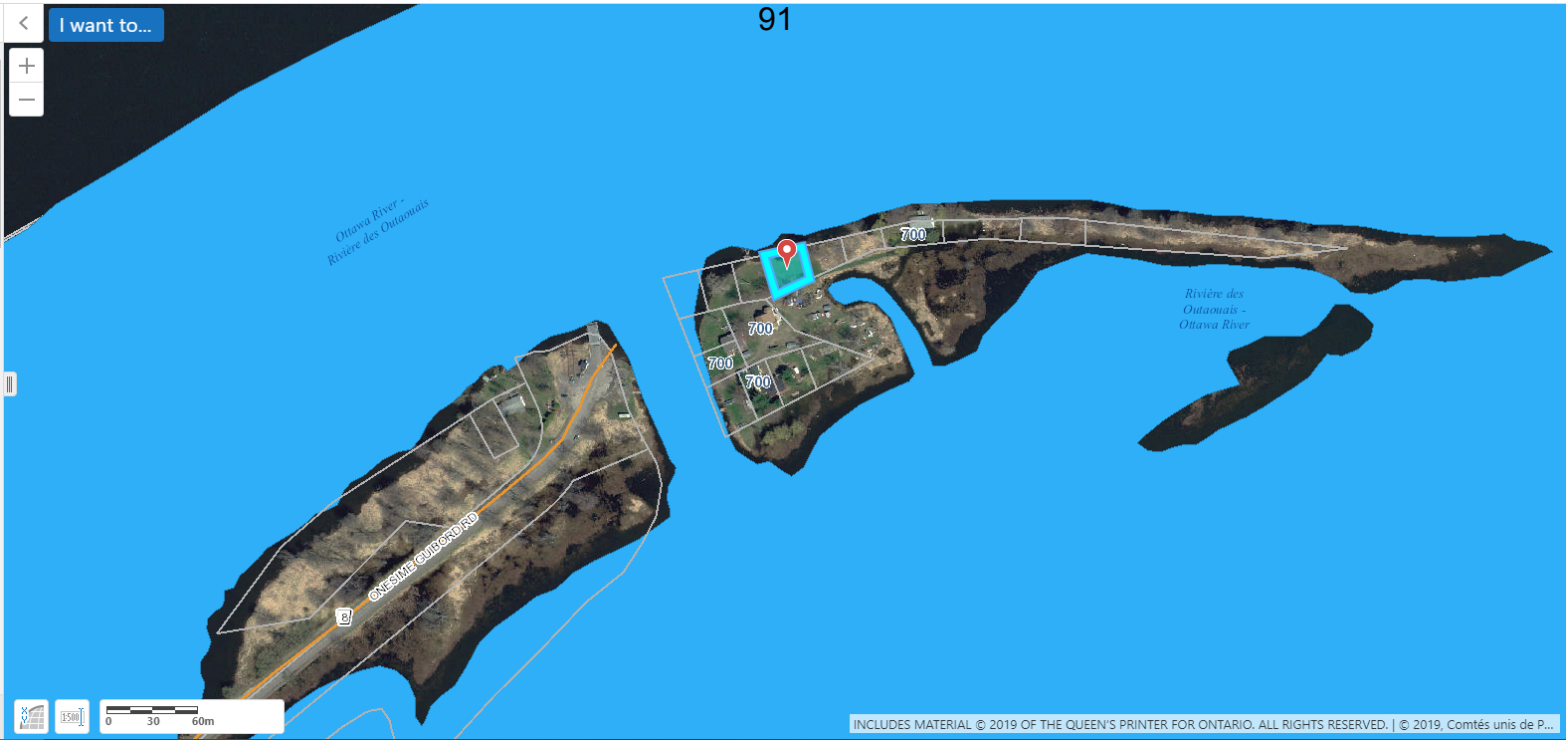
11) **IMPLICATIONS STRATÉGIQUES :**

N/A

12) **DOCUMENTS D'APPUI:**

Annexe 1 : Carte géographique







**CORPORATION OF THE CITY OF CLARENCE-ROCKLAND****BY-LAW NO. 2020-10**

**BEING A BY-LAW TO AUTHORIZE THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND TO ACQUIRE A PARCEL OF LAND LEGALLY DESCRIBED AS 016-021-00340 CLARENCE ISLD PT RD50R9 PARTS 4,10.**

**WHEREAS** Sections 8, 9, and 11 of the Municipal Act, 2001, S.O. 2001, Chapter 25 and amendments thereto provides that every municipal Corporation may pass by-laws for the purpose of governing its affairs as it considers appropriate; and

**WHEREAS** the property legally described as 016-021-00340 CLARENCE ISLD PT RD50R9 PARTS 4,10, was registered for tax sale and the said tax sale was not successful; and

**WHEREAS** the Council of the Corporation of the City of Clarence-Rockland deems it expedient to acquire a parcel of land legally described as 016-021-00340 CLARENCE ISLD PT RD50R9 PARTS 4,10;

**NOW THEREFORE**, the Council of the Corporation of the City of Clarence-Rockland enacts as follows:

- 1. THAT** Municipal Council authorizes the Mayor and the Clerk to sign the transfer documentation necessary to execute the vesting of a parcel of land legally described as 016-021-00340 CLARENCE ISLD PT RD50R9 PARTS 4,10; and
- 2. THAT** this by-law shall come into force on the day of its adoption.

**READ, PASSED AND ADOPTED BY COUNCIL THIS 3<sup>RD</sup> DAY OF FEBRUARY 2020.**

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GUY DESJARDINS, MAYOR

---

MONIQUE OUELLET, CLERK



**REPORT N° AMÉ-20-03-R**

|                     |   |
|---------------------|---|
| <b>Date</b>         | 03/02/2020                                  |
| <b>Submitted by</b> | Marie-Eve Bélanger                          |
| <b>Subject</b>      | Zoning By-law 2016-10 – Technical Anomalies |
| <b>File N°</b>      | D-14-528                                    |

**1) NATURE/GOAL :**

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

A technical anomalies by-law was brought forward in 2017 and again in early 2019 to make certain corrections which were mostly technical in nature.

The Department is bringing forward this report recommending mostly minor revisions to the Zoning By-law, 2016-10, which are mostly technical in nature. However, there are some changes in the Zoning by-law that we are proposing that are major and some of the changes were recommended in previous Council meetings.

**2) DIRECTIVE/PREVIOUS POLICY :**

N/A

**3) DEPARTMENT'S RECOMMENDATION :**

**THAT** Council approves the proposed amendments to the Zoning By-law 2016-10 of the City of Clarence-Rockland, in order to resolve technical anomalies and make certain additions and major changes in the by-law and maps as detailed in the proposed By-law 2020-05.

**QUE** le conseil approuve les modifications au Règlement de zonage 2016-10 de la Cité de Clarence-Rockland, afin de régler certaines anomalies techniques ainsi que faire des ajouts et des changements majeurs dans le texte et les cartes du règlement ainsi que d'y apporter certaines corrections telles qu'elles sont décrites dans le Règlement No. 2020-05 proposé.

**4) BACKGROUND :**

The Department has been working with the new Comprehensive Zoning By-law 2016-10 since May 2016. A technical anomalies by-law was completed in 2017 and in early 2019 to correct certain technical anomalies in the application or enforcement of the Zoning By-law. The Department is bringing this report forward recommending minor and major changes to the by-law.

## 5) **DISCUSSION :**

The recommended amendments are intended to correct certain anomalies or technical errors/omissions in the text of the Zoning By-law as amended by Council as well as make certain minor revisions. However, some provisions were added while some were modified, following the current trend in planning and Council's resolutions.

The items mentioned in Document 1 lists all of the changes to the By-law that we are proposing. It is best to follow with the current Zoning By-law to fully apprehend the changes proposed. The Department feels that the changes are necessary in order to address certain technical problems, changes in legislation and/or resolve specific matters that will help in the application or enforcement of the Zoning By-law. We feel that the changes respect the policies of the Official Plan of the United Counties of Prescott and Russell, the Official Plan of the urban area of the City of Clarence-Rockland and the Provincial Policy Statement.

The left column of this Document illustrates the objective and the rationale behind each changes. As indicated above, some changes are minor in nature and some are major. Some of the major changes are included under Item No: 10 & 32, 12, 23, 24, 35 & 36, 42 & 48 above.

Items 10 and 32 are in relations to "short-term rentals". As we know, short-term rentals are becoming more and more popular. Residents use this form of rental opportunity to bring in more income when visitors use this form of rental to reduce cost. Since the approval from LPAT, in favor of the City of Toronto, in regards to the short-term rental industry, we have decided to start incorporating some provisions in the Zoning By-law to permit it. As seen on the Airbnb website, there are over 20 properties listed for short-term rental in Clarence-Rockland. At this time, we are proposing adding a definition (Item 10) for short-term rental and permitting them as accessory to the majority of the zones. We also added a provision not authorizing them in any hazard zones. As such, we will be able to enforce the location of them only. If Council deems that this item be looked at more precisely, we can bring a more in depth report to Council.

Item 12 is in relation to Accessory structures. There are two major changes proposed. Firstly, we want to permit the erection of accessory structures in the exterior side yard. There are currently countless amounts of sheds located in the exterior side yards. Some of them are inside a fence and are not very visible. We do not believe that authorizing accessory structures in the exterior side yard will create a nuisance or impact on the visibility on the street. In addition, if the proposed structure is bigger than 10m<sup>2</sup>, it will need to be installed at 1.2 metre from the lot line instead of 3.5 metres. This change is consistent with the City of Ottawa and will be welcome by every property owners located on a corner lot.

Secondly, we are proposing to remove the need for accessory structures to be smaller than the footprint of the house for rural and agricultural zones. We have completed some Zoning Amendments and Minor Variances in that regard. Living in the rural and agricultural areas sometimes require more machinery to maintain the land. As such, landowners are looking for bigger detached garages to store all of their machinery and belongings. We believe that this proposition is good planning.

Item 23 deals with shipping containers. This item was modified to reflect Council's resolution and desire to permit them in the commercial areas. As described under the Objective and Rationale column beside this item, two specific subsections were created. We now have provisions for containers in the Residential Zones or for a lot used for residential purposes and for any other zones. In regards to residential purposes, we will permit a container for construction, renovation, moving and damage repair purposes for a specific timeframe. As for the other zones, shipping containers will be permitted if it respects setbacks, height and the number of containers. They also need to be screened from the public street and will require a Building permit.

Item 24 list a new provision in regards to agriculture-related uses and on-farm diversified uses. Previously, the by-law permitted those two uses under the definition of Agriculture. We decided to split the definition of Agriculture and Agriculture related-uses / On-farm diversified use in order to be easier to understand. The proposed policies were added to respect the provisions in the OMAFRA Guidelines on Permitted Uses in AG areas. As such, the proposed policies conforms to those guidelines.

Items 35 and 36 refers to the permitted use of an accessory daycare to industrial uses and to the Zoning Amendment that was approved to add a daycare at 733 Industrial. Since the Zoning Amendment, the applicant decided not to pursue the establishment of a daycare at 733 Industrial. We have communicated with the Owner of the building and it was agreed that the use would be removed. As per Section 4.42 of the Zoning By-law, there are specific setback and separation distance that one must respect from a sensitive land use to a Class 1, 2 and 3 Industrial Use. The daycare is considered a sensitive land use and would impeded on any future industrial use on the property and on surrounding properties. It was deemed to be good planning to remove the use, with the authorization from the Owner.

Items 42 & 48 were added to deal with Lot frontages in the Rural and Agricultural area where properties have access to a partial service, in this case, municipal water. We have seen requests and Zoning Amendment to reduce the lot frontage. The RV1 Zone and the Rural Residential (RR) Zone already have provisions for a smaller lot frontage where partial services is present. In the RR Zone, the reduction goes from 38 metres to 22,5 metres where partial services are present. We are recommending that lots with partial services in the rural and agricultural are be reduced from 38 metres to 30

metres, being 100 feet. This provision might not always be relevant when a property is located on a collector street or on a County Road since frontages need to be bigger. However, it might be helpful for a severance for a residence that is surplus to a farming operation. With a smaller frontage, the crop field might be more accessible for farmers as more frontage will be provided for them. We have also researched in the City of Ottawa Zoning by-law, which confirmed that their frontage requirement for residential purposes in the AG and RU1 zones is 30 metres. The Department considers this change to be consistent with the other provisions and zones in the current by-law.

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

| No. | Reference                | Proposed Amendments  | Objective and Rationale   |
|-----|--------------------------|--|---|
| 1.  | Part 1<br>Administration | Section 1.8.2 (c), change the words "landscaped open spaces" to " <i>landscaping</i> ".  | To add clarity.   |
| 2.  | Part 3<br>Definitions    | To modify the definition of "Agriculture" to remove the words "(includes value-added facilities, agritourism uses, agriculture-related uses, and on-farm diversified uses)" from the heading in the left column.   | Definitions are added on their own.   |
| 3.  | Part 3<br>Definitions    | To modify the definition of "Agriculture" to remove subsections (g) and (h) and replace with the following: "(g) Cannabis cultivation under a standard cultivation, micro-cultivation or nursery license from Health Canada, including all related activities such as soil preparation, soil conditioning, planting, spraying, harvesting and drying." | (h) was deleted since it was transferred to the new definition of Agriculture related-uses under Item 5 below.<br>To confirm that Cannabis cultivation is a permitted agricultural use. It is permitted under AG uses as per the Province, but we wanted to make it clear in the By-law to avoid confusion. |
| 4.  | Part 3<br>Definitions    | To modify the definition of "Agriculture" to remove the words "but does not include a <i>medical marijuana production facility</i> ." at the end of the definition.  | Item 3 specifies the use permitted under Cannabis cultivation only.   |
| 5.  | Part 3<br>Definitions    | To add, after the definition of "Agriculture", the following definition: "Agriculture-related uses: means farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support   | To add a specific definition for Agriculture-related use. Previously it was included under the Agriculture definition   |



|    |                    |   |   |
|----|--------------------|---|---|
|    |                    | agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity and may include a <i>retail store, outdoor farmer's market, food production, heavy equipment and vehicle sales, rental and servicing</i> limited to farm equipment, or a <i>cannabis production facility.</i> "   | subsection (h). We deem that a new definition will be beneficial. It is also very similar to the definition under the PPS 2014.   |
| 6. | Part 3 Definitions | The definition "Ecotourism Facility" to be deleted and replaced with the following :<br>"means a building, structure or premises where facilities are provided for the preservation of natural resources or the natural environment in association with education, business promotion, community event, development and/or tourism. This definition may include an educational and/or research facility, community centre, ecology centre, entrepreneurship centre, tourist establishment or similar use operated for gain or profit. Accessory uses include but are not limited to an eating establishment, retail store, office, and workshop." | Definition was modified to add community centre and tourist establishment to the list of uses permitted within that definition. A retail store was also added as an accessory use. The uses added are deemed to be similar and complimentary to the existing uses listed. |
| 7. | Part 3 Definitions | Delete the definition for a "Hotel".  | Definition replaced by the definition of Tourist establishment (see item 11)  |
| 8. | Part 3 Definitions | To modify the definition of "Landscape Buffer" to read as follows: "means an area which shall include a planting screen, fence, wall, or landscaped earth berm, or a combination of these features, and may include grass, ornamental shrubs, flowering shrubs, flower beds, and trees, and may be traversed by walkways."  | The word "fence" and "wall" was added as being a means to create a buffer.  |
| 9. | Part 3 Definitions | To modify the definition of "Landscaping" to read as follows: "means an outdoor area on a lot comprised of living trees, plants, permeable surfaces, fences and walls, or any combination thereof, without access by motor vehicles (except   | The words ", and may include a landscape buffer" was added to the definition.   |

|     |                                 |   |   |
|-----|---------------------------------|---|---|
|     |                                 | emergency access by vehicles such as fire trucks or ambulances), and may include a landscape buffer.”   |   |
| 10. | Part 3<br>Definitions           | to add after the definition of “Shoreline Activity Area”, the following definition:<br>“Short-term rental: means all or part of a dwelling unit used to provide sleeping accommodation for any rental period that is less than 28 consecutive days in exchange for payment, which includes existing bed and breakfasts.”  | The definition of a short-term rental is added. This includes Airbnb.   |
| 11. | Part 3<br>Definitions           | To add, after the definition of “Temporary tent or Stage”, the following definition:<br>“Tourist Establishment: means premises or buildings to be used for the purpose of sleeping accommodation on a temporary basis by tourists or vacationers, including a hotel, motel, lodge, and rental cottage, yurt or cabin where more than 3 such rental units occupy the same property, including accessory uses such as dining, meeting and beverage rooms and similar uses”  | The definition and the use of Tourist establishment is added. The difference between this definition and the definition for a hotel is mainly that it specifies that it is for a motel, hotel, lodge, cottage, yurt or cabin.   |
| 12. | Part 4<br>General<br>Provisions | Section 4.1 Accessory Uses, Buildings and Structures. Section 4.1 e) is deleted and replaced with the following:<br><br>e) In a Residential Zone or on a lot in another zone used primarily for residential purposes, the following provisions will apply for buildings and structures which are accessory to the residential use:<br><br><i>i. accessory buildings or structures, including residential wind turbines, shall not be located within any minimum front yard, except as specifically permitted in this By-law;</i><br><br><i>ii. accessory buildings or structures of more than 10 m<sup>2</sup> other than accessory residential wind turbines, shall not be located closer than 1.2</i> | This Section is deleted and replaced since there were a few subsections that were being modified.<br><br>Under i) the words “ Minimum exterior side yard” was removed. As such accessory buildings will be able to be built in the exterior side yard.<br><br>ii) the words “exterior side lot line” was added after “interior side lot line” to indicate that we will allow accessory structures to be built within 1.2 metres of the exterior side lot line. This is a major change. Residents are already allowed to build a |

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|  |  | <p>meter to any <i>interior side lot line, exterior side lot line, rear lot line</i> or main building, shall not exceed 3.8 meters in height in urban residential zones, 5.0 meters in community residential zones and shall not exceed 6.0 meters in height in rural and agricultural zones;</p> <p><i>iii.</i> Notwithstanding 4.e)ii) above, detached garages and carports with direct vehicular access from that street, shall not be located within any minimum <i>exterior side yard</i>, except as specifically permitted in this By-law;</p> <p><i>iv.</i> <i>accessory residential wind turbines</i> shall not exceed 15.0 metres in height, exclusive of the blades, and shall not be located closer to any <i>interior side lot line, rear lot line or exterior side lot line</i> than a distance equal to the height of the structure;</p> <p><i>v.</i> <i>accessory buildings or structures</i> shall not occupy more than 8% of the total <i>lot area</i>, excluding hobby farms, swimming pools, temporary shelters ("tempo"), and uncovered platforms (decks) nor shall it exceed the <i>lot coverage</i> of the <i>dwelling</i> on the <i>lot</i> whichever is the lesser. Such <i>accessory buildings or structures</i> shall be included as part of the total <i>lot coverage</i> permitted in the zone requirements;</p> <p><i>vi.</i> Notwithstanding 4.1 e) v. in a Rural Zone, Agricultural Zone, Restricted Agricultural</p> | <p>fence close to the lot line; building a shed inside the fence near the exterior side yard will not have an impact on the visibility or look.</p> <p>However, subsection iii) indicates that if the detached garage or shed has a driveway leading to it, it will not be permitted to build closer than the exterior side yard requirement under the specific zone.</p> <p>Subsection vi) was added as we are removing the need for accessory structures to have a smaller footprint than a house in the rural, agricultural and conservation use Zones. This is following many Zoning Amendments and Minor Variances as well as many requests to build a detached garage bigger than the house in the rural and ag zones.</p> |
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|     |                            | <p>Zone, or Conservation Zone, accessory buildings or structures can exceed the lot coverage of the dwelling on the lot;</p> <p><i>vii.</i> an accessory private garage which gets its access from a lane shall be setback 1.0 metre from the lot line abutting that lane;</p> <p><i>viii.</i> temporary structures (Tempo Garages) may be permitted pursuant to By-Law No. 2009-138, as amended.</p> |  |
| 13. | Part 4 General Provisions  | Section 4.1 Accessory Uses, Buildings and Structures. Section 4.1 h) is amended by adding the following at the end: ",except as otherwise indicated under Section 4.45.1".  | The original provision stated that in the residential zone, it was not permitted to have a truck-trailer, shipping container, etc. If you refer to Item 23 below, we have added provisions under Section 4.45.1 in regards to shipping containers in the residential area. The new provisions might allow some containers for specific reasons indicated under the new section 4.45.1. |
| 14. | Part 4, General Provisions | Section 4.4 Amenity Area. Modify Section 4.4 (d) to change the words "landscaped buffer" to "landscape buffer".   | To be consistent with the definition of "Landscape Buffer"   |
| 15. | Part 4 General Provisions  | Section 4.8 Cannabis Production Facility. Modify subsection 4.8 (a) iv. to read as follows: "Must be setback a minimum of 150 metres from a dwelling in General Agricultural, Restricted Agricultural, and Rural zones and must be setback a minimum of 150 metres from a lot line abutting a lot zoned or used for residential purposes, daycare, community centre, school, religious                | To specify that the 150 metre buffer must be from a dwelling and not from a lot line.  |

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|     |                            | institution, public park or playground in any other zone.”  |  |
| 16. | Part 4, General Provisions | Section 4.17 Hazardous Land. Modify Section 4.17.1 by replacing the words “the 1:100 year flood” in the last sentence of the first paragraph to “the flood protection”.               | To clarify that the <u>flood protection elevation</u> is at 45.1 metre along the Ottawa River and not the 1:100 year flood elevation. This provision has created confusion in the past. We require that any openings be higher than the 45.1 m elevation at this time.   |
| 17. | Part 4, General Provisions | Section 4.17 Hazardous Land. Modify Section 4.17.1 d) to add the following after the first paragraph: “A second unit or a short-term rental is not permitted under a Hazardous land.” | To add clarity that a second unit or a short-term rental will not be permitted in a hazardous land, like a flood plain. Adding resident in a flood plain or any other hazardous land is not consistent with the PPS and the Ops.   |
| 18. | Part 4, General Provisions | Section 4.24 Legal Non-Complying / Legal Non-Conformity. Delete Section 4.24.1 a) ii.   | Subsection 4.14.1 a)ii) indicated that it was not permitted to have a second unit in a legal non-conforming or non-complying building. We are removing this section as some properties might not respect the setback requirements of the current by-law, which would therefore restrict homeowners to have a second unit. The province continues to push to allow for more affordable housing. The removal of this provision will help achieve this goal. It is also hard to enforce, as we do not have a location plan for all of the properties. |
| 19. | Part 4, General            | Section 4.33 Outside Storage. Modify Section 4.33 (a) by replacing iv. and v.   | The previous provisions were related to the  |

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|     | Provisions                 | with the following: "iv. A <i>landscape buffer</i> with a minimum width of 3.0 metres shall be maintained around all outside storage areas and shall include an opaque screen with a minimum height of 1.8m."                      | landscaping of outside storages with fences and shrubs. With the new definition of a Landscape Buffer, those 2 subsections can be reduced to the proposed provision.  |
| 20. | Part 4, General Provisions | Section 4.36 Permitted Projections into Required Yards. Modify Table 4.36 (5)(b)i) to add item 3 as follows: "in the case of separation distance between buildings on the same lot: no closer than 1 meter to the other building." | To add that an open stairway, fire escape or ramp can be built closer to another building on the same lot. This is following an issue that we encountered in regards to two blocks of condos on the same lot which required a stairway leading to the basement. A minor variance was approved for this but we deemed that the Zoning could be updated to permit it.   |
| 21. | Part 4, General Provisions | Section 4.36 Permitted Projections into Required Yards. Modify Table 4.36 (8) as follows: "0.6 m, but not closer to a lot line than 0.3 m, and may not project into a required front yard."  | An air conditioner was not previously permitted in the exterior side yard. With a side yard at 1 metre on one side, it is not feasible to place an air conditioner in that area. As such, builders place them on the exterior side yard. Since a fence can be installed almost to the lot line, the majority of air conditioner will be blocked from view. It is also better in regards to noise, as it is facing the street and not beside a neighboring property. |
| 22. | Part 4, General Provisions | Section 4.42 Separation Distances. Remove the last three bullet points and replace with the following :  | The first three bullet listed is the same as in the By-law, except that we wanted to clarify that the setback must  |

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|     |                            | <ul style="list-style-type: none"> <li>• Within 20 metres of the lot line of a lot used for a Class I industrial use</li> <li>• Within 70 metres of the lot line of a lot used for a Class II industrial use</li> <li>• Within 300 metres of the lot line of a lot used for a Class III industrial use</li> <li>• Within 150 metres of a <i>cannabis production facility</i></li> </ul>  | <p>be from a lot line. It was not specified before.</p> <p>The last bullet was added to indicate that a Cannabis production facility must be within 150 metres from a new sensitive land use.</p>   |
| 23. | Part 4, General Provisions | <p>Section 4.45 Shipping Containers. Section 4.45 is deleted and replaced with the following:</p> <p><b><u>4.45 Shipping Containers</u></b></p> <p><b><u>4.45.1 Shipping Containers in Residential Zones or on a lot used for residential purposes</u></b></p> <p>The parking or storing of a shipping container in a Residential Zone or on a lot used for residential purposes is only permitted in accordance with the following provisions:</p> <p>a) Shipping containers shall not be permitted except on a temporary basis for moving purposes for a period not to exceed 14 days, in which case the shipping container shall be located on the driveway, at least 2 metres from the edge of asphalt.</p> <p>b) Notwithstanding subsection a) above, a shipping container used for temporary storage because of construction, renovation or damage mitigation, shall only be permitted for a period not to exceed 6 months and shall be removed from the lot upon the completion of construction, renovation and damage mitigation.</p> <p>c) A shipping container shall not exceed a maximum height of 3 metres and a maximum length of 6 metres.</p> | <p>This whole section was reworded following Council's resolution that requested us to look into permitted shipping containers in the commercial area as long as they were screened from view.</p> <p>The original provision was rather small and only allowed shipping containers in a few locations. This new proposed Section is divided into 2 subsection, one for Shipping containers in the residential zone and one for other zones.</p> <p>The first one, being the residential zone or on a lot used for residential purposes, we are proposing that shipping containers be permitted on a temporary basis for moving purposes, construction, renovation or damage mitigation, like a basement flooding. A length of time was added as well as the size of containers.</p> |

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|  |  | <p>d) A shipping container permitted under subsection a, b and c above shall not be used for human habitation.</p> <p><b><u>4.45.2 Shipping Containers in all other Zones not used for residential purposes</u></b></p> <p>The parking or storing of a shipping container in all other Zones not used for residential purpose is only permitted in accordance with the following provisions:</p> <p>a) Shipping containers shall not be located within a front yard;</p> <p>b) Shipping containers shall be located at a minimum distance of 6 metres from any exterior side lot line and at a minimum distance of 1.2 metres from any interior side and rear lot line;</p> <p>c) Notwithstanding subsection b), shipping containers shall not be permitted within 5 metres of a lot containing a residential use or zoned for residential purposes.</p> <p>d) The maximum lot coverage shall be equal to or less than 5% or limited to a maximum of 4 shipping containers, whichever is less;</p> <p>e) The issuance of a building permit is required as per the Building Code Act.</p> <p>f) The stacking of shipping containers is prohibited;</p> <p>g) Shipping containers shall not be permitted in a required parking area.</p> <p>h) Shipping containers shall be screened by a <i>Landscape buffer</i> from the street frontage and buildings on abutting lots."</p> | <p>The second section (4.45.2) deals with shipping containers in all other zones which is not for residential purposes.</p> <p>We are specifying that it should not be located in the front yard and within specific setbacks from lot lines. We are also limiting the number of shipping containers to 4 or 5% of the lot coverage, as well as limiting the stacking of them one on top of the other.</p> <p>It is important to note that as per the Building Code, a shipping container is a structure and requires a building permit.</p> <p>Lastly, the shipping containers must be screened from the street by a Landscape buffer.</p> |
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| 24. | Part 4,<br>General<br>Provisions | <p>Add new section 4.55 Agriculture-Related Uses and On-farm Diversified Uses:<br/> <i>"4.55 Agriculture-Related Uses and On-farm Diversified Uses</i></p> <p>Where there is doubt as to the compatibility of a proposed on-farm diversified use or agriculture-related use, or where there is doubt as to if a proposed use fits the definition and criteria of an on-farm diversified use or an agriculture-related use, application may be made to the Committee of Adjustment to determine whether or not the proposed use is appropriate. In such cases, the Committee of Adjustment shall consider how the proposed use meets the criteria contained in the <i>Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas</i>.</p> <p><i>4.55.1 On-farm diversified uses</i></p> <p>(a) All on-farm diversified uses shall be considered accessory uses to a primary agricultural use. On-farm diversified uses must be compatible with, and shall not hinder, surrounding agricultural operations.</p> <p>(b) The following uses shall be considered on-farm diversified uses when located in an agricultural zone:</p> <ol style="list-style-type: none"> <li>i. uses of a farm-tourism nature that are secondary to and subordinate to the agricultural use such as seasonal or occasional festivals or events, recreational activities, or educational displays</li> <li>ii. food production that uses inputs from local farms, including vineyards and micro-breweries</li> <li>iii. eating establishment "Country Style Dining" for transient guests and where the primary attraction consist in serving meals which are prepared with homegrown produce and</li> </ol> | <p>This Section was added to the By-law to provide clarity as what is permitted under an agriculture-related use and an on-farm diversified use. The provisions listed here were taken mainly from the "Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas" from the Province of Ontario and from examples from adjacent municipalities.</p> <p>It provides clear guidance to farm owners as to what other uses are permitted on their property.</p> |
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|  |  | <p>livestock for gastronomic purposes.</p> <ul style="list-style-type: none"> <li>iv. <i>Home-based businesses and home industries</i></li> <li>v. <i>Home-based private home day care</i></li> <li>vi. <i>Bed and breakfast</i></li> <li>vii. <i>Outdoor farmer's market</i></li> <li>viii. <i>Boarding kennel</i></li> <li>ix. <i>Retail store or food store</i> selling value-added products from local farms</li> <li>x. <i>Veterinary clinic</i> limited to providing services to livestock and horses.</li> </ul> <p>(c) The cumulative total area occupied by all <i>on-farm diversified uses</i> on a lot producing a harvestable crop may not exceed 2% of the total area of the lot on which they are located, to a maximum of one hectare or 10,000m<sup>2</sup>. This includes all area of new buildings or structures, including setbacks, outside storage, landscaped areas, berms, well and septic systems, laneways, parking, etc. that may be associated with the on-farm diversified use(s). In addition, the buildings must not occupy more than 30 per cent of the 2% lot coverage cap. Where the use is located within an existing building the area of the use is reduced by 50% (i.e. converted barn, within a dwelling); this reduction does not apply to parking or outside storage areas.</p> <p>(d) Despite subsection (c) above, uses that are intermittent, such as special events, may occupy a larger area, provided they are located on lands that are also used for the production of a harvestable crop.</p> <p><b>4.55.2 Agriculture-Related Uses</b></p> <p>(a) Uses that fit the definition of <i>Agriculture-related uses</i> and that are located in an agricultural zone shall not be considered <i>on-farm diversified uses</i> regardless of</p> |  |
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|     |   | <p>whether they are located on the same lot as a farm or on a separate lot.</p> <p>(b) Agricultural related commercial or agricultural related industrial uses that have a large number of employees or attract a large number of customers may not be compatible in the prime agricultural area. <i>Agriculture-related uses</i> and <i>on-farm diversified uses</i> should:</p> <ul style="list-style-type: none"> <li>• Have little to no impact on surrounding agricultural operations;</li> <li>• Ensure appropriate rural services and infrastructure are available;</li> <li>• Maintain the agricultural/rural character of an area or region;</li> <li>• Meet all applicable environmental standards; and,</li> <li>• Ensure cumulative impacts of multiple uses in prime agricultural areas are limited and do not undermine the overall agricultural nature of the area. "</li> </ul> |  |
| 25. | Part 5, Parking, Stacking, Loading and Landscaping Provisions | Modify Table 5.3.1 to add the word "required" after "Total Number of Parking Spaces" in the left title box.   | To provide clarity. It was not clear of the total number of accessible parking space was calculated using the Total number of parking space on site or the Total number of parking space required as per the Zoning. |
| 26. | Part 5, Parking, Stacking, Loading and Landscaping Provisions | Modify section 5.5.1 (b) to read as follows: "b) Despite subsection a) above, the minimum setback for any point of a <i>drive-through facility</i> may be reduced to 3.0 metres if a <i>landscape buffer</i> in accordance with section 5.9 is provided."   | The original provision was too long and complicated. This new provision refers to the new definition of a Landscape buffer, which makes it easier to comprehend.   |
| 27. | Part 5, Parking, Stacking, Loading                            | Modify section 5.8 to remove the following from the first paragraph: "in any Residential or Village Mixed Use Zone".  | The words "in any Residential or Village Mixed Use Zone" is removed from the   |

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|     | and Landscaping Provisions                                    |  | provision. The provision states that Section 5.8 applies to driveways and garages associated with any detached, semi-detached, etc. It is not necessary to include the words listed above as any zones with those uses will be subject to this Section of the by-law, not just the Residential zone and the Village mixed use. |
| 28. | Part 5, Parking, Stacking, Loading and Landscaping Provisions | <p>Modify section 5.9 to read as follows:</p> <p>"5.9 Landscaping and Landscape Buffer</p> <p>a) In any zone, any portion of any <i>yard</i> which is not used for any other permitted use shall be devoted to <i>landscaping</i>.</p> <p>b) Any land used as <i>landscaping</i> may form part of any required <i>landscaping</i> and any required <i>yard</i>, and shall be included in the calculations of the <i>lot area</i>, <i>yard area</i> and <i>yard setback</i> requirements as set forth in this By-law.</p> <p>c) An <i>aisle</i>, <i>driveway</i>, <i>lane</i>, pathways or walkway may cross a required area of <i>landscaping</i>, but that area shall not count towards the calculation of required <i>landscape coverage</i>.</p> <p>d) <i>Landscaping</i> provided on the roof of a building shall be included in the calculation of required <i>landscape coverage</i> on the <i>lot</i>.</p> <p>e) A <i>landscape buffer</i> required by this By-law shall be used for the erection of a fence at least 1.5 metres in height or the planting of a continuous row of natural evergreens or natural shrubs, not less than 1.00 metres in height at planting and</p> | <p>Subsection a) to d) has not been changed. Subsection e) was slightly modified to make a reference to the Landscape buffer instead of a buffer strip.</p>  |

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|     |   | <p>maintained at a minimum height of 1.52 metres at maturity, immediately adjacent to the lot line or portion thereof along which such <i>landscape buffer</i> is required by this By-law; the remainder of the <i>landscape buffer</i> shall be landscaped and planted with grass, ornamental shrubs, flowering shrubs, flower beds, trees or a combination thereof.</p> <p>f) Required <i>landscaping</i> and <i>landscape buffer</i> shall be located on the same <i>lot</i> for which it is required.</p> <p>g) Where a conflict exists between two different landscaping requirements in this By-law, the provision requiring the greater amount of landscaping shall apply.”</p>   |  |
| 29. | Part 5, Parking, Stacking, Loading and Landscaping Provisions | <p>Modify section 5.9.1 to read as follows:</p> <p>“5.9.1 Required Widths of Landscaping</p> <p>a) Where, in a yard in any zone, a parking area providing more than 4 parking spaces is closer than 3.0 metres from a lot used for <i>detached dwelling, semi-detached dwelling, duplex dwelling, linked dwelling, seasonal dwelling, three unit dwelling, townhouse dwelling, and back-to-back townhouse dwelling</i> or any R1, R1S, R2, RV1 or RV2 zone, then a <i>landscape buffer</i> of at least 1.5 metres in width shall be maintained.</p> <p>b) An area of <i>landscaping</i> of at least 1.0 metre shall be maintained between any <i>aisle, driveway, or lane</i> and any <i>side lot line</i> or <i>rear lot line</i>.</p> <p>c) The minimum width of <i>landscaping</i> between two surface <i>parking areas</i> is not required where there is a shared driveway / parking agreement in place.</p> <p>d) In addition to the <i>landscape buffer</i>, in all zones except an</p> | This Section included a Table which listed the width of landscaping required between different zones and structures. It was really hard to understand and implement. This new Section that we are proposing is much simpler and will be easier for everyone to understand. |

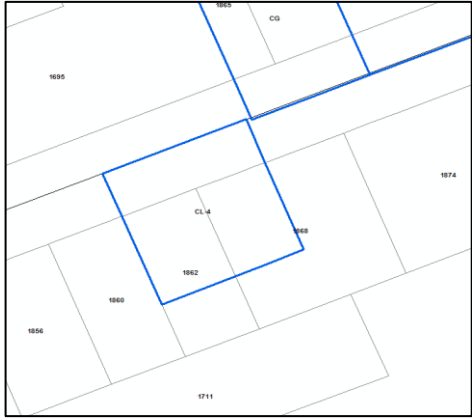
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|     |   | <p>industrial zone, a minimum of 15% of the area of any surface parking area, whether a principal or an <i>accessory use</i>, must be provided and shall be comprised of one or both the following:</p> <p>i. A landscape buffer must be provided between the perimeter of a surface parking area and a <i>lot</i> line in accordance with section 5.9.1 (a), (b), and (c).</p> <p>ii. interior landscaping may be provided including various landscaped islands, landscaped medians, pedestrian pathways or public plazas to meet the minimum 15% requirement.</p> <p>e) <i>A landscape buffer</i> with a minimum width of 3.0 metres shall be maintained around all <i>outside storage</i> areas and shall include an opaque screen with a minimum height of 1.8m.</p> <p>f) <i>A landscape buffer</i> with a minimum width of 3.0 metres shall be maintained along the lot line of a lot used for any industrial use."</p> |   |
| 30. | Part 5, Parking, Stacking, Loading and Landscaping Provisions | Modify section 5.9.2 to remove the words "contained within a parking area" from the first line.   | To clarify that a waster container must follow the provisions listed and not just the waste container located within a parking area.  |
| 31. |   | Replace the word "Hotel" for "Tourist Establishment" throughout the document when referring to a permitted hospitality use.   | To replace the word hotel with tourist establishment since the definition of Hotel was deleted and replaced.  |
| 32. |   | <p>To add the use "Short-term rental" as an accessory residential use in the following zones:</p> <ul style="list-style-type: none"> <li>- Urban Residential First Density – General (R1) Zone</li> <li>- Urban Residential First Density – Special (R1S) Zone</li> <li>- Urban Residential Second Density</li> </ul>   | To permit short-term rental in the following zones as accessory to a residential use. As such, a short-term rental will be permitted in the majority of the zones included in the |

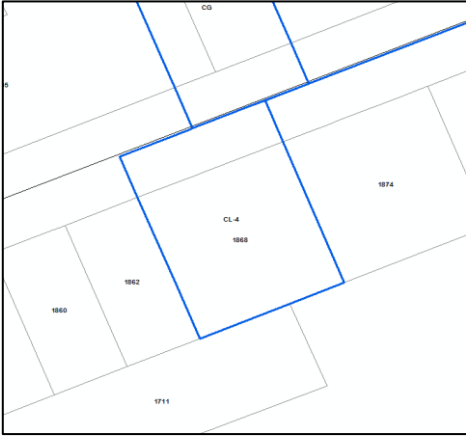
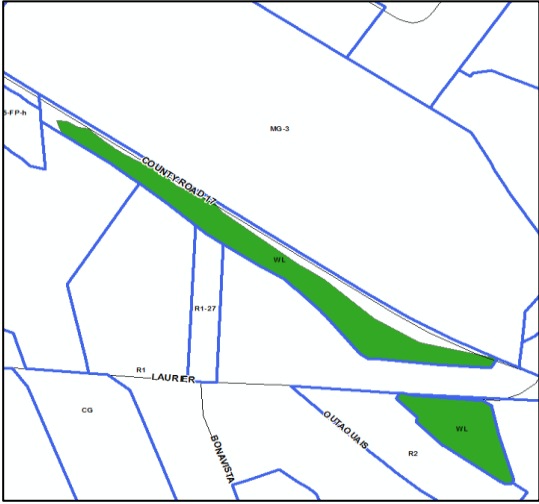
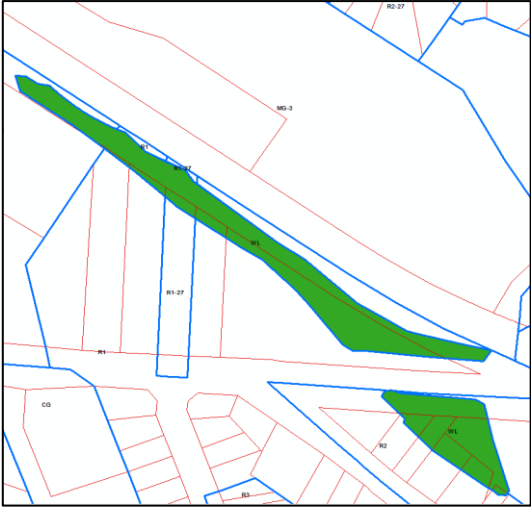
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|     |                           | <p>(R2) Zone</p> <ul style="list-style-type: none"> <li>- Urban Residential Third Density (R3) Zone</li> <li>- Village Residential First Density (RV1) Zone</li> <li>- Village Residential Second Density (RV2) Zone</li> <li>- Village Mixed-Use (VM) Zone</li> <li>- Rural Residential (RR) Zone</li> <li>- Country Lot Residential (RCL) Zone</li> <li>- General Agricultural (AG) Zone</li> <li>- Restricted Agricultural (AR) Zone</li> <li>- Rural (RU) Zone</li> </ul> | <p>By-law. At this time, no specific provisions are proposed as we do see an immediate pressure to address this type of accommodation.</p>  |
| 33. | Part 6, Residential Zones | <p>Section 6.4 Urban Residential Third Density (R3) Zone. Modify Section 6.4.3(rr) to read as follows:<br/> <u>“(rr) R3-44, 2500 Albert Street</u><br/>         Notwithstanding the provisions of this By-law to the contrary, the lands zoned R3-44 shall be deemed to be one lot regardless of ownership.”</p>  | <p>To correct a typo in under the R3-44 exception. It was originally being referenced to R3-4 and not R3-44.</p>  |
| 34. | Part 6, Residential Zones | <p>Section 6.5 Village Residential First Density (RV1) Zone. Modify Section 6.5.3 (e) to read as follows:<br/> <u>“(e) RV1-5 Lots 22, 23, 24, 25 and 26 of Plan 50M-342</u><br/>         Notwithstanding the provisions of this By-law to the contrary, the lands zoned RV1-5 shall be used in accordance with the following provision(s):<br/>         (i)No building or structures is allowed within this zone”</p>   | <p>Zone added in the CR Lands project to restrict buildings and structures to be erected within the 15 metres buffer from a creek. This provisions is included in the agreement, however it will be easier to apply if a zone is created.</p>   |
| 35. | Part 10, Industrial Zones | <p>Section 10.1 General Industrial (MG) Zone. Modify Section 10.1.1 Permitted Uses to remove the use “Day care, accessory (1)” from the Institutional and Community Uses.</p>   | <p>To remove a day care, which is accessory to an industrial use. After much research, a daycare use is a sensitive land use. This use could impede on future industrial uses from establishing in the Industrial Park. We are limited in industrial space for rent, thus we deem that this removal will benefit the Industrial Park in the long run.</p> |

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| 36. | Part 10,<br>Industrial<br>Zones   | Section 10.1 General Industrial (MG) Zone. Modify Section 10.1.3 (e) to read as follows : " <u>(e) MG-5 (Reserved)</u> "  | The City had a meeting with the owner of 733 Industrial and it was agreed that the use of a daycare could be removed from 733 Industrial Road. The daycare never established in the building. This removal will be beneficial for the owner as the daycare will not create a barrier for future industrial use. |
| 37. | Part 12,<br>Agricultural<br>Zones | Section 12.1 General Agricultural (AG) Zone. Modify 12.1.1 Permitted Uses to add "On-farm diversified uses" and "Agriculture-related uses" to the list of permitted uses under the heading "Employment Uses".   | Since we removed the use "On-farm diversified and agriculture related-use" from the definition of an AG use, we need to add the use of on-farm diversified and agriculture-related use to the list of permitted uses.   |
| 38. | Part 12,<br>Agricultural<br>Zones | Section 12.1 General Agricultural (AG) Zone. Modify 12.1.1 Permitted Uses-Additional Regulations for Permitted Uses to remove the following from subsection (5) : "A hobby farm is not permitted on an Agricultural Exception Zone created for a residence surplus to a farming operation as a result of a farm consolidation." | Hobby farms are now permitted on a residence surplus land as long as they respect the MDS requirement. We had a discussion with the Ministry and a hobby farm on a lot surplus is permitted.  |
| 39. | Part 12,<br>Agricultural<br>Zones | Section 12.1 General Agricultural (AG) Zone. Modify 12.1.1 Permitted Uses – Additional Regulations for Permitted Uses to remove subsection (8).   | Subsection (8) referred to second unit only being permitted as accessory to a detached dwelling. This provision is not necessary.   |
| 40. | Part 12,<br>Agricultural<br>Zones | Section 12.1 General Agricultural (AG) Zone. Modify 12.1.1 Permitted Uses – Additional Regulations for Permitted Uses to remove subsection (9)d.  | To remove the setback for an intensive livestock operation from a village boundary.   |
| 41. | Part 12,<br>Agricultural<br>Zones | Table 12.1.2b is amended by changing the row "Minimum lot frontage" to "Minimum <i>lot frontage</i> on private services".   | In order to add a provision for smaller lot frontages on one municipal service.   |
| 42. | Part 12,                          | Table 12.1.2b is amended by adding a  | To have a smaller lot   |

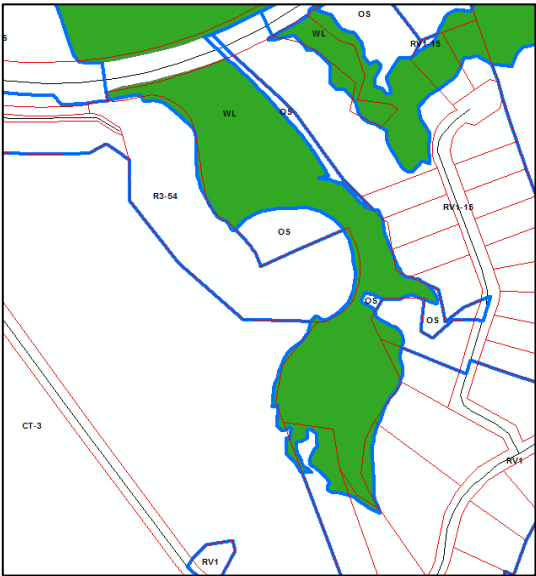
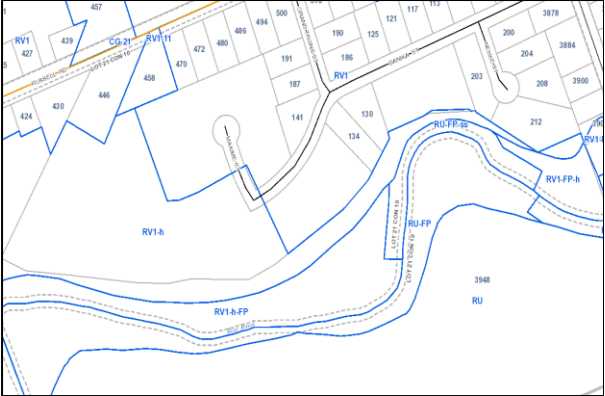
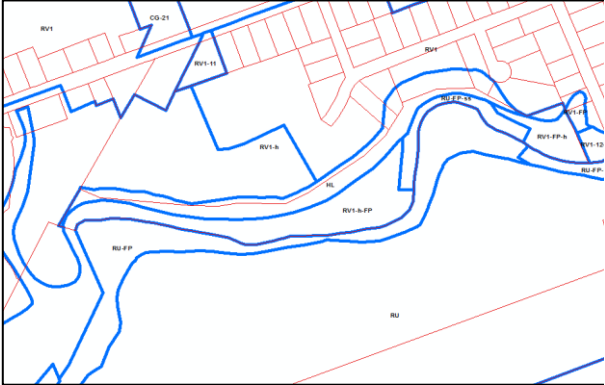


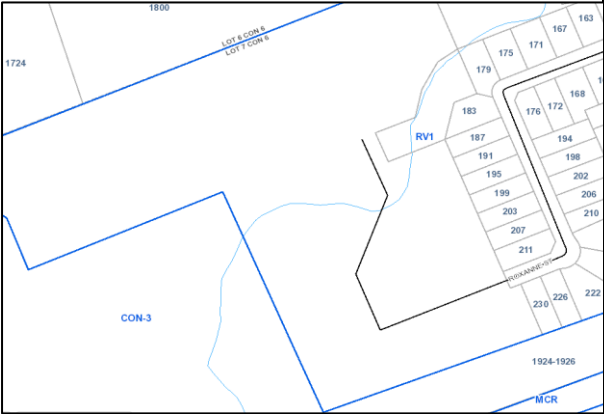
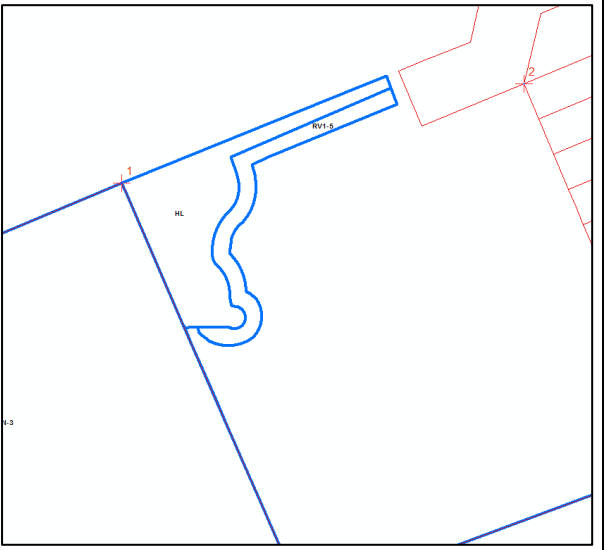
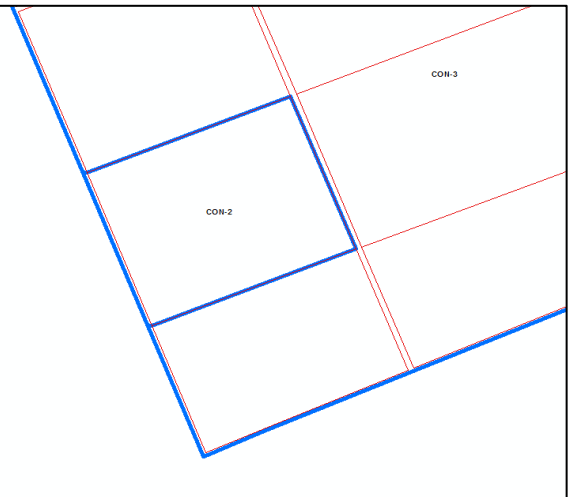
|   |                             |   |   |        |   |
|---|-----------------------------|---|---|--------|---|
|   | Agricultural Zones          | <p>row below the row "Minimum <i>lot frontage</i> on private services" to read as follows:</p> <table border="1" data-bbox="545 239 1107 348"> <tr> <td data-bbox="545 239 927 348">Minimum <i>lot frontage</i> on partial services (water)</td> <td data-bbox="927 239 1107 348">30.0 m</td> </tr> </table>                          | Minimum <i>lot frontage</i> on partial services (water)   | 30.0 m | <p>frontage on partial services. To be consistent throughout the Zoning By-law. Zone RV1 and RR does have a provision for a reduced lot frontage when on partial services. The lot frontage requirement is 38 metres and we recommend a reduction to 30 metres. We decided on the number 30 as it is approximately 100 feet in total. Also, the requirement for lot frontage for residential uses in the rural and ag zones in the City of Ottawa is 30 metres. It will also help to keep a bigger frontage for farm uses when severance is requested for a detached dwelling that is surplus to a farming operation.</p> |
| Minimum <i>lot frontage</i> on partial services (water) | 30.0 m                      |   |   |        |   |
| 43.   | Part 12, Agricultural Zones | Section 12.2 Restricted Agricultural (AR) Zone. Modify 12.2.1 Permitted Uses to add "On-farm diversified uses" and "Agriculture-related uses" to the list of permitted uses under the heading "Employment Uses".  | To add the use of on-farm diversified and agriculture-related use to the list of permitted uses. Same comment as Item 37. |        |   |
| 44.   | Part 12, Agricultural Zones | Section 12.2 Restricted Agricultural (AR) Zone. Modify 12.2.1 Permitted Uses to add the following after the use Agriculture(8): ", not including an intensive livestock operation".   | This subsection restricted the agricultural operations to 150 metre livestock unit. This provision will permit it.        |        |   |
| 45.   | Part 12, Agricultural Zones | Section 12.2 Restricted Agricultural (AR) Zone. Modify 12.2.1 Permitted Uses- Additional Regulations for Permitted Uses to remove the following from subsection (5) : « A hobby farm is not permitted on an Agricultural Exception Zone created for a residence surplus to a farming operation as a result of a farm consolidation. » | Hobby farms are now permitted on a residence surplus land as long as they respect the MDS requirement. Same as Item 38.   |        |   |
| 46.   | Part 13,                    | Section 13.1 Rural (RU) Zone. Modify  | To add the use of on-   |        |   |

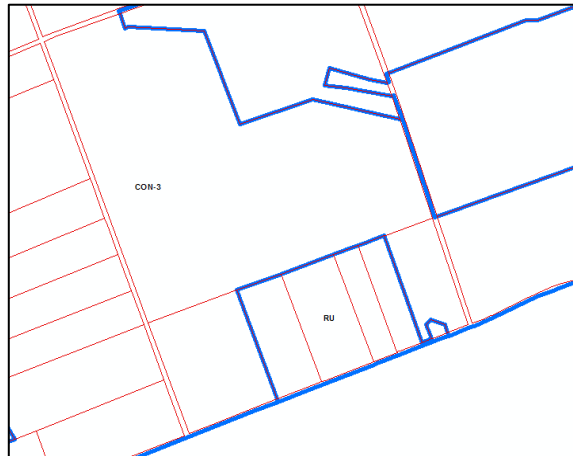
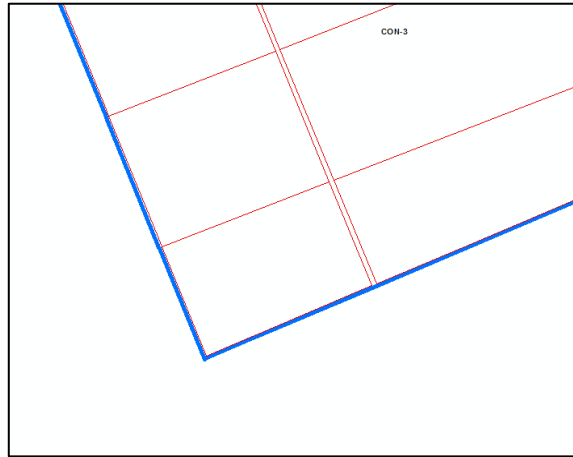
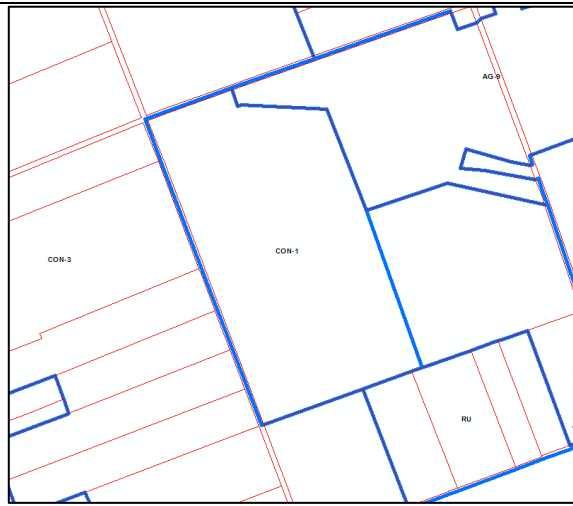
|   |                            |   |   |        |      |  |
|---|----------------------------|---|---|--------|------|--|
|   | Rural Zones                | 13.1.1 Permitted Uses to add "On-farm diversified uses" and "Agriculture-related uses" to the list of permitted uses under the heading "Employment Uses".   | farm diversified and agriculture-related use to the list of permitted uses. Same as item 37.  |        |      |  |
| 47.   | Part 13, Rural Zones       | Table 13.1.2 is amended by changing the row "Minimum lot frontage" to "Minimum <i>lot frontage</i> on private services".  | Same comment as Item 41.  |        |      |  |
| 48.   | Part 13, Rural Zones       | Table 13.1.2 is amended by adding a row below the row "Minimum <i>lot frontage</i> on private services" to read as follows:   | To have a smaller lot frontage on partial services. To be consistent with other zones. Same comment as item 42.   |        |      |  |
|   |                            | <table border="1"> <tr> <td>Minimum <i>lot frontage</i> on partial services (water)</td> <td>30.0 m</td> <td>n.a.</td> </tr> </table>   | Minimum <i>lot frontage</i> on partial services (water)   | 30.0 m | n.a. |  |
| Minimum <i>lot frontage</i> on partial services (water) | 30.0 m                     | n.a.  |   |        |      |  |
| 49.   | Part 16, Conservation Zone | Section 16.1.3 Special Exception. Delete (a) CON-1 and (b) CON-2.   | The Larose Forest will be incorporated under the CON-3 zone instead of 3 distinct zones. It will be easier to work with one zone for the entire Larose Forest than 3 zones. |        |      |  |
| 50.   | Part 16, Conservation Zone | Section 16.1.3 Special Exception. Modify subsection (c) to add "Tourist establishment", "Retail store", "Community Center" and "Accessory buildings and structures (including shipping containers)" to the list of permitted uses (additional). | To add uses under the CON-3 zones, which is the Larose Forest, to anticipate future needs.  |        |      |  |
|   |                            | <b>Mapping changes</b>  |   |        |      |  |
| 51.   | <b>1868 Labonte</b>        | Before :<br>  | Minor line adjustment. CL-4 shifted to reflect property lines   |        |      |  |

|   |  |   |  |
|---|--|---|--|
|   |  | <p>After :</p>    |  |
| <p>52. <b>Hunter's Hollow Wetland</b></p> |  | <p>Before:</p>  <p>After:</p>  | <p>Adjust zoning to reflect new wetland land use area.</p> |

|   |                                       |   |  |
|---|---------------------------------------|---|--|
| <p>53. <b>Hunter's Hollow Wetland</b></p> | <p><b>Hunter's Hollow Wetland</b></p> | <p>Before:</p>  <p>After:</p>  | <p>Adjust zoning to reflect new wetland land use area.</p> |
| <p>54. <b>Hunter's Hollow Wetland</b></p> | <p><b>Hunter's Hollow Wetland</b></p> | <p>Before :</p>   | <p>Adjust zoning to reflect new wetland land use area</p>  |

|  |  |   |  |
|--|--|---|--|
|  |  | <p>After:</p>   |  |
| <p>55. <b>Subdivision<br/>Bourgon-<br/>Lavigne</b></p> |  | <p>Before :</p>  <p>After :</p>  | <p>Added a hazard zone in order to reflect slope stability setback</p> |

|  |   |   |
|--|---|---|
| <p>56. <b>Subdivision CR Lands</b></p> | <p>Before:</p>  <p>After:</p>  | <p>Added a hazard zone in order to reflect the no touch zone.</p> |
| <p>57. <b>Larose Forest</b></p>        | <p>Before:</p>    | <p>Delete Con-1 and Con-2 and merge all in Con-3 zone.</p>        |



58. **1201  
Laurier  
Street**

Before:

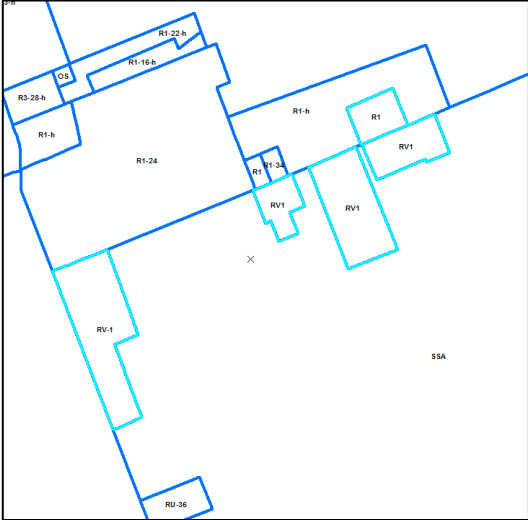
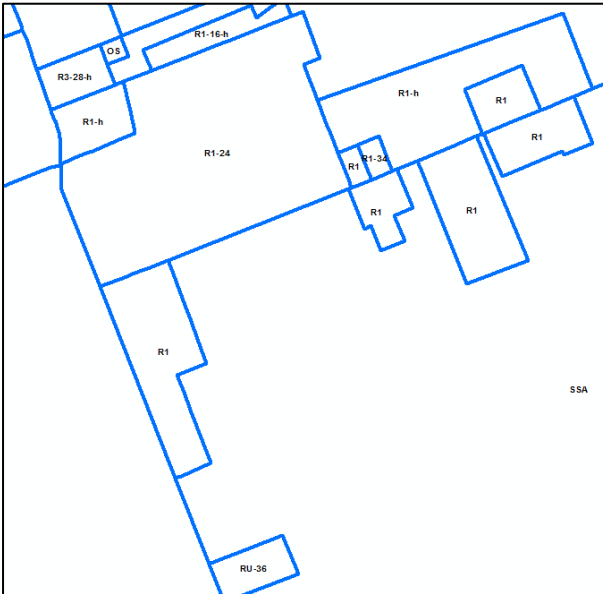
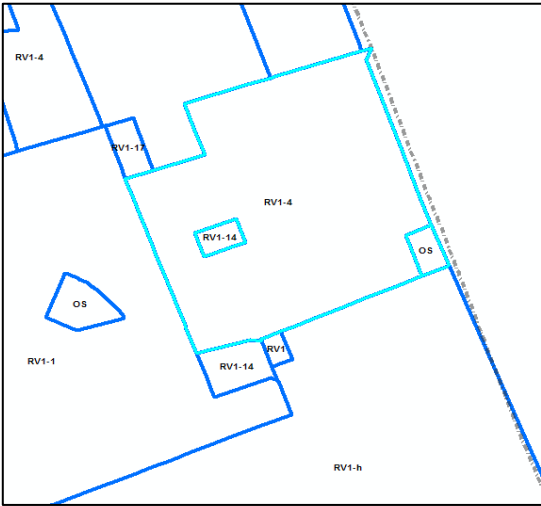


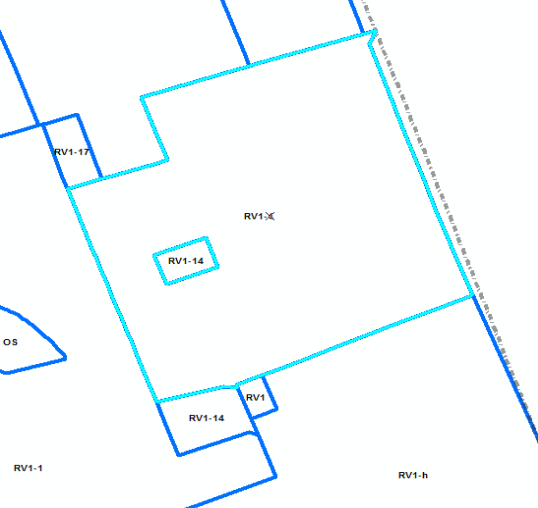
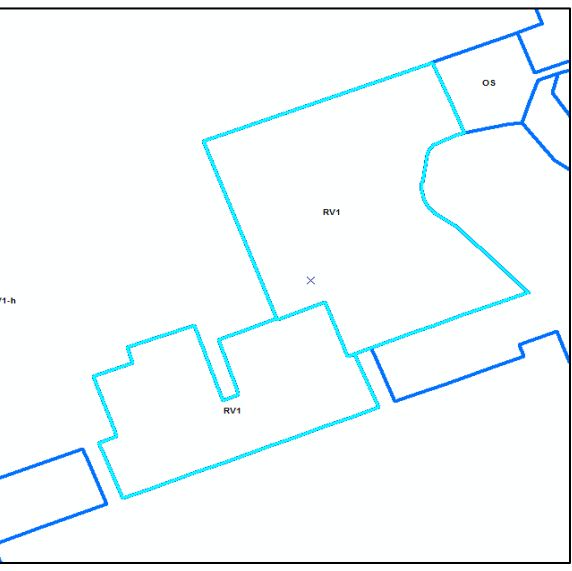
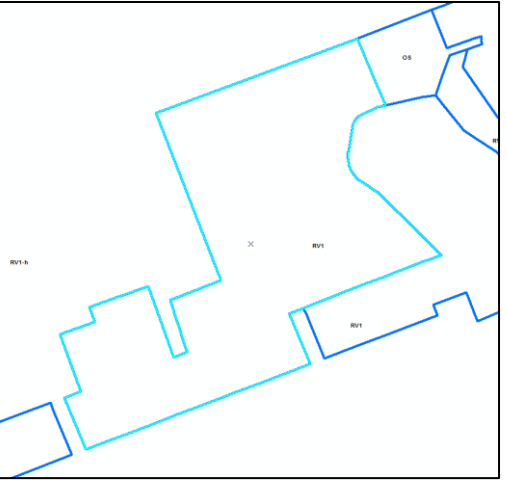
minor zoning line  
adjustment

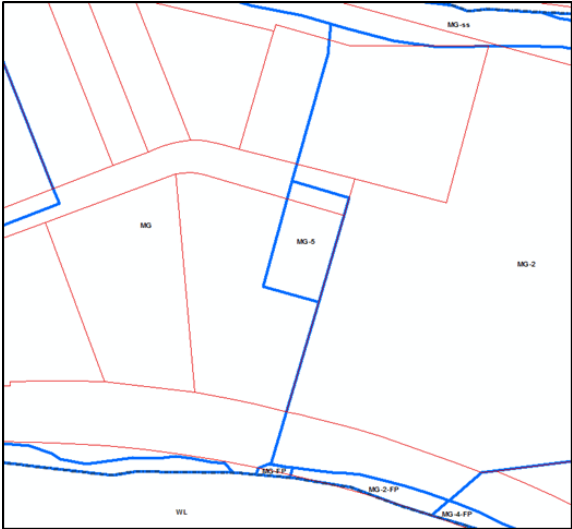
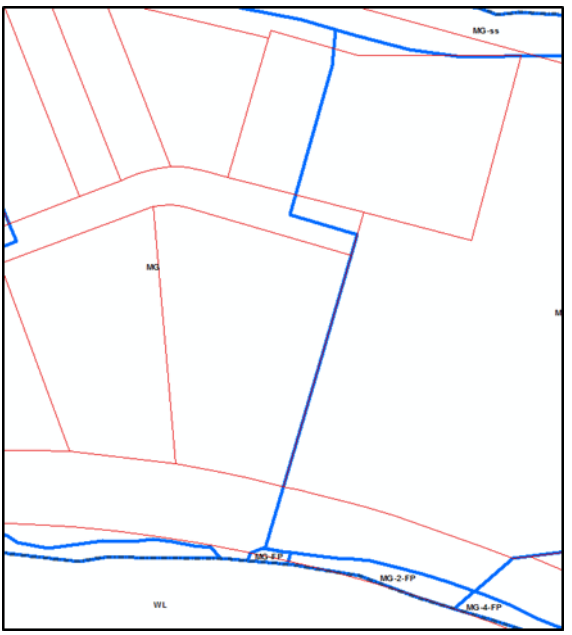
After:





|                                    |   |  |
|------------------------------------|---|--|
| <p>59. <b>David Street</b></p>     | <p>Before:</p>  <p>After:</p>  | <p>RV1 to R1 since the lands were added in the urban area.</p>                   |
| <p>60. <b>Claudette Street</b></p> | <p>Before:</p>    | <p>Merge OS to RV1-4<br/>The park that is for sale for residential purposes.</p> |

|                                  |  |   |                        |
|----------------------------------|--|---|------------------------|
|                                  |  | <p>After:</p>   |                        |
| <p>61. <b>Labonte Street</b></p> |  | <p>Before:</p>  <p>After:</p>  | <p>Merge RV1 Zones</p> |

|     |                           |   |            |
|-----|---------------------------|---|------------|
| 62. | <b>733<br/>Industriel</b> | <p>Before:</p>  <p>After:</p>  | MG-5 to MG |
|-----|---------------------------|---|------------|

6) **PUBLIC MEETING:**

The public meeting was scheduled for January 15<sup>th</sup>, 2020 where comments from the public were obtained. There were no comments from the public at the meeting. We did receive one letter of objection that is included in attachment to this report as well as comments from some agencies.

There were comments from some members of Council during the meeting.

There was a comment in regards to the Shipping container and the maximum allowable height of a fence. The standard height of a shipping

container is 2.60 metres, while the fence by-law permits a fence of 3 metres in height for non-residential.

There was also concern about the setback from a residential use to a Cannabis production facility. We have created a table, in attachment to this report, which lists a few municipalities with their restrictions. We also found that the majority of adjacent municipalities did not have any provisions yet for this type of facility. We noticed that the City of Ottawa has a setback of 300 metres. The Department does not have any concerns in changing the setback from 150 metres to 300 metres. See Sections 15 and 22 above.

The Owner of 733 Industrial communicated with me on Wednesday Jan 22 and requested that the zoning be kept for a daycare. The by-law reflects this.

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

N/A

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

N/A

9) **LEGAL IMPLICATIONS :**

N/A

10) **RISK MANAGEMENT :**

N/A

11) **STRATEGIC IMPLICATIONS :**

N/A

12) **SUPPORTING DOCUMENTS:**

Draft By-law 2020-05

New Zoning Schedules

Comments received

Table with Cannabis provisions from other municipalities

**ZONING BY-LAW NO. 2020-05**

Amending Zoning By-Law No. 2016-10

The Corporation of the City of Clarence-Rockland

prepared by

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

**THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND****BY-LAW NO. 2020-05****BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2016-10;**

**WHEREAS** Zoning By-Law no. 2016-10 regulates the use of land, and the use and erection of buildings and structures in the City of Clarence-Rockland; and

**WHEREAS** the Council of the Corporation of the City of Clarence-Rockland considers appropriate to amend Zoning By-Law No. 2016-10, as described;

**NOW THEREFORE**, the Council of the Corporation of the City of Clarence-Rockland enacts as follows:

**Section 1:** Part 1 Administration: Section 1.8.2 (c), change the words "landscaped open spaces" to "*landscaping*".

**Section 2:** Part 3 Definitions: To modify the definition of "Agriculture" to remove the words "(includes value-added facilities, agri-tourism uses, agriculture-related uses, and on-farm diversified uses)" from the heading in the left column.

**Section 3:** Part 3 Definitions: To modify the definition of "Agriculture" to remove subsections (g) and (h) and replace with the following: "(g) Cannabis cultivation under a standard cultivation, micro-cultivation or nursery license from Health Canada, including all related activities such as soil preparation, soil conditioning, planting, spraying, harvesting and drying."

**Section 4:** Part 3 Definitions: To modify the definition of "Agriculture" to remove the words "but does not include a *medical marijuana production facility*." at the end of the definition.

**Section 5:** Part 3 Definitions: To add, after the definition of "Agriculture", the following definition:

"Agriculture-related uses: means farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity and may include a *retail store, outdoor farmer's market, food production, heavy equipment and vehicle sales, rental and servicing* limited to farm equipment, or a *cannabis production facility*."

**Section 6:** Part 3 Definitions: The definition "Ecotourism Facility" to be deleted and replaced with the following :

"means a building, structure or premises where facilities are provided for the preservation of natural resources or the natural environment in association with education, business promotion, community event, development and/or tourism. This definition may include an educational and/or research facility, community centre, ecology centre, entrepreneurship centre, tourist establishment or similar use operated for gain or profit. Accessory uses include but are not limited to an eating establishment, retail store, office, and workshop."

**Section 7:** Part 3 Definitions: Delete the definition for a "Hotel".

**Section 8:** Part 3 Definitions: To modify the definition of "Landscape Buffer" to read as follows: "means an area which shall include a planting screen, fence, wall, or landscaped earth berm, or a combination of these features, and may include grass, ornamental shrubs, flowering shrubs, flower beds, and trees, and may be traversed by walkways."

**Section 9:** Part 3 Definitions: To modify the definition of "Landscaping" to read as follows: "means an outdoor area on a lot comprised of living trees, plants, permeable surfaces, fences and walls, or any combination thereof, without access by motor vehicles (except emergency access by vehicles such as fire trucks or ambulances), and may include a landscape buffer."

**Section 10:** Part 3 Definitions: to add after the definition of "Shoreline Activity Area", the following definition:

"Short-term rental: means all or part of a dwelling unit used to provide sleeping accommodation for any rental period that is less than 28 consecutive days in exchange for payment, which includes existing bed and breakfasts."

**Section 11:** Part 3 Definitions: To add, after the definition of "Temporary tent or Stage", the following definition:

"Tourist Establishment: means premises or buildings to be used for the purpose of sleeping accommodation on a temporary basis by tourists or vacationers, including a hotel, motel, lodge, and rental cottage, yurt or cabin where more than 3 such rental units occupy the same property, including accessory uses such as dining, meeting and beverage rooms and similar uses"

**Section 12:** Part 4 General Provisions. Section 4.1 Accessory Uses, Buildings and Structures. Section 4.1 e) is deleted and replaced with the following:

e) In a Residential Zone or on a lot in another zone used primarily for residential purposes, the following provisions will apply for buildings and structures which are accessory to the residential use:

- i. *accessory buildings or structures, including residential wind turbines, shall not be located within any minimum front yard, except as specifically permitted in this By-law;*
- ii. *accessory buildings or structures of more than 10 m<sup>2</sup> other than accessory residential wind turbines, shall not be located closer than 1.2 meter to any interior side lot line, exterior side lot line, rear lot line or main building, shall not exceed 3.8 meters in height in urban residential zones, 5.0 meters in community residential zones and shall not exceed 6.0 meters in height in rural and agricultural zones;*
- iii. *Notwithstanding 4.e)ii) above, detached garages and carports with direct vehicular access from that street, shall not be located within any minimum exterior side yard, except as specifically permitted in this By-law;*
- iv. *accessory residential wind turbines shall not exceed 15.0 metres in height, exclusive of the blades, and shall not be located closer to any interior side lot line, rear lot line or exterior side lot line than a distance equal to the height of the structure;*
- v. *accessory buildings or structures shall not occupy more than 8% of the total lot area, excluding hobby farms, swimming pools, temporary shelters ("tempo"), and uncovered platforms (decks) nor shall it exceed the lot coverage of the dwelling on the lot whichever is the lesser. Such accessory buildings or structures shall be included as part of the total lot coverage permitted in the zone requirements;*
- vi. *Notwithstanding 4.1 e) v. in a Rural Zone, Agricultural Zone, Restricted Agricultural Zone, or Conservation Zone, accessory buildings or structures can exceed the lot coverage of the dwelling on the lot;*
- vii. *an accessory private garage which gets its access from a lane shall be setback 1.0 metre from the lot line abutting that lane;*
- viii. *temporary structures (Tempo Garages) may be permitted pursuant to By-Law No. 2009-138, as amended.*

**Section 13:** Part 4 General Provisions. Section 4.1 Accessory Uses, Buildings and Structures. Section 4.1 h) is amended by adding the following at the end: ",except as otherwise indicated under Section 4.45.1".



**Section 14:** Part 4 General Provisions. Section 4.4 Amenity Area. Modify Section 4.4 (d) to change the words "landscaped buffer" to "landscape buffer".

**Section 15:** Part 4 General Provisions. Section 4.8 Cannabis Production Facility. Modify subsection 4.8 (a) iv. to read as follows: "Must be setback a minimum of 150 metres from a dwelling in General Agricultural, Restricted Agricultural, and Rural zones and must be setback a minimum of 150 metres from a lot line abutting a lot zoned or used for residential purposes, daycare, community centre, school, religious institution, public park or playground in any other zone."

**Section 16:** Part 4 General Provisions. Section 4.17 Hazardous Land. Modify Section 4.17.1 by replacing the words "the 1:100 year flood" in the last sentence of the first paragraph to "the flood protection".

**Section 17:** Part 4 General Provisions. Section 4.17 Hazardous Land. Modify Section 4.17.1 d) to add the following after the first paragraph: "A second unit or a short-term rental is not permitted under a Hazardous land."

**Section 18:** Part 4 General Provisions. Section 4.24 Legal Non-Complying / Legal Non-Conformity. Delete Section 4.24.1 a) ii.

**Section 19:** Part 4 General Provisions. Section 4.33 Outside Storage. Modify Section 4.33 (a) by replacing iv. and v. with the following: "iv. A *landscape buffer* with a minimum width of 3.0 metres shall be maintained around all outside storage areas and shall include an opaque screen with a minimum height of 1.8m."

**Section 20:** Part 4 General Provisions. Section 4.36 Permitted Projections into Required Yards. Modify Table 4.36 (5)(b)i) to add item 3 as follows: "in the case of separation distance between buildings on the same lot: no closer than 1 meter to the other building."

**Section 21:** Part 4 General Provisions. Section 4.36 Permitted Projections into Required Yards. Modify Table 4.36 (8) as follows: "0.6 m, but not closer to a lot line than 0.3 m, and may not project into a required front yard."

**Section 22:** Part 4 :General Provisions. Section 4.42 Separation Distances. Remove the last three bullet points and replace with the following :

- Within 20 metres of the lot line of a lot used for a Class I industrial use
- Within 70 metres of the lot line of a lot used for a Class II industrial use
- Within 300 metres of the lot line of a lot used for a Class III industrial use
- Within 150 metres of a *cannabis production facility*

**Section 23:**Part 4. General Provisions. Section 4.45 Shipping Containers. Section 4.45 is deleted and replaced with the following:

**4.45 Shipping Containers**

**4.45.1 Shipping Containers in Residential Zones or on a lot used for residential purposes**

The parking or storing of a shipping container in a Residential Zone or on a lot used for residential purposes is only permitted in accordance with the following provisions:

- a) Shipping containers shall not be permitted except on a temporary basis for moving purposes for a period not to exceed 14 days, in which case the shipping container shall be located on the driveway, at least 2 metres from the edge of asphalt.
- b) Notwithstanding subsection a) above, a shipping container used for temporary storage because of construction, renovation or damage mitigation, shall only be permitted for a period not to exceed 6 months and shall be removed from the lot upon the completion of construction, renovation and damage mitigation.
- c) A shipping container shall not exceed a maximum height of 3 metres and a maximum length of 6 metres.
- d) A shipping container permitted under subsection a, b and c above shall not be used for human habitation.

**4.45.2 Shipping Containers in all other Zones not used for residential purposes**

The parking or storing of a shipping container in all other Zones not used for residential purpose is only permitted in accordance with the following provisions:

- a) Shipping containers shall not be located within a front yard;
- b) Shipping containers shall be located at a minimum distance of 6 metres from any exterior side lot line and at a minimum distance of 1.2 metres from any interior side and rear lot line;
- c) Notwithstanding subsection b), shipping containers shall not be permitted within 5 metres of a lot containing a residential use or zoned for residential purposes.
- d) The maximum lot coverage shall be equal to or less than 5% or limited to a maximum of 4 shipping containers, whichever is less;
- e) The issuance of a building permit is required as per the Building Code Act.
- f) The stacking of shipping containers is prohibited;
- g) Shipping containers shall not be permitted in a required parking area.

h) Shipping containers shall be screened by a landscape buffer from the street frontage and buildings on abutting lots.”

**Section 24:** Part 4 General Provisions. Add new section 4.55 Agriculture-Related Uses and On-farm Diversified Uses:

*“4.55 Agriculture-Related Uses and On-farm Diversified Uses*

Where there is doubt as to the compatibility of a proposed on-farm diversified use or agriculture-related use, or where there is doubt as to if a proposed use fits the definition and criteria of an on-farm diversified use or an agriculture-related use, application may be made to the Committee of Adjustment to determine whether or not the proposed use is appropriate. In such cases, the Committee of Adjustment shall consider how the proposed use meets the criteria contained in the *Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas*.

*4.55.1 On-farm diversified uses*

- (a) All on-farm diversified uses shall be considered accessory uses to a primary agricultural use. On-farm diversified uses must be compatible with, and shall not hinder, surrounding agricultural operations.
- (b) The following uses shall be considered on-farm diversified uses when located in an agricultural zone:
  - i. uses of a farm-tourism nature that are secondary to and subordinate to the agricultural use such as seasonal or occasional festivals or events, recreational activities, or educational displays
  - ii. food production that uses inputs from local farms, including vineyards and micro-breweries
  - iii. eating establishment “Country Style Dining” for transient guests and where the primary attraction consist in serving meals which are prepared with homegrown produce and livestock for gastronomic purposes.
  - iv. *Home-based businesses and home industries*
  - v. *Home-based private home day care*
  - vi. *Bed and breakfast*
  - vii. *Outdoor farmer’s market*
  - viii. *Boarding kennel*
  - ix. *Retail store or food store* selling value-added products from local farms
  - x. *Veterinary clinic* limited to providing services to livestock and horses.
- (c) The cumulative total area occupied by all *on-farm diversified uses* on a lot producing a harvestable crop may not exceed 2% of the total area of the lot on which they are located, to a maximum of one hectare or 10,000m<sup>2</sup>. This includes all area of new buildings or structures, including setbacks, outside storage, landscaped areas, berms, well and septic systems, laneways, parking, etc. that may be associated with the on-farm diversified use(s). In addition, the buildings must not occupy more than 30 per cent of the 2% lot coverage cap. Where the use is located within an existing

building the area of the use is reduced by 50% (i.e. converted barn, within a dwelling); this reduction does not apply to parking or outside storage areas.

- (d) Despite subsection (c) above, uses that are intermittent, such as special events, may occupy a larger area, provided they are located on lands that are also used for the production of a harvestable crop.

#### 4.55.2 Agriculture-Related Uses

- (a) Uses that fit the definition of *Agriculture-related uses* and that are located in an agricultural zone shall not be considered *on-farm diversified uses* regardless of whether they are located on the same lot as a farm or on a separate lot.
- (b) Agricultural related commercial or agricultural related industrial uses that have a large number of employees or attract a large number of customers may not be compatible in the prime agricultural area. *Agriculture-related uses* and *on-farm diversified uses* should:
- Have little to no impact on surrounding agricultural operations;
  - Ensure appropriate rural services and infrastructure are available;
  - Maintain the agricultural/rural character of an area or region;
  - Meet all applicable environmental standards; and,
  - Ensure cumulative impacts of multiple uses in prime agricultural areas are limited and do not undermine the overall agricultural nature of the area. "

**Section 25:** Part 5 Parking, Stacking, Loading and Landscaping Provisions. Modify Table 5.3.1 to add the word "required" after "Total Number of Parking Spaces" in the left title box.

**Section 26:** Part 5 Parking, Stacking, Loading and Landscaping Provisions. Modify section 5.5.1 (b) to read as follows: "b) Despite subsection a) above, the minimum setback for any point of a *drive-through facility* may be reduced to 3.0 metres if a *landscape buffer* in accordance with section 5.9 is provided."

**Section 27:** Part 5 Parking, Stacking, Loading and Landscaping Provisions. Modify section 5.8 to remove the following from the first paragraph: "in any Residential or Village Mixed Use Zone".

**Section 28:** Part 5 Parking, Stacking, Loading and Landscaping Provisions. Modify section 5.9 to read as follows:

#### "5.9 Landscaping and Landscape Buffer

a) In any zone, any portion of any *yard* which is not used for any other permitted use shall be devoted to *landscaping*.

b) Any land used as *landscaping* may form part of any required *landscaping* and any required *yard*, and shall be included in the

calculations of the *lot area*, *yard area* and *yard setback* requirements as set forth in this By-law.

c) An *aisle*, *driveway*, *lane*, pathways or walkway may cross a required area of *landscaping*, but that area shall not count towards the calculation of required *landscape coverage*.

d) *Landscaping* provided on the roof of a building shall be included in the calculation of required *landscape coverage* on the *lot*.

e) A *landscape buffer* required by this By-law shall be used for the erection of a fence at least 1.5 metres in height or the planting of a continuous row of natural evergreens or natural shrubs, not less than 1.00 metres in height at planting and maintained at a minimum height of 1.52 metres at maturity, immediately adjacent to the lot line or portion thereof along which such *landscape buffer* is required by this By-law; the remainder of the *landscape buffer* shall be landscaped and planted with grass, ornamental shrubs, flowering shrubs, flower beds, trees or a combination thereof.

f) Required *landscaping* and *landscape buffer* shall be located on the same *lot* for which it is required.

g) Where a conflict exists between two different landscaping requirements in this By-law, the provision requiring the greater amount of landscaping shall apply."

**Section 29:** Part 5 Parking, Stacking, Loading and Landscaping Provisions. Modify section 5.9.1 to read as follows:

"5.9.1 Required Widths of Landscaping

a) Where, in a yard in any zone, a parking area providing more than 4 parking spaces is closer than 3.0 metres from a lot used for *detached dwelling*, *semi-detached dwelling*, *duplex dwelling*, *linked dwelling*, *seasonal dwelling*, *three unit dwelling*, *townhouse dwelling*, and *back-to-back townhouse dwelling* or any R1, R1S, R2, RV1 or RV2 zone, then a *landscape buffer* of at least 1.5 metres in width shall be maintained.

b) An area of *landscaping* of at least 1.0 metre shall be maintained between any *aisle*, *driveway*, or *lane* and any *side lot line* or *rear lot line*.

c) The minimum width of *landscaping* between two surface *parking areas* is not required where there is a shared driveway / parking agreement in place.

d) In addition to the *landscape buffer*, in all zones except an industrial zone, a minimum of 15% of the area of any surface parking area, whether a principal or an *accessory use*, must be provided and shall be comprised of one or both the following:

i. A landscape buffer must be provided between the perimeter of a surface parking area and a *lot* line in accordance with section 5.9.1 (a), (b), and (c).

ii. interior landscaping may be provided including various landscaped islands, landscaped medians, pedestrian pathways or public plazas to meet the minimum 15% requirement.

e) A *landscape buffer* with a minimum width of 3.0 metres shall be maintained around all *outside storage* areas and shall include an opaque screen with a minimum height of 1.8m.

f) A *landscape buffer* with a minimum width of 3.0 metres shall be maintained along the lot line of a lot used for any industrial use.”

**Section 30:** Part 5 Parking, Stacking, Loading and Landscaping Provisions. Modify section 5.9.2 to remove the words “contained within a parking area” from the first line.

**Section 31:** Replace the word “Hotel” for “Tourist Establishment” throughout the document when referring to a permitted hospitality use.

**Section 32:** To add the use “Short-term rental” as an accessory residential use in the following zones:

- Urban Residential First Density – General (R1) Zone
- Urban Residential First Density – Special (R1S) Zone
- Urban Residential Second Density (R2) Zone
- Urban Residential Third Density (R3) Zone
- Village Residential First Density (RV1) Zone
- Village Residential Second Density (RV2) Zone
- Village Mixed-Use (VM) Zone
- Rural Residential (RR) Zone
- Country Lot Residential (RCL) Zone
- General Agricultural (AG) Zone
- Restricted Agricultural (AR) Zone
- Rural (RU) Zone

**Section 33:** Part 6 Residential Zones. Section 6.4 Urban Residential Third Density (R3) Zone. Modify Section 6.4.3(rr) to read as follows:

“(rr) R3-44, 2500 Albert Street

Notwithstanding the provisions of this By-law to the contrary, the lands zoned R3-44 shall be deemed to be one lot regardless of ownership.”

**Section 34:** Part 6 Residential Zones. Section 6.5 Village Residential First Density (RV1) Zone. Modify Section 6.5.3 (e) to read as follows:

“(e) RV1-5 Lots 22, 23, 24, 25 and 26 of Plan 50M-342

Notwithstanding the provisions of this By-law to the contrary, the lands zoned RV1-5 shall be used in accordance with the following provision(s):  
(i) No building or structures is allowed within this zone”

**Section 35:** Part 10 Industrial Zones. Section 10.1 General Industrial (MG) Zone. Modify Section 10.1.1 Permitted Uses to remove the use “Day care, accessory (1)” from the Institutional and Community Uses.

**Section 36:** Part 12 Agricultural Zones. Section 12.1 General Agricultural (AG) Zone. Modify 12.1.1 Permitted Uses to add “On-farm diversified uses” and “Agriculture-related uses” to the list of permitted uses under the heading “Employment Uses”.

**Section 37:** Part 12 Agricultural Zones. Section 12.1 General Agricultural (AG) Zone. Modify 12.1.1 Permitted Uses- Additional Regulations for Permitted Uses to remove the following from subsection (5) : “A hobby farm is not permitted on an Agricultural Exception Zone created for a residence surplus to a farming operation as a result of a farm consolidation.”

**Section 38:** Part 12 Agricultural Zones. Section 12.1 General Agricultural (AG) Zone. Modify 12.1.1 Permitted Uses – Additional Regulations for Permitted Uses to remove subsection (8).

**Section 39:** Part 12 Agricultural Zones. Section 12.1 General Agricultural (AG) Zone. Modify 12.1.1 Permitted Uses – Additional Regulations for Permitted Uses to remove subsection (9)d.

**Section 40:** Part 12 Agricultural Zones. Table 12.1.2b is amended by changing the row “Minimum lot frontage” to “Minimum *lot frontage* on private services”.

**Section 41:** Part 12 Agricultural Zones. Table 12.1.2b is amended by adding a row below the row “Minimum *lot frontage* on private services” to read as follows:

|   |        |
|---|--------|
| Minimum <i>lot frontage</i> on partial services (water) | 30.0 m |
|---|--------|

**Section 42:** Part 12 Agricultural Zones. Section 12.2 Restricted Agricultural (AR) Zone. Modify 12.2.1 Permitted Uses to add “On-farm diversified uses” and “Agriculture-related uses” to the list of permitted uses under the heading “Employment Uses”.

**Section 43:** Part 12 Agricultural Zones. Section 12.2 Restricted Agricultural (AR) Zone. Modify 12.2.1 Permitted Uses to add the following after the use Agriculture(8): “, not including an intensive livestock operation”.

**Section 44:** Part 12 Agricultural Zones. Section 12.2 Restricted Agricultural (AR) Zone. Modify 12.2.1 Permitted Uses- Additional Regulations for Permitted Uses to remove the following from subsection (5) : « A hobby farm is not permitted on an Agricultural Exception Zone created for a residence surplus to a farming operation as a result of a farm consolidation. »

**Section 45:** Part 13 Rural Zones. Section 13.1 Rural (RU) Zone. Modify 13.1.1 Permitted Uses to add “On-farm diversified uses” and “Agriculture-related uses” to the list of permitted uses under the heading “Employment Uses”.

**Section 46:** Part 13 Rural Zones. Table 13.1.2 is amended by changing the row “Minimum lot frontage” to “Minimum *lot frontage* on private services”.

**Section 47:** Part 13 Rural Zones. Table 13.1.2 is amended by adding a row below the row “Minimum *lot frontage* on private services” to read as follows:

|   |        |      |      |
|---|--------|------|------|
| Minimum <i>lot frontage</i> on partial services (water) | 30.0 m | n.a. | n.a. |
|---|--------|------|------|

**Section 48 :**Part 16 Conservation Zone. Section 16.1.3 Special Exception. Delete (a) CON-1 and (b) CON-2.

**Section 49:** Part 16 Conservation. Section 16.1.3 Special Exception. Modify subsection (c) to add “Tourist establishment”, “Retail store”, “Community Center” and “Accessory buildings and structures (including shipping containers)” to the list of permitted uses (additional).

**Section 50:** Repeal and replace the following Zoning Maps: Zoning Map A, Zoning Map B, Zoning Map C and Zoning Map E.

**Section 51:**Subject to the giving of notice of passing of this by-law, in accordance with Section 34(18) of the *Planning Act*, R.S.O. 1990 as amended, this by-law shall come into force on the date of passing by the Council of the Corporation of the City of Clarence-Rockland where no notice of appeal or objection is received, pursuant to Section 34(21) of the *Planning Act*, R.S.O. 1990 as amended.



**DATED AND PASSED IN OPEN COUNCIL, THIS 3<sup>rd</sup> DAY OF FEBRUARY 2020.**

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**Guy Desjardins, Mayor**

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**Monique Ouellet, Clerk**

## **EXPLANATORY NOTE**

### **Purpose and Effect of By-Law**

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

The Department brought forward two reports recommending corrections to the Zoning By-law, 2016-10, which were mostly technical in nature under By-law 2017-53 and 2019-02. The purpose of the current by-law is to correct certain technical problems in the application or enforcement of the Zoning By-law as well as identify certain areas that require minor revisions since the last update.

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

**ANNEXE « A » / SCHEDULE "A"**

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



**ZONING BY-LAW NO. 2020-**

Amending Zoning By-Law No. 2016-10

The Corporation of the City of Clarence-Rockland

prepared by

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

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

**BY-LAW NO. 2020-**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NO. 2016-10;**

**WHEREAS** Zoning By-Law no. 2016-10 regulates the use of land, and the use and erection of buildings and structures in the City of Clarence-Rockland; and

**WHEREAS** the Council of the Corporation of the City of Clarence-Rockland considers appropriate to amend Zoning By-Law No. 2016-10, as described;

**NOW THEREFORE**, the Council of the Corporation of the City of Clarence-Rockland enacts as follows:

**Section 1:** Part 1 Administration: Section 1.8.2 (c), change the words "landscaped open spaces" to "*landscaping*".

**Section 2:** Part 3 Definitions: To modify the definition of "Agriculture" to remove the words "(includes value-added facilities, agri-tourism uses, agriculture-related uses, and on-farm diversified uses)" from the heading in the left column.

**Section 3:** Part 3 Definitions: To modify the definition of "Agriculture" to remove subsections (g) and (h) and replace with the following: "(g) Cannabis cultivation under a standard cultivation, micro-cultivation or nursery license from Health Canada, including all related activities such as soil preparation, soil conditioning, planting, spraying, harvesting and drying."

**Section 4:** Part 3 Definitions: To modify the definition of "Agriculture" to remove the words "but does not include a *medical marihuana production facility*." at the end of the definition.

**Section 5:** Part 3 Definitions: To add, after the definition of "Agriculture", the following definition:

"Agriculture-related uses: means farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity and may include a *retail store, outdoor farmer's market, food production, heavy equipment and vehicle sales, rental and servicing* limited to farm equipment, or a *cannabis production facility*."

**Section 6:** Part 3 Definitions: The definition "Ecotourism Facility" to be deleted and replaced with the following :

"means a building, structure or premises where facilities are provided for the preservation of natural resources or the natural environment in association with education, business promotion, community event, development and/or tourism. This definition may include an educational and/or research facility, community centre, ecology centre, entrepreneurship centre, tourist establishment or similar use operated for gain or profit. Accessory uses include but are not limited to an eating establishment, retail store, office, and workshop."

**Section 7:** Part 3 Definitions: Delete the definition for a "Hotel".

**Section 8:** Part 3 Definitions: To modify the definition of "Landscape Buffer" to read as follows: "means an area which shall include a planting screen, fence, wall, or landscaped earth berm, or a combination of these features, and may include grass, ornamental shrubs, flowering shrubs, flower beds, and trees, and may be traversed by walkways."

**Section 9:** Part 3 Definitions: To modify the definition of "Landscaping" to read as follows: "means an outdoor area on a lot comprised of living trees, plants, permeable surfaces, fences and walls, or any combination thereof, without access by motor vehicles (except emergency access by vehicles such as fire trucks or ambulances), and may include a landscape buffer."

**Section 10:** Part 3 Definitions: to add after the definition of "Shoreline Activity Area", the following definition:

"Short-term rental: means all or part of a dwelling unit used to provide sleeping accommodation for any rental period that is less than 28 consecutive days in exchange for payment, which includes existing bed and breakfasts."

**Section 11:** Part 3 Definitions: To add, after the definition of "Temporary tent or Stage", the following definition:

"Tourist Establishment: means premises or buildings to be used for the purpose of sleeping accommodation on a temporary basis by tourists or vacationers, including a hotel, motel, lodge, and rental cottage, yurt or cabin where more than 3 such rental units occupy the same property, including accessory uses such as dining, meeting and beverage rooms and similar uses"

**Section 12:** Part 4 General Provisions. Section 4.1 Accessory Uses, Buildings and Structures. Section 4.1 e) is deleted and replaced with the following:

e) In a Residential Zone or on a lot in another zone used primarily for residential purposes, the following provisions will apply for buildings and structures which are accessory to the residential use:

- i. *accessory buildings or structures, including residential wind turbines, shall not be located within any minimum front yard, except as specifically permitted in this By-law;*
- ii. *accessory buildings or structures of more than 10 m<sup>2</sup> other than accessory residential wind turbines, shall not be located closer than 1.2 meter to any interior side lot line, exterior side lot line, rear lot line or main building, shall not exceed 3.8 meters in height in urban residential zones, 5.0 meters in community residential zones and shall not exceed 6.0 meters in height in rural and agricultural zones;*
- iii. *Notwithstanding 4.e)ii) above, detached garages and carports with direct vehicular access from that street, shall not be located within any minimum exterior side yard, except as specifically permitted in this By-law;*
- iv. *accessory residential wind turbines shall not exceed 15.0 metres in height, exclusive of the blades, and shall not be located closer to any interior side lot line, rear lot line or exterior side lot line than a distance equal to the height of the structure;*
- v. *accessory buildings or structures shall not occupy more than 8% of the total lot area, excluding hobby farms, swimming pools, temporary shelters ("tempo"), and uncovered platforms (decks) nor shall it exceed the lot coverage of the dwelling on the lot whichever is the lesser. Such accessory buildings or structures shall be included as part of the total lot coverage permitted in the zone requirements;*
- vi. *Notwithstanding 4.1 e) v. in a Rural Zone, Agricultural Zone, Restricted Agricultural Zone, or Conservation Zone, accessory buildings or structures can exceed the lot coverage of the dwelling on the lot;*
- vii. *an accessory private garage which gets its access from a lane shall be setback 1.0 metre from the lot line abutting that lane;*
- viii. *temporary structures (Tempo Garages) may be permitted pursuant to By-Law No. 2009-138, as amended.*

**Section 13:** Part 4 General Provisions. Section 4.1 Accessory Uses, Buildings and Structures. Section 4.1 h) is amended by adding the following at the end: ",except as otherwise indicated under Section 4.45.1".



**Section 14:** Part 4 General Provisions. Section 4.4 Amenity Area. Modify Section 4.4 (d) to change the words "landscaped buffer" to "landscape buffer".

**Section 15:** Part 4 General Provisions. Section 4.8 Cannabis Production Facility. Modify subsection 4.8 (a) iv. to read as follows: "Must be setback a minimum of 300 metres from a dwelling in General Agricultural, Restricted Agricultural, and Rural zones and must be setback a minimum of 300 metres from a lot line abutting a lot zoned or used for residential purposes, daycare, community centre, school, religious institution, public park or playground in any other zone."

**Section 16:** Part 4 General Provisions. Section 4.17 Hazardous Land. Modify Section 4.17.1 by replacing the words "the 1:100 year flood" in the last sentence of the first paragraph to "the flood protection".

**Section 17:** Part 4 General Provisions. Section 4.17 Hazardous Land. Modify Section 4.17.1 d) to add the following after the first paragraph: "A second unit or a short-term rental is not permitted under a Hazardous land."

**Section 18:** Part 4 General Provisions. Section 4.24 Legal Non-Complying / Legal Non-Conformity. Delete Section 4.24.1 a) ii.

**Section 19:** Part 4 General Provisions. Section 4.33 Outside Storage. Modify Section 4.33 (a) by replacing iv. and v. with the following: "iv. A *landscape buffer* with a minimum width of 3.0 metres shall be maintained around all outside storage areas and shall include an opaque screen with a minimum height of 1.8m."

**Section 20:** Part 4 General Provisions. Section 4.36 Permitted Projections into Required Yards. Modify Table 4.36 (5)(b)i) to add item 3 as follows: "in the case of separation distance between buildings on the same lot: no closer than 1 meter to the other building."

**Section 21:** Part 4 General Provisions. Section 4.36 Permitted Projections into Required Yards. Modify Table 4.36 (8) as follows: "0.6 m, but not closer to a lot line than 0.3 m, and may not project into a required front yard."

**Section 22:** Part 4 :General Provisions. Section 4.42 Separation Distances. Remove the last three bullet points and replace with the following :

- Within 20 metres of the lot line of a lot used for a Class I industrial use
- Within 70 metres of the lot line of a lot used for a Class II industrial use
- Within 300 metres of the lot line of a lot used for a Class III industrial use
- Within 300 metres of a *cannabis production facility*

**Section 23:**Part 4. General Provisions. Section 4.45 Shipping Containers. Section 4.45 is deleted and replaced with the following:

**4.45 Shipping Containers**

**4.45.1 Shipping Containers in Residential Zones or on a lot used for residential purposes**

The parking or storing of a shipping container in a Residential Zone or on a lot used for residential purposes is only permitted in accordance with the following provisions:

- a) Shipping containers shall not be permitted except on a temporary basis for moving purposes for a period not to exceed 14 days, in which case the shipping container shall be located on the driveway, at least 2 metres from the edge of asphalt.
- b) Notwithstanding subsection a) above, a shipping container used for temporary storage because of construction, renovation or damage mitigation, shall only be permitted for a period not to exceed 6 months and shall be removed from the lot upon the completion of construction, renovation and damage mitigation.
- c) A shipping container shall not exceed a maximum height of 3 metres and a maximum length of 6 metres.
- d) A shipping container permitted under subsection a, b and c above shall not be used for human habitation.

**4.45.2 Shipping Containers in all other Zones not used for residential purposes**

The parking or storing of a shipping container in all other Zones not used for residential purpose is only permitted in accordance with the following provisions:

- a) Shipping containers shall not be located within a front yard;
- b) Shipping containers shall be located at a minimum distance of 6 metres from any exterior side lot line and at a minimum distance of 1.2 metres from any interior side and rear lot line;
- c) Notwithstanding subsection b), shipping containers shall not be permitted within 5 metres of a lot containing a residential use or zoned for residential purposes.
- d) The maximum lot coverage shall be equal to or less than 5% or limited to a maximum of 4 shipping containers, whichever is less;
- e) The issuance of a building permit is required as per the Building Code Act.
- f) The stacking of shipping containers is prohibited;
- g) Shipping containers shall not be permitted in a required parking area.

h) Shipping containers shall be screened by a landscape buffer from the street frontage and buildings on abutting lots.”

**Section 24:** Part 4 General Provisions. Add new section 4.55 Agriculture-Related Uses and On-farm Diversified Uses:

*“4.55 Agriculture-Related Uses and On-farm Diversified Uses*

Where there is doubt as to the compatibility of a proposed on-farm diversified use or agriculture-related use, or where there is doubt as to if a proposed use fits the definition and criteria of an on-farm diversified use or an agriculture-related use, application may be made to the Committee of Adjustment to determine whether or not the proposed use is appropriate. In such cases, the Committee of Adjustment shall consider how the proposed use meets the criteria contained in the *Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas*.

*4.55.1 On-farm diversified uses*

- (a) All on-farm diversified uses shall be considered accessory uses to a primary agricultural use. On-farm diversified uses must be compatible with, and shall not hinder, surrounding agricultural operations.
- (b) The following uses shall be considered on-farm diversified uses when located in an agricultural zone:
  - i. uses of a farm-tourism nature that are secondary to and subordinate to the agricultural use such as seasonal or occasional festivals or events, recreational activities, or educational displays
  - ii. food production that uses inputs from local farms, including vineyards and micro-breweries
  - iii. eating establishment “Country Style Dining” for transient guests and where the primary attraction consist in serving meals which are prepared with homegrown produce and livestock for gastronomic purposes.
  - iv. *Home-based businesses and home industries*
  - v. *Home-based private home day care*
  - vi. *Bed and breakfast*
  - vii. *Outdoor farmer’s market*
  - viii. *Boarding kennel*
  - ix. *Retail store or food store* selling value-added products from local farms
  - x. *Veterinary clinic* limited to providing services to livestock and horses.
- (c) The cumulative total area occupied by all *on-farm diversified uses* on a lot producing a harvestable crop may not exceed 2% of the total area of the lot on which they are located, to a maximum of one hectare or 10,000m<sup>2</sup>. This includes all area of new buildings or structures, including setbacks, outside storage, landscaped areas, berms, well and septic systems, laneways, parking, etc. that may be associated with the on-farm diversified use(s). In addition, the buildings must not occupy more than 30 per cent of the 2% lot coverage cap. Where the use is located within an existing

building the area of the use is reduced by 50% (i.e. converted barn, within a dwelling); this reduction does not apply to parking or outside storage areas.

- (d) Despite subsection (c) above, uses that are intermittent, such as special events, may occupy a larger area, provided they are located on lands that are also used for the production of a harvestable crop.

#### 4.55.2 Agriculture-Related Uses

- (a) Uses that fit the definition of *Agriculture-related uses* and that are located in an agricultural zone shall not be considered *on-farm diversified uses* regardless of whether they are located on the same lot as a farm or on a separate lot.
- (b) Agricultural related commercial or agricultural related industrial uses that have a large number of employees or attract a large number of customers may not be compatible in the prime agricultural area. *Agriculture-related uses* and *on-farm diversified uses* should:
- Have little to no impact on surrounding agricultural operations;
  - Ensure appropriate rural services and infrastructure are available;
  - Maintain the agricultural/rural character of an area or region;
  - Meet all applicable environmental standards; and,
  - Ensure cumulative impacts of multiple uses in prime agricultural areas are limited and do not undermine the overall agricultural nature of the area. "

**Section 25:** Part 5 Parking, Stacking, Loading and Landscaping Provisions. Modify Table 5.3.1 to add the word "required" after "Total Number of Parking Spaces" in the left title box.

**Section 26:** Part 5 Parking, Stacking, Loading and Landscaping Provisions. Modify section 5.5.1 (b) to read as follows: "b) Despite subsection a) above, the minimum setback for any point of a *drive-through facility* may be reduced to 3.0 metres if a *landscape buffer* in accordance with section 5.9 is provided."

**Section 27:** Part 5 Parking, Stacking, Loading and Landscaping Provisions. Modify section 5.8 to remove the following from the first paragraph: "in any Residential or Village Mixed Use Zone".

**Section 28:** Part 5 Parking, Stacking, Loading and Landscaping Provisions. Modify section 5.9 to read as follows:

#### "5.9 Landscaping and Landscape Buffer

a) In any zone, any portion of any *yard* which is not used for any other permitted use shall be devoted to *landscaping*.

b) Any land used as *landscaping* may form part of any required *landscaping* and any required *yard*, and shall be included in the

calculations of the *lot area*, *yard area* and *yard setback* requirements as set forth in this By-law.

c) An *aisle*, *driveway*, *lane*, pathways or walkway may cross a required area of *landscaping*, but that area shall not count towards the calculation of required *landscape coverage*.

d) *Landscaping* provided on the roof of a building shall be included in the calculation of required *landscape coverage* on the *lot*.

e) A *landscape buffer* required by this By-law shall be used for the erection of a fence at least 1.5 metres in height or the planting of a continuous row of natural evergreens or natural shrubs, not less than 1.00 metres in height at planting and maintained at a minimum height of 1.52 metres at maturity, immediately adjacent to the lot line or portion thereof along which such *landscape buffer* is required by this By-law; the remainder of the *landscape buffer* shall be landscaped and planted with grass, ornamental shrubs, flowering shrubs, flower beds, trees or a combination thereof.

f) Required *landscaping* and *landscape buffer* shall be located on the same *lot* for which it is required.

g) Where a conflict exists between two different landscaping requirements in this By-law, the provision requiring the greater amount of landscaping shall apply."

**Section 29:** Part 5 Parking, Stacking, Loading and Landscaping Provisions. Modify section 5.9.1 to read as follows:

"5.9.1 Required Widths of Landscaping

a) Where, in a yard in any zone, a parking area providing more than 4 parking spaces is closer than 3.0 metres from a lot used for *detached dwelling*, *semi-detached dwelling*, *duplex dwelling*, *linked dwelling*, *seasonal dwelling*, *three unit dwelling*, *townhouse dwelling*, and *back-to-back townhouse dwelling* or any R1, R1S, R2, RV1 or RV2 zone, then a *landscape buffer* of at least 1.5 metres in width shall be maintained.

b) An area of *landscaping* of at least 1.0 metre shall be maintained between any *aisle*, *driveway*, or *lane* and any *side lot line* or *rear lot line*.

c) The minimum width of *landscaping* between two surface *parking areas* is not required where there is a shared driveway / parking agreement in place.

d) In addition to the *landscape buffer*, in all zones except an industrial zone, a minimum of 15% of the area of any surface parking area, whether a principal or an *accessory use*, must be provided and shall be comprised of one or both the following:

- i. A landscape buffer must be provided between the perimeter of a surface parking area and a *lot* line in accordance with section 5.9.1 (a), (b), and (c).
- ii. interior landscaping may be provided including various landscaped islands, landscaped medians, pedestrian pathways or public plazas to meet the minimum 15% requirement.

e) A *landscape buffer* with a minimum width of 3.0 metres shall be maintained around all *outside storage* areas and shall include an opaque screen with a minimum height of 1.8m.

f) A *landscape buffer* with a minimum width of 3.0 metres shall be maintained along the lot line of a lot used for any industrial use.”

**Section 30:** Part 5 Parking, Stacking, Loading and Landscaping Provisions. Modify section 5.9.2 to remove the words “contained within a parking area” from the first line.

**Section 31:** Replace the word “Hotel” for “Tourist Establishment” throughout the document when referring to a permitted hospitality use.

**Section 32:** To add the use “Short-term rental” as an accessory residential use in the following zones:

- Urban Residential First Density – General (R1) Zone
- Urban Residential First Density – Special (R1S) Zone
- Urban Residential Second Density (R2) Zone
- Urban Residential Third Density (R3) Zone
- Village Residential First Density (RV1) Zone
- Village Residential Second Density (RV2) Zone
- Village Mixed-Use (VM) Zone
- Rural Residential (RR) Zone
- Country Lot Residential (RCL) Zone
- General Agricultural (AG) Zone
- Restricted Agricultural (AR) Zone
- Rural (RU) Zone

**Section 33:** Part 6 Residential Zones. Section 6.4 Urban Residential Third Density (R3) Zone. Modify Section 6.4.3(rr) to read as follows:

“(rr) R3-44, 2500 Albert Street

Notwithstanding the provisions of this By-law to the contrary, the lands zoned R3-44 shall be deemed to be one lot regardless of ownership.”

**Section 34:** Part 6 Residential Zones. Section 6.5 Village Residential First Density (RV1) Zone. Modify Section 6.5.3 (e) to read as follows:

“(e) RV1-5 Lots 22, 23, 24, 25 and 26 of Plan 50M-342

Notwithstanding the provisions of this By-law to the contrary, the lands zoned RV1-5 shall be used in accordance with the following provision(s):  
(i) No building or structures is allowed within this zone”

**Section 35:** Part 10 Industrial Zones. Section 10.1 General Industrial (MG) Zone. Modify Section 10.1.1 Permitted Uses to remove the use “Day care, accessory (1)” from the Institutional and Community Uses.

**Section 36:** Part 12 Agricultural Zones. Section 12.1 General Agricultural (AG) Zone. Modify 12.1.1 Permitted Uses to add “On-farm diversified uses” and “Agriculture-related uses” to the list of permitted uses under the heading “Employment Uses”.

**Section 37:** Part 12 Agricultural Zones. Section 12.1 General Agricultural (AG) Zone. Modify 12.1.1 Permitted Uses- Additional Regulations for Permitted Uses to remove the following from subsection (5): “A hobby farm is not permitted on an Agricultural Exception Zone created for a residence surplus to a farming operation as a result of a farm consolidation.”

**Section 38:** Part 12 Agricultural Zones. Section 12.1 General Agricultural (AG) Zone. Modify 12.1.1 Permitted Uses – Additional Regulations for Permitted Uses to remove subsection (8).

**Section 39:** Part 12 Agricultural Zones. Section 12.1 General Agricultural (AG) Zone. Modify 12.1.1 Permitted Uses – Additional Regulations for Permitted Uses to remove subsection (9)d.

**Section 40:** Part 12 Agricultural Zones. Table 12.1.2b is amended by changing the row “Minimum lot frontage” to “Minimum *lot frontage* on private services”.

**Section 41:** Part 12 Agricultural Zones. Table 12.1.2b is amended by adding a row below the row “Minimum *lot frontage* on private services” to read as follows:

|   |        |
|---|--------|
| Minimum <i>lot frontage</i> on partial services (water) | 30.0 m |
|---|--------|

**Section 42:** Part 12 Agricultural Zones. Section 12.2 Restricted Agricultural (AR) Zone. Modify 12.2.1 Permitted Uses to add “On-farm diversified uses” and “Agriculture-related uses” to the list of permitted uses under the heading “Employment Uses”.

**Section 43:** Part 12 Agricultural Zones. Section 12.2 Restricted Agricultural (AR) Zone. Modify 12.2.1 Permitted Uses to add the following after the use Agriculture(8): “, not including an intensive livestock operation”.

**Section 44:** Part 12 Agricultural Zones. Section 12.2 Restricted Agricultural (AR) Zone. Modify 12.2.1 Permitted Uses- Additional Regulations for Permitted Uses to remove the following from subsection (5) : « A hobby farm is not permitted on an Agricultural Exception Zone created for a residence surplus to a farming operation as a result of a farm consolidation. »

**Section 45:** Part 13 Rural Zones. Section 13.1 Rural (RU) Zone. Modify 13.1.1 Permitted Uses to add “On-farm diversified uses” and “Agriculture-related uses” to the list of permitted uses under the heading “Employment Uses”.

**Section 46:** Part 13 Rural Zones. Table 13.1.2 is amended by changing the row “Minimum lot frontage” to “Minimum *lot frontage* on private services”.

**Section 47:** Part 13 Rural Zones. Table 13.1.2 is amended by adding a row below the row “Minimum *lot frontage* on private services” to read as follows:

|   |        |      |      |
|---|--------|------|------|
| Minimum <i>lot frontage</i> on partial services (water) | 30.0 m | n.a. | n.a. |
|---|--------|------|------|

**Section 48 :**Part 16 Conservation Zone. Section 16.1.3 Special Exception. Delete (a) CON-1 and (b) CON-2.

**Section 49:** Part 16 Conservation. Section 16.1.3 Special Exception. Modify subsection (c) to add “Tourist establishment”, “Retail store”, “Community Center” and “Accessory buildings and structures (including shipping containers)” to the list of permitted uses (additional).

**Section 50:** Repeal and replace the following Zoning Maps: Zoning Map A, Zoning Map B, Zoning Map C and Zoning Map E.

**Section 51:** Subject to the giving of notice of passing of this by-law, in accordance with Section 34(18) of the *Planning Act*, R.S.O. 1990 as amended, this by-law shall come into force on the date of passing by the Council of the Corporation of the City of Clarence-Rockland where no notice of appeal or objection is received, pursuant to Section 34(21) of the *Planning Act*, R.S.O. 1990 as amended.



**DATED AND PASSED IN OPEN COUNCIL, THIS 3<sup>rd</sup> DAY OF FEBRUARY 2020.**

\_\_\_\_\_  
**Guy Desjardins, Mayor**

\_\_\_\_\_  
**Monique Ouellet, Clerk**

DRAFT

## **EXPLANATORY NOTE**

### **Purpose and Effect of By-Law**

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

The Department brought forward two reports recommending corrections to the Zoning By-law, 2016-10, which were mostly technical in nature under By-law 2017-53 and 2019-02. The purpose of the current by-law is to correct certain technical problems in the application or enforcement of the Zoning By-law as well as identify certain areas that require minor revisions since the last update.

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

**ANNEXE « A » / SCHEDULE "A"**

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

DRAFT





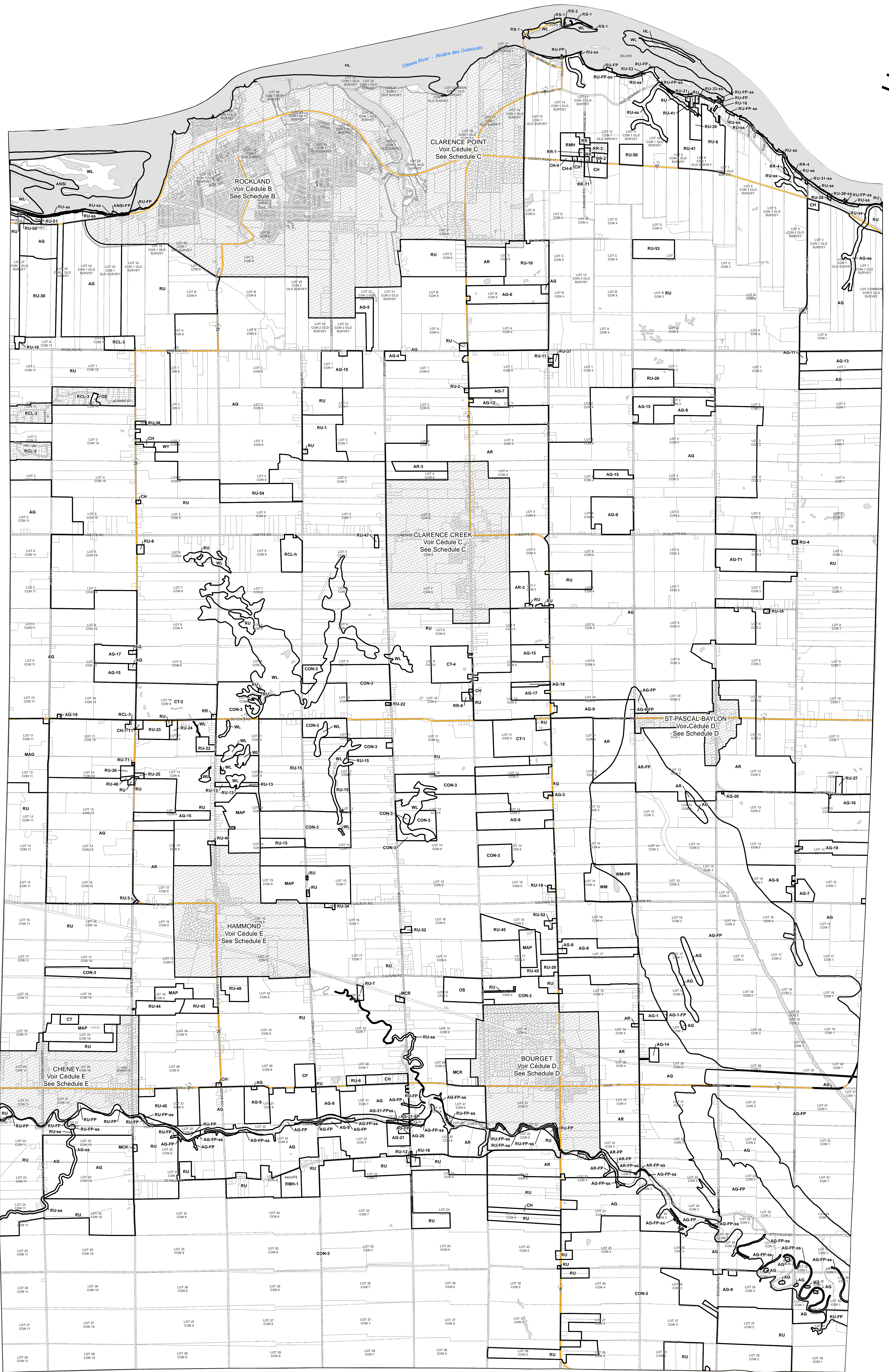
# Cité de - City of Clarence-Rockland

## Carte de Zonage A - Zoning Map A

RÈGLEMENT DE ZONAGE No. 2016-10  
ZONING BY-LAW No. 2016-10

Adopté le 4 avril 2016  
Passed on the 4th of April 2016

Consolidation: 3 février 2020  
3rd of February 2020

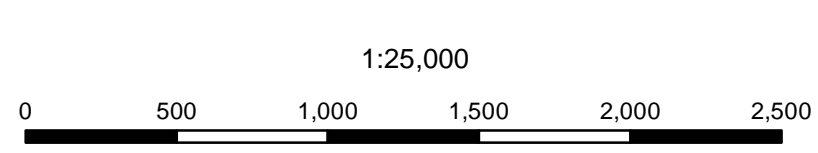


### ZONES

|  |            |                             |                                 |            |                             |
|--|------------|-----------------------------|---------------------------------|------------|-----------------------------|
| Résidentielle rurale                     | <b>RR</b>  | Rural Residential           | Rurale                          | <b>RU</b>  | Rural                       |
| Résidentielle saisonnière                | <b>RS</b>  | Seasonal Residential        | Services environnementaux       | <b>WM</b>  | Waste Management            |
| Résidentielle maisons mobiles            | <b>RMH</b> | Mobile Home Residential     | Ressources minérales - sablière | <b>MAP</b> | Mineral Aggregate - Pit     |
| Résidentielle domaine                    | <b>RCL</b> | Country Lot Residential     | Ressources minérales - carrière | <b>MAQ</b> | Mineral Aggregate - Quarry  |
| Commerciale générale                     | <b>CG</b>  | General Commercial          | Ressources minérales - réserve  | <b>MAR</b> | Mineral Aggregate - Reserve |
| Commerciale routière                     | <b>CH</b>  | Highway Commercial          | Terres humides                  | <b>WL</b>  | Wetlands                    |
| Commerciale de récréation et hébergement | <b>CT</b>  | Tourist Commercial          | Conservation                    | <b>CON</b> | Conservation                |
| Installations communautaires             | <b>CF</b>  | Community Facilities        | De contrainte                   | <b>HL</b>  | Hazard                      |
| Industrielle commerciale rurale          | <b>MCR</b> | Industrial Commercial Rural | Aménagement différé             | <b>-h</b>  | Holding Zone                |
| Cour de ferraille                        | <b>WY</b>  | Wrecking Yard               | Exception spéciale              | <b>-#</b>  | Special Exception Zone      |
| Agricole                                 | <b>AG</b>  | Agricultural                | Usage temporaire                | <b>-t#</b> | Temporary Use               |
| Agricole restreinte                      | <b>AR</b>  | Restricted Agricultural     | Pentes sensibles                | <b>-s</b>  | Unstable Slopes             |
|  |            |                             | Plaine inondable                | <b>-FP</b> | Flood Plain                 |

### ROUTES / ROADS

Chemin de comté County Road  
Chemin local Local Road



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Mise à jour : janvier 2020  
Last update : January 2020





# Cité de - City of Clarence-Rockland

## Carte de Zonage B - Zoning Map B

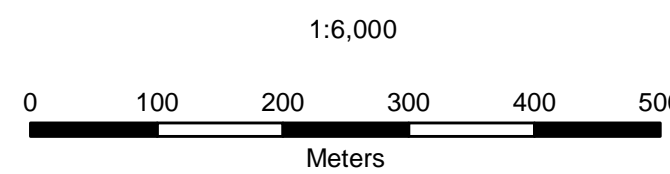
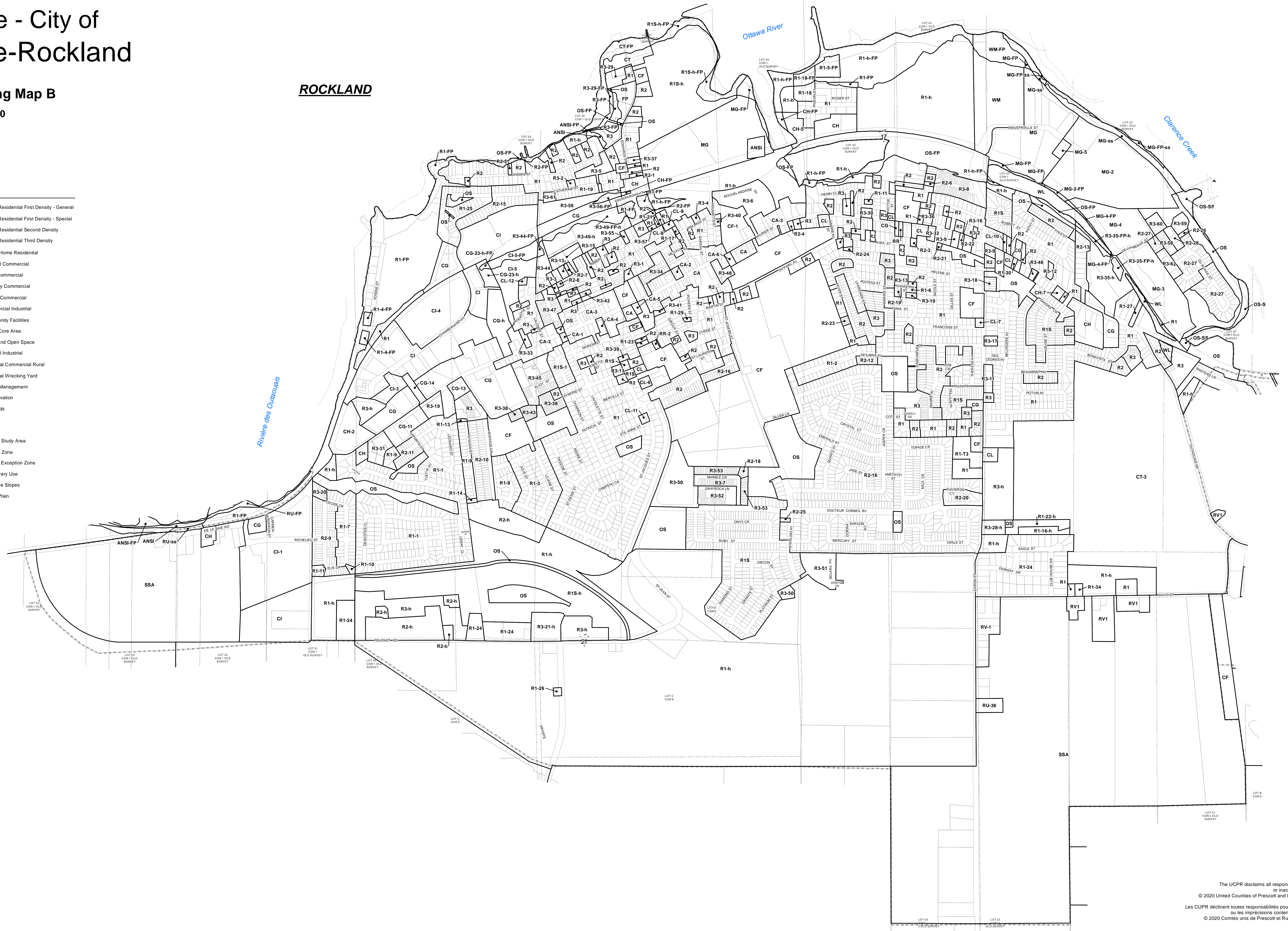
RÈGLEMENT DE ZONAGE No. 2016-10  
ZONING BY-LAW No. 2016-10

Adopté le 4 avril 2016  
Passed on the 4th of April 2016

Consolidation: 3 février 2020  
3rd of February 2020

## ROCKLAND

| ZONES  |      |
|--|------|
| Résidentielle urbaine de première densité - générale | R1   |
| Résidentielle urbaine de première densité - spéciale | R1S  |
| Résidentielle urbaine de deuxième densité            | R2   |
| Résidentielle urbaine de troisième densité           | R3   |
| Résidentielle maison mobiles                         | RMH  |
| Commerciale générale                                 | CG   |
| Commerciale locale                                   | CL   |
| Commerciale routière                                 | CH   |
| Commerciale de récréation et hébergement             | CR   |
| Commerciale industrielle                             | CI   |
| Installations communautaires                         | CF   |
| Centre-ville   | CA   |
| Parcs et espaces ouverts                             | OS   |
| Industrielle générale                                | IG   |
| Industrielle commerciale rurale                      | MCR  |
| Industrielle cour de démolition                      | WY   |
| Services environnementaux                            | WM   |
| Conservation   | CON  |
| Terres humides                                       | WL   |
| De contrainte  | HL   |
| Zins   | ANSI |
| Secteur d'étude spéciale                             | SSA  |
| Aménagement différé                                  | -h   |
| Exception spéciale                                   | -s   |
| Usage temporaire                                     | +t   |
| Pentes sensibles                                     | +s   |
| Plaine inondable                                     | FP   |
| Urban Residential First Density - General            | R1   |
| Urban Residential First Density - Special            | R1S  |
| Urban Residential Second Density                     | R2   |
| Urban Residential Third Density                      | R3   |
| Mobile Home Residential                              | RMH  |
| General Commercial                                   | CG   |
| Local Commercial                                     | CL   |
| Highway Commercial                                   | CH   |
| Tourist Commercial                                   | CR   |
| Commercial Industrial                                | CI   |
| Community Facilities                                 | CF   |
| Urban Core Area                                      | CA   |
| Parks and Open Space                                 | OS   |
| General Industrial                                   | IG   |
| Industrial Commercial Rural                          | MCR  |
| Industrial Wrecking Yard                             | WY   |
| Waste Management                                     | WM   |
| Conservation   | CON  |
| Wetlands   | WL   |
| Hazard   | HL   |
| Ansi   | ANSI |
| Special Study Area                                   | SSA  |
| Holding Zone   | -h   |
| Special Exception Zone                               | -s   |
| Temporary Use  | +t   |
| Unstable Slopes                                      | +s   |
| Flood Plain  | FP   |













# Cité de - City of Clarence-Rockland

## Carte de Zonage E - Zoning Map E

### RÈGLEMENT DE ZONAGE No. 2016-10 ZONING BY-LAW No. 2016-10

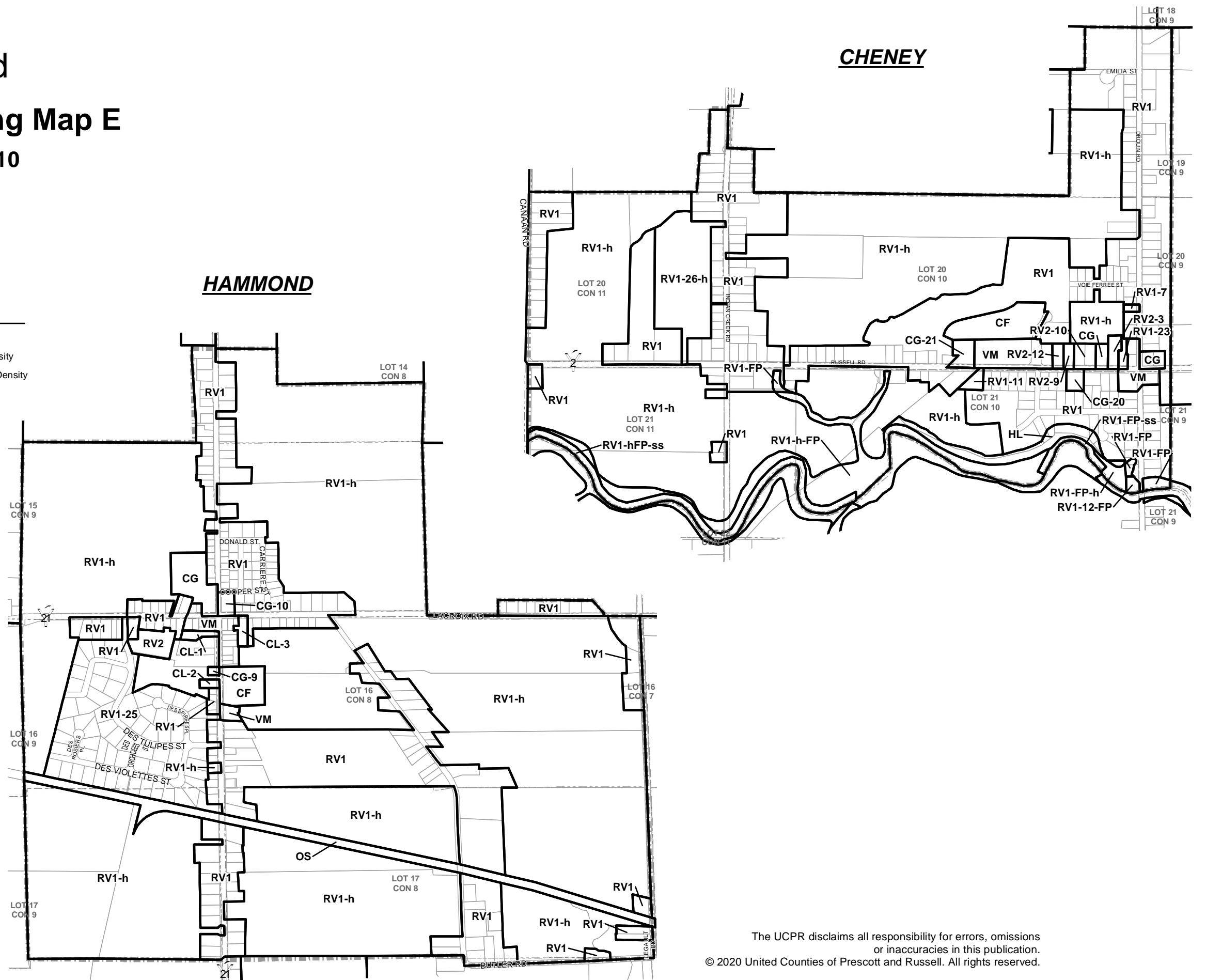
Adopté le 4 avril 2016  
Passed on the 4th of April 2016

Consolidation: 3 février 2020  
3rd of February 2020

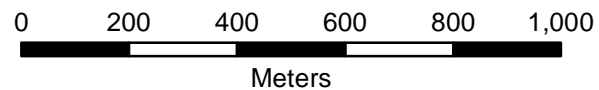


#### ZONES

|   |            |                                    |
|---|------------|------------------------------------|
| Résidentielle village de première densité | <b>RV1</b> | Village Residential First Density  |
| Résidentielle village de deuxième densité | <b>RV2</b> | Village Residential Second Density |
| Résidentielle saisonnière                 | <b>RS</b>  | Seasonal Residential               |
| Commerciale générale                      | <b>CG</b>  | General Commercial                 |
| Commerciale locale                        | <b>CL</b>  | Local Commercial                   |
| Commerciale routière                      | <b>CH</b>  | Highway Commercial                 |
| Commerciale de récréation et hébergement  | <b>CT</b>  | Tourist Commercial                 |
| Commerciale industrielle                  | <b>CI</b>  | Commercial Industrial              |
| Village Mixed Use                         | <b>VM</b>  | Village Mixed Use                  |
| Installations communautaires              | <b>CF</b>  | Community Facilities               |
| Parcs et espaces ouverts                  | <b>OS</b>  | Parks and Open Space               |
| Industrielle générale                     | <b>MG</b>  | General Industrial                 |
| Industrielle commerciale rurale           | <b>MCR</b> | Industrial Commercial Rural        |
| Cour de ferraille                         | <b>WY</b>  | Wrecking Yard                      |
| Services environnementaux                 | <b>WM</b>  | Waste Management                   |
| Conservation                              | <b>CON</b> | Conservation                       |
| Terres humides                            | <b>WL</b>  | Wetlands                           |
| Aménagement différé                       | <b>-h</b>  | Holding Zone                       |
| Exception spéciale                        | <b>-#</b>  | Special Exception Zone             |
| Usage temporaire                          | <b>-t#</b> | Temporary Use                      |
| Pentes sensibles                          | <b>-ss</b> | Unstable Slopes                    |
| Plaine inondable                          | <b>-FP</b> | Flood Plain                        |



1:14,000



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Mise à jour : janvier 2020  
Last update : January 2020



## Cannabis provisions:

|                                      |  |
|--------------------------------------|--|
| Ottawa                               | no cannabis production facility that includes cultivation in an outdoor area or in a greenhouse may be located within <b>300 metres</b> of a residential use or an Institutional or Rural Institutional Zone. (By-law 2019-222)  |
| Champlain                            | No building or structures or portion thereof used for Cannabis Production and Processing purposes shall be located closer to any Residential, Institutional, or Open Space zone than <b>20 metres</b> for a micro cultivation facility and <b>70 metres</b> for a standard cultivation facility.<br>No building or structures or portion thereof used for Cannabis Production and Processing purposes shall be located closer to any sensitive use such as a dwelling, school, day care, place of worship, etc. than 20 metres for a micro cultivation facility and 70 metres for a standard cultivation facility.   |
| South Stormont                       | Cannabis Production and Processing<br>With Air Treatment Control <ul style="list-style-type: none"> <li>• <b>70 metres</b> from any residential or institutional zones</li> <li>• <b>150 metres</b> from any sensitive land use, excluding an accessory dwelling</li> </ul> Without Air Treatment Control <ul style="list-style-type: none"> <li>• <b>300 metres</b> from any residential or institutional zones, and any sensitive land use, excluding an accessory dwelling</li> </ul>   |
| Township of Drummond / North Elmsley | Cannabis Production Facilities<br>Notwithstanding any other provisions of this By-law, the following regulations apply to a Cannabis Production Facility: <ol style="list-style-type: none"> <li>1. All buildings and structures shall be set back a minimum distance of <b>150 m</b> from any: <ol style="list-style-type: none"> <li>1. Existing residential dwelling on a separate lot; and,</li> <li>2. Residential, Institutional, Open Space or Tourist Commercial zone.</li> </ol> </li> <li>2. Outdoor storage shall not be permitted on a property where a Cannabis Production Facility is located.</li> <li>3. An approved Cannabis Production Facility near a dwelling or zone which is subsequently established within a required setback outlined in subsections (1) and (2) above shall be permitted to expand provided that the expansion does not further reduce the separation distance.</li> <li>4. Section (1) above shall not apply to Cannabis Production Facilities where the cultivation area is less than 200 m<sup>2</sup>, or to any outdoor cultivation areas.</li> </ol> |
| Port Hope                            | No Medical Marijuana Production Facility shall be established or erected on a lot where any part of the lot is closer than <b>70 metres</b> to a lot in Residential, Commercial, Institutional Zone and <b>70 metres</b> from an existing dwelling in the Agricultural, Rural Zone as included in Parts 6, 7, 9 and 10 of this Bylaw.  |
| Welland                              | Lot must be <b>70.0 metres</b> from: <ol style="list-style-type: none"> <li>i) A Residential use or Zone;</li> <li>ii) An institutional use or Zone; and/or</li> <li>iii) A day nursery use or Zone that permits a day nursery.</li> </ol>   |
| West Lincoln                         | a) All cannabis production where permitted in Agricultural Zones shall have a minimum setback of <b>150m</b> from all lot lines of other lots, except where specifically provided otherwise.<br>b) All cannabis production where permitted in Employment Zones shall have a minimum setback of <b>45m</b> from all lot lines abutting lots that are used or permitted to be used for a dwelling or an institutional use, except where specifically provided otherwise.   |
| Thorold                              | Notwithstanding any other regulation of this By-law, any building or structure or portion of land thereof used for a licensed marijuana production facility purposes shall be set back <b>150.0 m</b> from any residential, institutional, or open space zone; and,  |



**Envoyé:** January-14-20 11:29 AM  
**To:** Marie-Eve Belanger 169  
**Cc:** Claire Lemay  
**Subject:** Clarence-Rockland - Révision du règlement de zonage

Bonjour,

Nous avons les commentaires suivants:

- Numéro 24, nous souhaitons vous mettre en garde d'inclure 'Agriculture-Related Uses' et 'On-farm Diversified Uses' sous la même disposition. Les usages autorisés sous 'Agriculture-Related' peuvent aller jusqu'à une intensité comparable à un usage industriel. Autoriser les usages de types 'Agriculture-Related' de plein droit dans le zonage réduit vos possibilités de demander des études de circulation et/ou de compatibilité afin de déterminer que l'usage s'insère bien dans le secteur agricole. Vous devriez également explorer la possibilité d'exiger une entente de plan d'implantation pour ces types d'usages, car généralement, les municipalités excluent les usages agricoles de la nécessité de procéder avec un plan d'implantation. La DPP de 2014 a étendu les usages permis en zone agricole, les municipalités doivent donc réévaluer leur approche. Les usages 'On-farm Diversified' ne posent normalement pas de situation problématique quant à leur compatibilité.
- Numéro 44, dans la portion 'Objective and Rationale' on devrait plutôt lire 150 livestock unit. Le mot 'metre' serait de trop.

Si vous avez des questions, n'hésitez pas à communiquer avec nous.

Cordialement,

**Dominique Lefebvre, MCIP, RPP**  
Superviseure en Urbanisme  
Planning Supervisor  
613-675-4661 poste / extension 7103  
[DLefebvre@prescott-russell.on.ca](mailto:DLefebvre@prescott-russell.on.ca)  
[www.prescott-russell.on.ca](http://www.prescott-russell.on.ca)  

---

Prescott  
Russell





**From:** January-05-20 0:52 AM  
**To:** Marie-Eve Belanger  
**Subject:** FW: D-14-528 Zoning anomalies by-law

171

*Carole Giroux*

**Infrastructure and Planning Department**  
**Cité Clarence-Rockland City**  
1560 rue Laurier Street  
Rockland, ON K4K 1P7  
Tel: 613-446-6022 ext 2285  
Fax: 613-446-1497

**From:** Eastern Region Crossing <est.reg.crossing@enbridge.com>  
**Sent:** Monday, December 16, 2019 8:00 AM  
**To:** Carole Giroux <cgiroux@clarence-rockland.com>  
**Subject:** RE: D-14-528 Zoning anomalies by-law

I have reviewed and Enbridge Pipelines does not have any comments  
Thank you  
Amy Robinson

**From:** Carole Giroux <cgiroux@clarence-rockland.com>  
**Sent:** Friday, December 13, 2019 4:17 PM  
**To:** Hydro One Networks <LandUsePlanning@HydroOne.com>; 'realestatezone4@hydroone.com' <realestatezone4@hydroone.com>; 'zone4scheduling@hydroone.com' <zone4scheduling@hydroone.com>; mark.beaudette@hydroone.com; 'ckuate@eohu.ca' <ckuate@eohu.ca>; Videotron <Andre.Arsenault@Videotron.com>; Upper Canada District School Board <Suzanne.flaro@ucdsb.on.ca>; Catholic District School Board of Eastern Ontario <jean.willows@cdsbeo.on.ca>; Conseil scolaire district catholique de l'Est Ontario <ronald.bender@csdceo.org>; Conseil scolaire de district catholique de l'est ontarien <etienne.paquet@cepeo.on.ca>; John.O'Neill@ontario.ca; David Scholz <dscholz@nation.on.ca>; 'executivevp.lawanddevelopment@opg.com' <executivevp.lawanddevelopment@opg.com>; Bell Canada <circulations@mmm.ca>; 'planninganddevelopment@bell.ca' <planninganddevelopment@bell.ca>; Canada Post - Tom <tom.zadorsky@canadapost.postescanada.ca>; Canada Post - Daniel <daniel.bedard@canadapost.postescanada.ca>; Ministry of Municipal Affairs & Housing <dan.ethier@ontario.ca>; MPAC <LPUconsents@mpac.ca>; Eastlink Corporation <korey.taylor@corp.eastlink.ca>; United Counties of Prescott-Russell <planning@prescott-russell.on.ca>; Municipal Planning <MunicipalPlanning@enbridge.com>; Mark-Ups <Mark-Ups@enbridge.com>; Eastern Region Crossing <est.reg.crossing@enbridge.com>  
**Subject:** [External] D-14-528 Zoning anomalies by-law  
**Importance:** High

**EXTERNAL: PLEASE PROCEED WITH CAUTION.**

This e-mail has originated from outside of the organization. Do not respond, click on links or open



**Sent:** January-05-20 8:51 AM  
**To:** Marie-Eve Belanger  
**Subject:** FW: D-14-528 Zoning anomalies by-law

173

*Carole Giroux*

**Infrastructure and Planning Department**  
**Cité Clarence-Rockland City**  
1560 rue Laurier Street  
Rockland, ON K4K 1P7  
Tel: 613-446-6022 ext 2285  
Fax: 613-446-1497

**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** Monday, December 16, 2019 6:14 AM  
**To:** Carole Giroux <cgiroux@clarence-rockland.com>  
**Subject:** RE: D-14-528 Zoning anomalies by-law

Thank you for your circulation.

Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

*Alice Gufman*

Municipal Planning Coordinator  
Long Range Distribution Planning

**ENBRIDGE GAS INC.**

TEL: 416-495-5386

500 Consumers Road, North York, Ontario M2J 1P8

Enbridge.com

**Safety. Integrity. Respect.**



**Marie-Eve Belanger**

---

**From:** Yvon Simoneau <yvonsimoneau@gmail.com>  
**Sent:** January-13-20 11:59 AM  
**To:** Marie-Eve Belanger  
**Cc:** Monique Ouellet; Helen Collier; Don Bouchard  
**Subject:** une objection formelle aux modifications au règlement de zonage

Bonjour Mme Bélanger,

Veillez recevoir ce courriel comme étant une objection aux modifications apportées au règlement de zonage proposées à la réunion de mercredi le 15 janvier, 2020, principalement à l'item 16.

To clarify that the flood protection elevation is at 45.1 metre along the Ottawa River and not the 1:100 year flood elevation. This provision has created confusion in the past. We require that any openings be higher than the 45.1 m elevation at this time.

La ville a requis une étude par la firme JF Sabourin afin de déterminer les effets du vent et de la glace et ce, sur le secteur du chemin Voisine.

Je vous ramène à votre courriel que vous m'avez fait parvenir le 9 juillet, 2019 dans lequel vous me disiez :

L'extrait suivant provient de l'étude de JF Sabourin pour la rue Voisine, ou il est recommandé d'utiliser le niveau 45.1 comme protection de 100 ans

*. Based on these findings, it is recommended that a minimum 100 year flood protection elevation of 45.10m be used as the development constraint for the study area.*

À moins de pouvoir me démontrer le contraire pour le reste de la rivière des Outaouais, je demande que la municipalité reconnaisse la ligne de 1 :100 ans identifiée au rapport MacLaren pour la section en aval de la rue Edwards. Le fédéral est à revoir le code du bâtiment avec l'emphase sur la construction dans les plaines inondables et le tout va être basé sur la ligne de 100 and, 50 ans etc et non sur une élévation **\*flood protection elevation\*** identifiée strictement pour la rue Voisine.





## REPORT N° AMÉ-20-01-R

|                     |   |
|---------------------|---|
| <b>Date</b>         | 17/12/2019  |
| <b>Submitted by</b> | Claire Lemay  |
| <b>Subject</b>      | Lifting of 1-foot reserves Plan M4 and Plan 35, Cooper Street and Donald Street |
| <b>File N°</b>      |   |

1) **NATURE/GOAL :**

The purpose of this report is to present a by-law to dedicate as public highway two blocks of land which had been kept as 1-foot reserves. These blocks of land are located on Donald Street and Cooper Street in Hammond.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

THAT the Council adopts by-law 2020-08 dedicating as public highway the two blocks which had been kept as 1-foot reserves on Cooper Street and Donald Street.

QUE le Conseil adopte le règlement 2020-08 afin de dédier comme chemin public les deux blocs qui ont été gardés comme pieds de réserve sur la rue Cooper et la rue Donald.

4) **BACKGROUND :**

Plan 35 was registered in 1971, creating several new lots along the road allowance between concessions 8 and 9, Clarence (now Gagné Road). This plan included two blocks reserved for future streets with 1-foot reserves at the end of each of these blocks. Plan M-4 was registered in 1975, creating Cooper Street, Donald Street, Young Street, and Butler Street (now Carriere Street).

It has recently come to the attention of the Infrastructure and Planning Department that the 1-foot reserves between the portions of Donald Street and Cooper Street adjacent to Gagné Rd and the portions of these streets which connect to Young Street and Carriere Street were never removed.

5) **DISCUSSION :**

Municipalities commonly use 1-foot reserves in order to impede access from a parcel of land onto a public road in order to prohibit unplanned developments on vacant land. These 1-foot reserves are usually removed when the subject property is developed or when they are no longer required. In this case, the property which had access to Gagné

Road blocked by 1-foot reserves was developed 4 years after the 1-foot reserves were created, but the reserves were never removed.

This technicality has not impeded through traffic in the more than 30 years since the roads were built and the lots developed. It is nonetheless the recommendation of the Infrastructure and Planning Department that Council pass the attached by-law to lift the 1-foot reserves and dedicate these parcels of land as public highway and part of Donald Street and Cooper Street.

6) **CONSULTATION:**

Thanks to Heather Giff from Brazeau Seller Law for noticing that the 1-foot reserves had never been removed and for providing planning staff with the property PINs and legal descriptions.

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

N/A

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

N/A

9) **LEGAL IMPLICATIONS :**

If the 1-foot reserves are not removed, Donald Street and Cooper Street will continue to be legally not connected all the way through to Gagné Road.

10) **RISK MANAGEMENT :**

N/A

11) **STRATEGIC IMPLICATIONS :**

N/A

12) **SUPPORTING DOCUMENTS:**

By-law 2020-08

Plan M-4



OC-143

M-4

APPROVED FOR REGISTRATION

27 JUNE, 1975

ROBERT J. MEISNER  
ASST. EXAMINER OF SURVEYS

PLAN M-4 REGISTERED 10 JULY 1975

AND ENTERED ON PARCEL 15-1

SECTION 50-8 CLARENCE

W.M. STANLEY  
LAND REGISTRAR

CERTIFICATES, CONSENTS AND DEDICATIONS ARE FILED UNDER NO.

PLAN OF SUBDIVISION OF  
PART OF SOUTHWEST 3/4'S OF  
WEST HALF LOT 15

CONCESSION 8

TOWNSHIP OF

CLARENCE

COUNTY OF

RUSSELL

SCALE 1"=60'

FH-GOOCH O.L.S., 1974.

Approved under Section 33 of  
THE PLANNING ACT.  
This 26th day of June 1975.  
NO SEAL  
Donald R. Irvine  
Minister of Housing.

SOUTH WEST 3/4 OF WEST 1/2

LOT 15

CONCESSION 8

INST. NO. 12932B (1st ly)

OWNER'S CERTIFICATE

LOTS 1 TO 18, BOTH INCLUSIVE, BLOCK A, THE STREETS NAMED YOUNG STREET, DONALD STREET, COOPER STREET AND BUTLER STREET, AND RESERVE, AS DESIGNATED WITHIN THE AREA OF SURVEY OUTLINED HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS, AND THE STREETS ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS.

OCTOBER 21, 1974.  
DATED AT OTTAWA

Thomas Young  
THOMAS YOUNG

BEARINGS HEREON ARE ASTRONOMIC (POLARIS OBSERVATION) AND ARE REFERRED TO THE EASTERLY LIMIT OF LOT 15 CONCESSION 9 HAVING A BEARING OF N 22° 18' W.

NOTES

- SIB - DENOTES 1" SQUARE IRON BAR, 4' LONG, PLANTED.
  - - DENOTES 5/8" SQUARE IRON BAR, 2' LONG, PLANTED.
  - Fd - DENOTES FOUND.
  - ⊕ - DENOTES 5/8" ROUND IRON BAR PLANTED.
- ALL HANGING LINES HEREON HAVE BEEN VERIFIED

SURVEYOR'S CERTIFICATE

I FRED H. GOOCH OF THE CITY OTTAWA OF THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON AN ONTARIO LAND SURVEYOR CERTIFY:

1. THAT I WAS PRESENT AT AND DID PERSONALLY SUPERVISE THE SURVEY REPRESENTED BY THIS PLAN OF SURVEY.
2. THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND REGULATIONS MADE THEREUNDER.
3. THAT THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY.
4. THAT THE SURVEY WAS COMPLETED ON THE 25th DAY OF SEPTEMBER 1974.

SEPTEMBER 25, 1974.  
DATED AT OTTAWA

F.H. Gooch  
F.H. GOOCH, ONTARIO LAND SURVEYOR

|  |   |                                 |
|--|---|---------------------------------|
| FRED H. GOOCH<br>ONTARIO LAND SURVEYOR<br>270, MacLAREN STREET | PARTY CHIEF: F.H. GOOCH<br>DRAWN: R. LAROCQUE<br>TRACED: R. LAROCQUE<br>CHECKED: F.H. GOOCH, O.L.S. | REF NO CON 9-6<br>JOB NO 73-171 |
|--|---|---------------------------------|

CONCESSION 9

AND

CONCESSIONS

BETWEEN

LOT 15

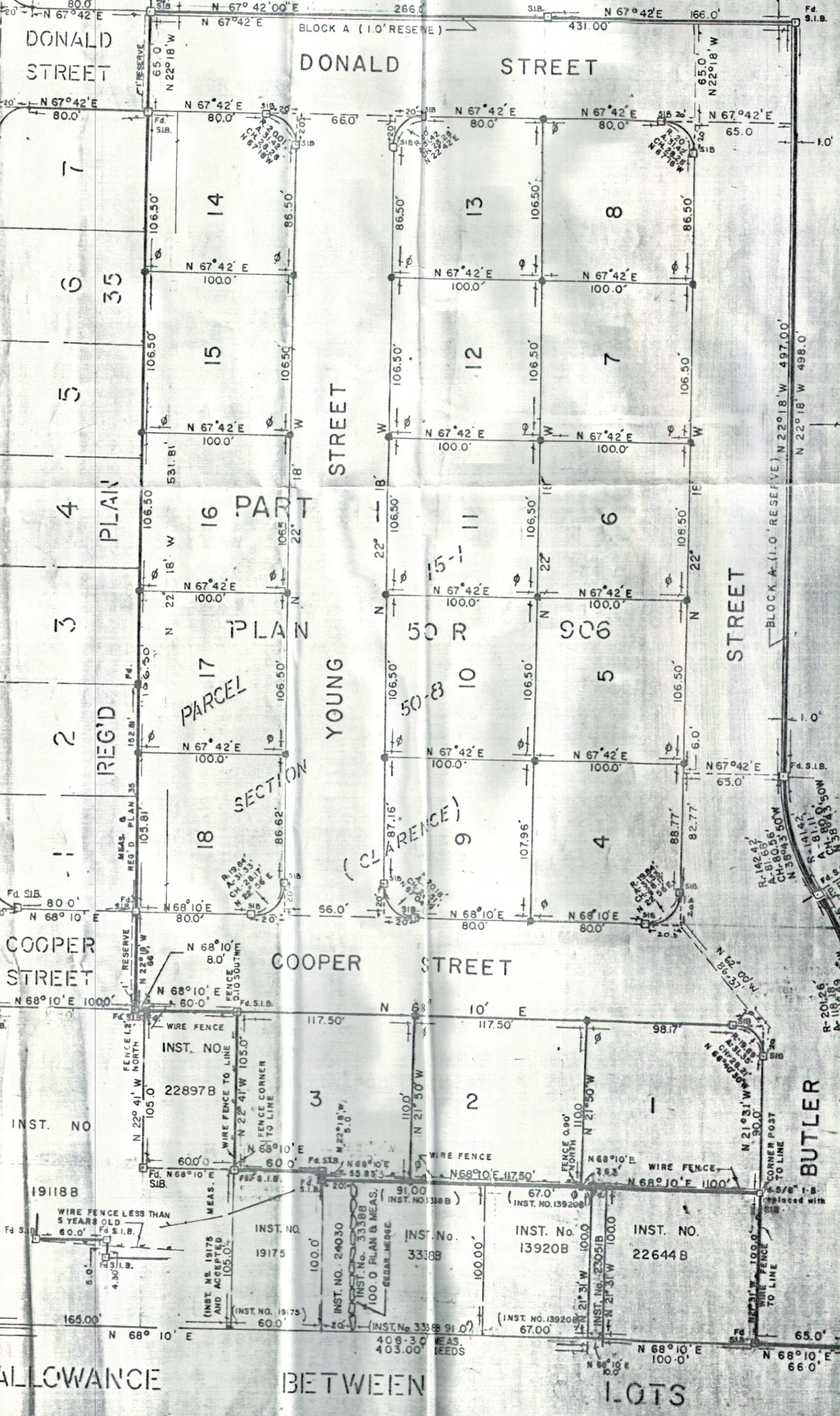
ALLOWANCE

ROAD

ROAD

ALLOWANCE

INST. NO. 12932B (1st ly)



LOT 15

CONCESSION 8

AND

LOT 16

POST AND WIRE FENCE  
ESTABLISHED LINE BETWEEN EAST AND WEST HALVES OF LOT 15  
EAST HALF OF LOT 15 CONCESSION 8



**THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND****BY-LAW NO. 2020-08****BEING A BY-LAW TO DEDICATE AS PUBLIC HIGHWAY, PARCELS OF LAND WITHIN THE CITY OF CLARENCE-ROCKLAND;**

**WHEREAS** the Municipal Act 2001, Section 31(4), as amended, provides that every municipal Corporation may pass by-laws for establishing and laying out highways;

**NOW THEREFORE**, the Council of the Corporation of the City of Clarence-Rockland hereby enacts as follows:

- 1) **THAT** the Corporation of the City of Clarence-Rockland hereby dedicates as public highway, the parcel of land described as DONALD ST PL 35 CLARENCE; SECONDLY 1 FT RESERVE PL 35 CLARENCE; CLARENCE-ROCKLAND, being a 1-Foot Reserve adjacent to Donald Street on Plan 35 and on Plan M-4, P.I.N. 69042-0287.
- 2) **THAT** the Corporation of the City of Clarence-Rockland hereby dedicates as public highway, the parcel of land described as PCL STREET-1 SEC M4; COOPER ST PL M4 CLARENCE; CLARENCE-ROCKLAND, being a 1-Foot Reserve adjacent to Cooper Street on Plan 35 and on Plan M-4, P.I.N. 69042-0286.
- 3) **THAT** the Mayor and the Clerk of the Corporation of the City of Clarence-Rockland be and are hereby authorized to execute all documents and take whatever steps Council for the said Corporation may advise and as may be required to give effect thereof.

**READ, PASSED AND ADOPTED BY COUNCIL, THIS 3<sup>rd</sup> DAY OF FEBRUARY, 2020.**

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**Guy Desjardins, Mayor**

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**Monique Ouellet, Clerk**



**CORPORATION OF THE CITY OF CLARENCE-ROCKLAND****BY-LAW NO. 2020-09****BEING A BY-LAW TO AUTHORIZE THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND TO SIGN AN AMENDING AGREEMENT WITH THE MINISTRY OF AGRICULTURE, FOOD AND RURAL AFFAIRS.**

**WHEREAS** Sections 8, 9, and 11 of the Municipal Act, 2001, S.O. 2001, Chapter 25 and amendments thereto provides that every municipal Corporation may pass by-laws for the purpose of governing its affairs as it considers appropriate;

**WHEREAS** the Council of the Corporation of the City of Clarence-Rockland deems it expedient to sign an amending agreement with the Ministry of Agriculture, Food and Rural Affairs to receive funding under the Ontario Community Infrastructure Fund (OCIF) for the Upgrade of the Rockland Sewage Treatment Plant.

**NOW THEREFORE**, the Council of the Corporation of the City of Clarence-Rockland enacts as follows:

- 1. THAT** Municipal Council authorizes the Chief Administrative Officer to sign an amending agreement with the Ministry of Agriculture, Food and Rural Affairs for the funding of the Upgrade of the Rockland Sewage Treatment Plant under the Ontario Community Infrastructure Fund (OCIF) Top-up Application Component – 2017 Intake – File Number OCIF AC4-4072;
- 2. THAT** the agreement be in the form hereto annexed and marked as Schedule "A" to this by-law;
- 3. THAT** this by-law shall come into force and effect as of the date of the signature of the agreement, being August 30, 2019.

**READ, PASSED AND ADOPTED BY COUNCIL THIS 3<sup>RD</sup> DAY OF FEBRUARY, 2020**

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GUY DESJARDINS, MAYOR

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MONIQUE OUELLET, CLERK



**CORPORATION OF THE CITY OF CLARENCE-ROCKLAND  
BY-LAW 2020-11**

**BEING A BY-LAW OF THE CITY OF CLARENCE-ROCKLAND TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CITY OF CLARENCE-ROCKLAND AT ITS REGULAR MEETING HELD ON FEBRUARY 3, 2020.**

**WHEREAS** Sub-section 5(1) of the Municipal Act, 2001, as amended, provides that the powers of a municipal corporation are to be exercised by its Council;

**AND WHEREAS** Sub-section 5(3) of the said Municipal Act provides that the powers of every council are to be exercised by By-law;

**AND WHEREAS** it is deemed expedient that the proceedings of the Council of the City of Clarence-Rockland at this meeting be confirmed and adopted by By-law;

**THEREFORE** the Council of the City of Clarence-Rockland enacts as follows:

1. **THE** action of the Council of the City of Clarence-Rockland in respect of each recommendation contained in any reports of committees and of local boards and commissions and each motion and resolution passed and other action taken by the Council of the City of Clarence-Rockland at this meeting is hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law.
2. **THE** Mayor and the appropriate officials of the City of Clarence-Rockland are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the City of Clarence-Rockland referred to in the proceeding section.
3. **THE** Mayor and the Clerk, are authorized and directed to execute all documents necessary in that behalf and to affix thereto the corporate seal of the City of Clarence-Rockland.

**READ, PASSED AND ADOPTED IN OPEN COUNCIL THIS 3<sup>RD</sup> DAY OF FEBRUARY 2020.**

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Guy Desjardins, Mayor

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Monique Ouellet, Clerk