



CORPORATION OF THE CITY OF
CLARENCE-ROCKLAND
PLANNING COMMITTEE

August 5, 2020, 7:00 pm
Teleconference

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CORPORATION DE LA CITÉ DE
CLARENCE-ROCKLAND

COMITÉ DE L'AMÉNAGEMENT

le 5 août 2020, 19 h 00

Téléconférence

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Declaration of pecuniary interest Déclaration d'intérêt pécuniaire

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

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

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

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
PLANNING COMMITTEE MEETING MINUTES**

June 3, 2020
Teleconference

PRESENT: Mario Zanth, President
Guy Desjardins, Mayor (ex-officio)
Carl Grimard, Councillor Ward 3
Michel Levert, Councillor Ward 7
Michel Talbot, Member
Sylvie Lalonde, Member
Maryse St-Pierre, Deputy Clerk
Marie-Eve Bélanger, Manager of Development

1. Opening of the meeting

The President opens the meeting at 7:11 p.m.

2. Adoption of the agenda

RECOMMENDATION AME2020-11

Moved by Carl Grimard

Seconded By Michel Levert

THAT the agenda be adopted as presented.

CARRIED

3. Declaration of pecuniary interests (none)

4. Adoption of the minutes

4.1 Minutes of March 4, 2020

RECOMMENDATION AME2020-12

Moved by Michel Levert

Seconded By Michel Talbot

THAT the minutes of the Planning Committee of March 4, 2020 meeting be adopted.

CARRIED

5. Planner's Statement

The planner's statement is presented.

Marie-Eve Bélanger explains that only the comments submitted to the Deputy Clerk will be considered for an appeal.

6. Deferred Items (none)

7. Presentations / Reports

7.1 Amendment to the Zoning by-law and the Official Plan of the Urban Area – block 52 Plan 50M-323 (Du Rivage Street) – Riverlands of Rockland Inc.

a. Presentation

Claire Lemay presents the application by Riverlands of Rockland to amend the Zoning By-law and Official Plan for Block 52 on Plan 50M-323.

b. Committee/Public Comments

Further to questions, Claire Lemay explains that during the other phases of the development, it will be possible to request the construction of more affordable housing.

Evan Garfinkel, representative for Regional Group, explains that the project was originally intended for older people, but that the market has changed. He explains that the proposed condos are to allow young couples to buy a property.

c. Recommendation

RECOMMENDATION AME2020-13

Moved by Michel Talbot

Seconded By Guy Desjardins

WHEREAS the proposed amendment No. 15 to the Official Plan of the Urban Area of the City of Clarence-Rockland is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell; and

WHEREAS the proposed amendment to the Zoning By-law 2016-10 of the City of Clarence-Rockland is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell and will be in conformity with the

Official Plan of the Urban Area of the City of Clarence-Rockland once the concurrent Official Plan amendment is adopted;

THAT the Planning Committee recommend to Council the adoption of a By-law to approve the proposed amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland;

THAT the Planning Committee recommend to Council the adoption of the proposed By-law modifying the Zoning By-law 2016-10.

CARRIED

7.2 Zoning By-law Amendment – Sylvain Charrette and ZanderPlan Inc. for Gérard and Jocelyne Charrette – 8132 County Road 17

a. Presentation

Claire Lemay presents the Zoning By-Law amendment request made by Sylvain Charrette and ZanderPlan Inc for Gérard and Jocelyne Charrette for 8132 County Road 17.

b. Committee/Public Comments

Further to questions, Claire Lemay explains that, as a result of the UCPR study, it was determined that a left-turn lane is not required, but that a shoulder lane is required for the right turn.

Gregory Stevens, living at 2890 Old Highway 17, explains his various concerns with the zoning amendment, including the environmental issues in the area and the noise caused by vehicles during testing.

Further to questions, Marie-Eve Bélanger explains that there will be no traffic issues, as the left-turn lane is a passing lane in this area.

Further to questions, Claire Lemay explains that a hydrogeological study was done and reviewed by the South Nation Conservation, which determined that there is no issue with the water table. She adds that if the business expands, a review of the study will be necessary.

Sylvain Charette, author of this request, explains that the test area will only be used a few times a week by clients to test vehicles before buying them.

Further to questions, Claire Lemay explains that a proposal was made to install a sign indicating the left turn.

Janice Stevens, residing at 2890 Old Highway 17, explained that she is concerned about the expansion of this business as she is currently able to hear County Road 17 traffic on her property.

Further to questions, Claire Lemay explains that there are important woodlands in the area but that this zoning change has no impact.

c. Recommendation

RECOMMENDATION AME2020-14

Moved by Guy Desjardins

Seconded By Sylvie Lalonde

WHEREAS the proposed amendment to the Zoning By-law 2016-10 is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell;

THAT the Planning Committee recommend to Council the adoption of a by-law amending the Zoning By-law 2016-10 in order to change the zoning category of a portion of the property located at 8132 County Road 17 from “Rural (RU) Zone” to “Rural – Exception 57 (RU-57) Zone” and from “Rural – Exception 50 (RU-50) Zone” to “Rural – Exception 57 (RU-57) Zone”.

CARRIED

7.3 Zoning By-Law Amendment – 1648 Joannis Road – Hervé Dugas

a. Presentation

Nicolas Denis presents the Zoning By-Law amendment request by Hervé Dugas for 1648 Joannis Road.

b. Committee/Public Comments

Further to questions, Nicolas Denis explains that the Provincial Policy Statement requires that agricultural uses be protected by a rural or agricultural designation.

Further to questions, Nicolas Denis explains that the land may be attached to an adjacent agricultural property.

Félix Beauchamp, residing at 1576 Joannis, asks if this request could have an impact on the subdivision of his property. Nicolas Denis confirms that this amendment does not affect Mr. Beauchamp's property.

c. Recommendation

RECOMMENDATION AME2020-15

Moved by Michel Levert

Seconded By Guy Desjardins

THAT the Planning Committee recommends to Council to amend Zoning By-law 2016-10 in order to change the zoning category for a portion of the subject property from, “Rural (RU) Zone” to “Rural – Exception 45 (RU-45) Zone”, as recommended by the Infrastructure and Planning Department.

CARRIED

7.4 Zoning By-Law technical anomalies and housekeeping

a. Presentation

Marie-Eve Bélanger presents the technical anomalies and changes to the Zoning By-Law, as recommended by the Infrastructure and Planning Department.

b. Committee/Public Comments

Further to questions, Marie-Eve Bélanger confirms that she will verify to make sure that the parking of recreational vehicles will not be possible on the lawn.

Further to questions, Marie-Eve Bélanger explains that parking is authorized for storage only.

Further to questions, Marie-Eve Bélanger explains that the proposed changes for recreational vehicles resulted from discussions with the By-law department.

c. Recommendation

RECOMMENDATION AME2020-16

Moved by Sylvie Lalonde

Seconded By Carl Grimard

THAT the Planning Committee recommends 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 Report No. AME-20-15-R, except for the

proposed changes to sections 15 and 16 of the proposed by-law,
with respect to parking for recreational vehicles.

CARRIED, as modified

8. Other Items

9. Adjournment

The meeting is adjourned at 8:47 p.m.

Mario Zanth, President

Maryse St-Pierre, Deputy Clerk



**CORPORATION DE LA
CITÉ DE CLARENCE-ROCKLAND
PROCÈS-VERBAL DU COMITÉ D'AMÉNAGEMENT**

le 3 juin 2020
Téléconférence

PRÉSENT: Mario Zanth, président
Guy Desjardins, maire (ex-officio)
Carl Grimard, conseiller quartier 3
Michel Levert, conseiller quartier 7
Michel Talbot, membre
Sylvie Lalonde, membre
Maryse St-Pierre, greffière adjointe
Marie-Eve Bélanger, gestionnaire du développement

1. Ouverture de la réunion

Le président ouvre la réunion à 19h11.

2. Adoption de l'ordre du jour

RECOMMANDATION AME2020-11

Proposée par Carl Grimard

Appuyée par Michel Levert

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

ADOPTÉE

3. Déclaration d'intérêts pécuniaires (aucune)

4. Adoption des procès-verbaux

4.1 Procès-verbal du 4 mars 2020

RECOMMANDATION AME2020-12

Proposée par Michel Levert

Appuyée par Michel Talbot

QUE le procès-verbal de la réunion du comité d'aménagement du 4 mars 2020 soit adopté.

5. Énoncé de l'urbaniste

L'énoncé de l'urbaniste est présenté.

Marie-Eve Bélanger explique que seuls les commentaires soumis à la greffière adjointe seront considérés pour un appel.

6. Items différés (aucun)

7. Présentations / Rapports

7.1 Amendement au règlement de zonage et au plan officiel de l'aire urbaine – bloc 52 Plan 50M-323 (rue Du Rivage) – Riverlands of Rockland Inc.

a. Présentation

Claire Lemay présente la demande d'amendement au règlement de zonage et au plan officiel pour le bloc 52 au plan 50M-323, faite par Riverlands of Rockland.

b. Commentaires du comité/public

Suite aux questions, Claire Lemay explique que lors des autres phases du développement, il sera possible de demander la construction de plus de logements abordables.

Evan Garfinkel, représentant pour Regional Group, explique que le projet était au départ destiné pour les gens plus âgés, mais que le marché a changé. Il explique que les condos suggérés sont pour permettre aux jeunes couples d'acheter une propriété.

c. Recommandation

RECOMMANDATION AME2020-13

Proposée par Michel Talbot

Appuyée par Guy Desjardins

ATTENDU QUE l'amendement no. 15 proposé au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland est conforme à la Déclaration de principes provinciale et est conforme au Plan officiel des Comtés unis de Prescott et Russell; et

ATTENDU QUE l'amendement proposé au Règlement de Zonage 2016-10 de la Cité de Clarence-Rockland est conforme à la Déclaration de principes provinciale et est conforme au Plan officiel

des Comtés unis de Prescott et Russell et sera en conformité avec le Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland quand l'amendement simultané sera adopté;

QUE le Comité d'aménagement recommande au Conseil l'adoption d'un règlement pour approuver l'amendement proposé au Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland;

QUE le Comité d'aménagement recommande au Conseil l'adoption du règlement proposé modifiant le Règlement de Zonage 2016-10.

ADOPTÉE

7.2 Amendement au règlement de zonage – Sylvain Charrette et ZanderPlan Inc. pour Gérard et Jocelyne Charrette – 8132 chemin de Comté 17

a. Présentation

Claire Lemay fait la présentation de la demande d'amendement au règlement de zonage faite par Sylvain Charette et ZanderPlan Inc pour Gérard et Jocelyne Charrette pour le 8132 Chemin de Comté 17.

b. Commentaires du comité/public

Suite aux questions, Claire Lemay explique que suite à l'étude des CUPR, il a été déterminé qu'une voie de virage à gauche n'est pas nécessaire, mais qu'une voie d'accotement est nécessaire pour le virage à droite.

Gregory Stevens, résidant au 2890 Old Highway 17, explique ses diverses inquiétudes envers ce changement de zonage, notamment en ce qui concerne les enjeux environnementaux du secteur et le bruit causé par les véhicules lors des essais.

Suite aux questions, Marie-Eve Bélanger explique qu'il n'y aura pas de blocage de voie pour la circulation, car la voie pour tourner à gauche est une voie de dépassement dans ce secteur.

Suite aux questions, Claire Lemay explique qu'une étude hydrogéologique a été faite et révisée par la Conservation de la Nation Sud, laquelle a déterminé qu'il n'y a pas d'enjeu avec la nappe phréatique. Elle ajoute que si l'établissement agrandit une révision de l'étude sera nécessaire.

Sylvain Charette, auteur de cette demande, explique que la zone de test sera utilisée que quelques fois par semaine par les clients pour essayer les véhicules avant de les acheter.

Suite aux questions, Claire Lemay explique qu'une proposition a été faite d'installer une affiche indiquant le virage à gauche.

Janice Stevens, demeurant au 2890 Old Highway 17, explique qu'elle a des inquiétudes quant à l'agrandissement de cette entreprise, car elle est actuellement en mesure d'entendre la circulation du chemin de Comté 17 sur sa propriété et que cela fait déjà du bruit.

Suite aux questions, Claire Lemay explique qu'il y a des boisés d'importance dans le secteur, mais que ce changement de zonage n'a pas d'impact.

c. Recommandation

RECOMMANDATION AME2020-14

Proposée par Guy Desjardins

Appuyée par Sylvie Lalonde

ATTENDU QUE la modification propose au Règlement de zonage 2016-10 est conforme à la Déclaration de principes provinciale et est conforme au Plan officiel des Comtés unis de Prescott et Russell;

QUE le Comité d'aménagement recommande au Conseil l'adoption d'un règlement amendant de Règlement de zonage 2016-10 afin de modifier la catégorie de zonage d'une partie du terrain au 8132 chemin du comté 17 de « Zone Rurale (RU) » à « Zone Rurale – Exception 57 (RU-57) » et de « Zone Rurale – Exception 50 (RU-50) » à « Zone Rurale – Exception 57 (RU-57) ».

ADOPTÉE

7.3 Modification au Règlement de Zonage – 1648 chemin Joanisse – Hervé Dugas

a. Présentation

Nicolas Denis présente la demande d'amendement au règlement de zonage de Hervé Dugas pour le 1648 chemin Joanisse.

b. Commentaires du comité/public

Suite aux questions, Nicolas Denis explique que la déclaration de principe provinciale exige que les usages agricoles soient protégés par une désignation rurale ou agricole et non résidentielle.

Suite aux questions, Nicolas Denis explique que le terrain peut être joint à une propriété adjacente agricole.

Félix Beauchamp, résidant au 1576 Joanisse, demande si cette demande peut avoir un impact sur le morcellement de sa propriété. Nicolas Denis confirme que cet amendement n'affecte pas la propriété de M. Beauchamp.

c. Recommandation

RECOMMANDATION AME2020-15

Proposée par Michel Levert

Appuyée par Guy Desjardins

QUE le comité d'aménagement recommande au conseil municipal d'approuver le règlement modifiant le Règlement de Zonage no. 2016-10, à l'effet de modifier la catégorie de zonage pour une partie du terrain au 1648 chemin Joanisse de « Zone rurale (RU) » à « Zone rurale – exception 45 (RU-45) », tel que recommandé par le Département d'infrastructure et aménagement.

ADOPTÉE

7.4 Anomalies techniques et changements au règlement de zonage

a. Présentation

Marie-Eve Bélanger présente les anomalies techniques et changements proposés au règlement de zonage, tel que recommandé par le département d'infrastructure et d'aménagement du territoire.

b. Commentaires du comité/public

Suite aux questions, Marie-Eve Bélanger confirme qu'elle va vérifier pour s'assurer que le stationnement des véhicules récréatifs ne sera pas possible sur l'herbe.

Suite aux questions, Marie-Eve Bélanger explique le stationnement est autorisé pour l'entreposage seulement.

Suite aux questions, Marie-Eve Bélanger explique que les changements proposés pour les véhicules récréatifs fait suite à des discussions avec le département de la réglementation.

c. Recommandation

RECOMMANDATION AME2020-16

Proposée par Sylvie Lalonde

Appuyée par Carl Grimard

QUE le comité d'aménagement recommande au conseil d'approuver les modifications au Règlement de zonage 2016-10 de la Cité de Clarence-Rockland, afin de régler certaines anomalies techniques 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 Rapport No. AME-20-15-R, hormis les changements proposés aux articles 15 et 16 du règlement proposé, relativement au stationnement des véhicules récréatifs.

ADOPTÉE, telle que modifiée

8. Autres items

9. Ajournement

La réunion est ajournée à 20h47.

Mario Zanth, Président

Maryse St-Pierre, Greffière adjointe



Énoncé de l'urbaniste / Planner's Statement





Énoncé de l'urbaniste / Planner's Statement

- Toute personne présente peut soumettre ses observations et ses commentaires sur les présentes propositions d'ébauche de plan de lotissement ou de la modification au plan officiel ou de la modification au règlement de zonage.
- Toute personne peut obtenir des renseignements sur la ou les présentes demandes en s'adressant au Département d'infrastructure et de l'aménagement du territoire de la Cité de Clarence-Rockland, au 1560 rue Laurier à Rockland (édifice de l'Hôtel de ville) aux heures habituelles de bureau, soit de 8h30 à 16h30 du lundi au vendredi.
- Anyone present at the meeting may submit their concerns or comments in respect to the proposed draft plan of subdivision or to the Official Plan amendment or to the Zoning By-Law amendment.
- Anyone may obtain additional information relating to the present requests by contacting the Infrastructure and Planning Department at the City Hall, located at 1560 Laurier Street in Rockland, between 8:30 A.M. and 4:30 P.M., from Monday to Friday.





Énoncé de l'urbaniste / Planner's Statement

- Si une personne ou un organisme public avait par ailleurs la capacité d'interjeter appel de la décision de du conseil de la Corporation de la Cité de Clarence-Rockland devant le Tribunal d'appel de l'aménagement local, mais que la personne ou l'organisme public ne présente pas d'observations orales lors d'une réunion publique ou ne présente pas d'observations écrites à la Corporation de la Cité de Clarence-Rockland avant l'adoption du règlement municipal ou du plan de lotissement, la personne ou l'organisme public n'a pas le droit d'interjeter appel de la décision.
- If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of Clarence-Rockland to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Corporation of the City of Clarence-Rockland before the by-law is passed or the approval of a Draft plan of Subdivision, the person or public body is not entitled to appeal the decision.





Énoncé de l'urbaniste / Planner's Statement

- Si une personne ou un organisme public ne présente pas d'observations orales lors d'une réunion publique ou ne présente pas d'observations écrites à la Corporation de la Cité de Clarence-Rockland avant l'adoption du règlement municipal ou du plan de lotissement, la personne ou l'organisme public ne peut pas être joint en tant que partie à l'audition d'un appel dont est saisie le Tribunal d'appel de l'aménagement local à moins qu'il n'existe, de l'avis de ce dernier, des motifs raisonnables de le faire.
- If a person or public body does not make oral submissions at a public meeting, or make written submissions to Corporation of the City of Clarence-Rockland before the by-law is passed or the Draft Plan of Subdivision is approved, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.





Énoncé de l'urbaniste / Planner's Statement

- SI VOUS DÉSIREZ être avisé(e) de la décision de la Corporation de la Cité de Clarence-Rockland relativement au présent plan de lotissement proposé ou de la décision relativement à l'amendement au plan officiel ou au règlement de zonage proposé, vous devez présenter une demande écrite à la: Greffière, Cité de Clarence-Rockland, 1560 rue Laurier, Rockland (Ontario) K4K 1P7.
- IF YOU WISH to be notified of the decision of the Corporation of the City of Clarence-Rockland in respect of the proposed plan of subdivision or of the decision in respect of the proposed Official Plan or Zoning Amendment, you must make a written request addressed to the Clerk, City of Clarence-Rockland, 1560 Laurier Street, Rockland, Ontario K4K 1P7.





Énoncé de l'urbaniste / Planner's Statement

- Une personne ou un organisme public dispose d'un délai de 20 jours pour interjeter appel devant le Tribunal d'appel de l'aménagement local (TAAL) suite à l'envoi de l'avis d'adoption. Pour ce faire, la personne ou l'organisme public doit déposer à la Cité un avis d'appel qui explique son opposition au règlement municipal, les motifs à l'appui de son appel, en plus de payer les droits prescrits.
- A person or public body may submit an appeal within 20 days of the receipt of the notice of adoption before the Local Planning Appeal Tribunal (LPAT). However, the person or public body has to file an appeal with the City explaining the reasons supporting the objection to the by-law in addition to paying the required fees.





REPORT N° AME-20-37-R

Date	05/08/2020
Submitted by	Claire Lemay
Subject	Draft Plan of Subdivision – Pt Lot C Con 5 – Paul Murphy & Hugues Giocondese
File N°	D-12-124

1) **NATURE/GOAL :**

The purpose of this report is to present an application for a draft plan of subdivision for the creation of 9 new lots having frontage on Clark Rd in the village of Clarence Point. The properties will be serviced by private well and septic systems.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

WHEREAS the proposed subdivision of Part of Lot C, Concession 5 (Clark Road) submitted by Hugues Giocondese and Paul Murphy conforms to the Provincial Policy Statement 2020, conforms to the Official Plan of the United Counties of Prescott and Russell, and complies with the requirements of the City of Clarence-Rockland Zoning By-law 2016-10;

THAT Planning Committee recommend to Municipal Council the approval of the Draft Plan of Subdivision prepared by André P. Barrette, OLS, dated June 24, 2020 for the property described as Part of Lot C, Concession 5, in the village of Clarence Point, with the conditions of approval recommended by the Infrastructure and Planning Department staff in report AMÉ-20-37-R.

ATTENDUE QUE le lotissement proposé pour une Partie du lot C, concession 5 (chemin Clark) soumis par Hugues Giocondese et Paul Murphy est conforme à la Déclaration de principes provinciale, est conforme au Plan officiel des Comtés unis de Prescott et Russell, et est conforme au Règlement de zonage de la Cité de Clarence-Rockland 2016-10;

QUE le Comité d'aménagement recommande au Conseil municipal l'approbation de l'Ébauche de Plan de Lotissement préparé par André P. Barrette, AGO et daté le 24 juin 2020 pour la propriété décrite comme étant une partie du lot C, concession 5, dans le village de Clarence Point, avec les conditions d'approbation recommandées par le personnel du Département d'infrastructures et aménagement du territoire dans le rapport AMÉ-20-37-R.

4) **BACKGROUND :**

An application for a draft plan of subdivision was submitted by Paul Murphy and Hugues Giocondese on June 25, 2020. Public notices were sent to neighbouring property owners within 120m of the subject property and a notice was posted on the site at the corner of Clark Rd and Landry Rd on July 3rd.

The Draft Plan of Subdivision was prepared by André P. Barrette, OLS, and is dated June 24th, 2020; the plan was revised July 20th, 2020. The application was accompanied by a Summary Letter/Planning Rationale prepared by André P. Barrette, OLS, and a Phase 1 ESA and Hydrogeological Study. The Summary Letter and Draft Plan are attached with this report.

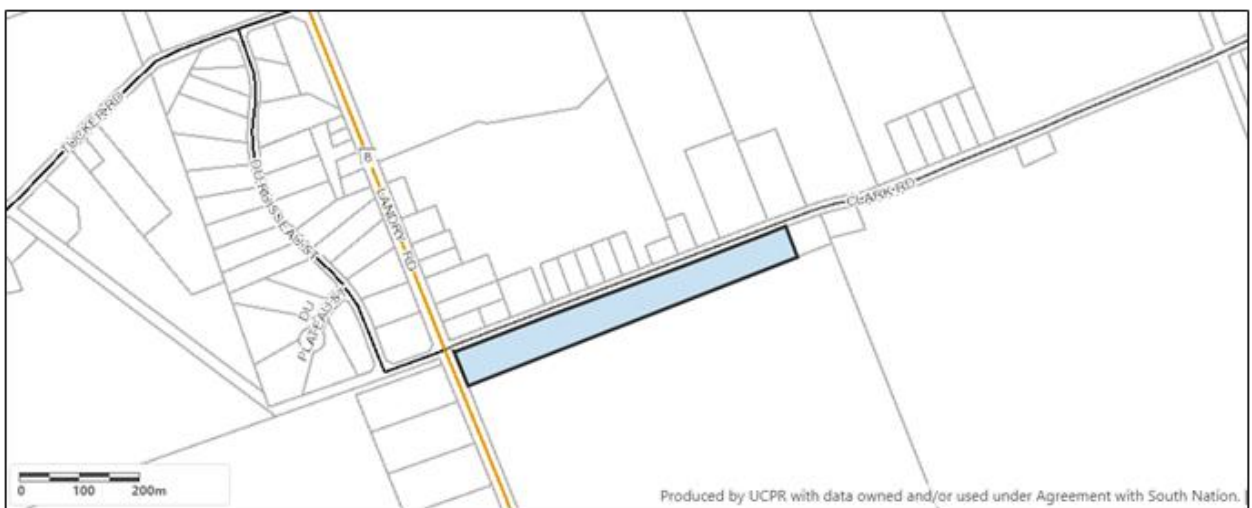


Figure 1: Location of the Subject Property

5) **DISCUSSION :**
Provincial Policy Statement

The Provincial Policy Statement 2020 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The vision for Ontario's land use planning system as mentioned in Part IV of the PPS indicates that the wise management of development may involve directing, promoting or sustaining growth, and as such, long-term gains should take precedence over short-term gains.

Development is directed to settlement areas in policy 1.1.3 of the PPS. The village of Clarence Point is considered a rural settlement area. Section 1.1.4 further clarifies development appropriate for rural areas. Section 1.1.4.2 states: "In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted." Section 1.1.4.3 states that: "When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural

characteristics, the scale of development and the provision of appropriate service levels.

Section 1.6.6.4 of the PPS indicates that development on private services is permitted where “municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned, or feasible,” provided that the site is suitable for the long-term provision of such services without negative impacts.

In the context of the subject property, the character of the area and service level available make the proposed development of single detached dwellings on private services appropriate.

United Counties of Prescott and Russell Official Plan

The property is identified under the Community Policy Area designation on Schedule “A” of the Official Plan of the United Counties of Prescott and Russell. This designation supports low and medium density residential uses.

2.3 Community Policy Area

Development is permitted on private services in villages that do not have municipal services available.

Section 2.3.6 of the UCPR OP states that: “2.3.6 On-Site Private Water and Sewer Services Continued development on the basis of private on-site water and sewer services is permitted provided that it can be demonstrated that the aquifer can provide a long term sustainable ground water supply of acceptable quality in accordance with Ministry of Environment and Climate Change guidelines and regulations, and that there is no negative environmental impact (or cumulative negative impact) resulting from the use of on site private water and sewer services.” A hydrogeological study has been submitted in support of this development application. The study will be reviewed and approved by South Nation Conservation.

Section 2.3.7 of the UCPR OP addresses residential policies for Community Policy Areas. A range and mix of housing types and densities are promoted. Due to the servicing constraints of the subject property, only low density residential uses are possible.

7.4.1 Plans of Subdivision

Section 7.4.1 of the Official Plan of the United Counties of Prescott and Russell sets out the technical, environmental, and planning and design criteria which must be considered in the review of an application for a draft plan of subdivision.

The proposal meets the criteria for technical considerations because the application is complete as per Section 51 (17) of the Planning Act and applicable regulations, the application conforms to the policies of the Official Plan, the application gives due consideration to the local

zoning by-law, and development charges will be assessed at a later date.

The proposal mostly meets the criteria for environmental considerations, however, the hydrogeological study been submitted in support of the application is incomplete and will have to be revised and resubmitted for review and approval by South Nation Conservation. South Nation Conservation is recommending that the decision regarding draft plan approval be deferred until a complete hydrogeological study has been submitted and reviewed. This is because the number of lots or lot size may be affected by the information in the hydrogeological study and because South Nation Conservation will have additional conditions of draft approval to be added once the review has been completed. A Phase I Environmental Site Assessment was completed and submitted in support of this application. A detailed grading plan, an erosion and sediment control plan, and a stormwater management plan as well as an Environmental Impact Study will be required to be completed by the applicant and approved by the City of Clarence-Rockland Infrastructure and Planning Department.

The proposal meets the planning and design considerations; the proposal is compatible with adjacent uses, consideration is given for road and emergency access, as access to each new lot is to be provided by an existing municipal road (Clark road). The analysis of the Planning Act Section 51 (24) criteria is further elaborated below.

City of Clarence-Rockland Zoning by-law No. 2016-10

The property is located within the "Village Residential First Density (RV1) Zone". This zone permits single detached dwellings as well as semi-detached and duplex dwellings and second dwellings. Depending on the results of the final review of the hydrogeological study, a Zoning By-law Amendment may be required in order to modify the number of units permitted on each lot to reflect the actual capacity of the land and aquifer for septic system infiltration and drinking water quality and quantity.

Planning Analysis

According to the Planning Act, Section 51, paragraph 24 stipulates that "in considering a Draft Plan of Subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality." Also, it shall have regards to the following 12 criteria:

a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2.

Section 2 of the Planning Act sets out a number of matters of provincial interest; these include the protection of ecological systems and agricultural and mineral resources and conservation of features of

architectural, cultural, historical, archaeological or scientific interest. The subject site is not in a prime agricultural area, and does not have identified cultural heritage or archaeological resources, nor is it identified as an area of potential mineral resource extraction. It is located within the settlement area. Private water and sewer services will be required for each lot. The proposal contributes to the adequate provision of housing.

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

The proposed development is not premature. It is located on land within the settlement area of Clarence Point adjacent to the southern boundary of the settlement area. The northern side of Clark Road is and has been developed with single detached dwellings for many years. No municipal services are available; however, municipal services are not planned to be made available in this portion of the village in the foreseeable future.

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

The proposed project conforms to the Official plan since it is currently under the Community Policy Area. There are no adjacent plans of subdivision which need to be considered for the purpose of connectivity of this proposed subdivision.

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

The site is suitable for a low-density residential development since it is located within the Community Policy Area of Clarence Point on an existing municipal road. The subject property is currently used for agricultural purposes and there are no natural hazards or environmental features to consider.

e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highway linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them.

The project consists of 9 new lots, each having access on an existing municipal road. No new roads or pathways are proposed or recommended.

f) the dimensions and shapes of the proposed lots.

The dimensions and shapes of lots will be in conformity with the provisions of the Zoning By-law and the appropriate number of units for each lot will be determined by the hydrogeological study once it has been completed and reviewed and approved by South Nation Conservation.

g) the restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected and the restrictions, if any, on adjoining land.

There are no known restrictions.

h) conservation of natural resources and flood control.

The site does not contain any identified protected natural resources and is not within the floodplain.

i) the adequacy of utilities and municipal services.

The subject development will be serviced by private well and septic system. Arrangements with private utilities will be made by the developer.

j) the adequacy of school sites.

The proposed Subdivision will be served by existing French and English schools in Rockland.

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

The proposal does not include any land to be dedicated to the municipality for park purposes. A payment of Cash-in-lieu of parkland shall be required in accordance with the Parkland Dedication By-law and which fulfills the Official Plan requirements for parkland dedication.

l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy.

The homes to be built on the Subdivision will respect the Ontario Building Code which includes requirements for energy conservation.

6) CONSULTATION:

The virtual public meeting of the Planning Committee will be held August 5th, at which time comments from the public will be obtained. As of the date of the writing of this report, no comments from members of the public have been received.

7) RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :

COMMENTS FROM AGENCIES AND INTERNAL DEPARTMENTS:

Finance Department: No objections.

Protective Services Department: No comments.

Community Services Department requests the payment of cash-in-lieu of Parkland at the rate of 5% of the value of the land.

Infrastructure and Planning Department:

Public Works: Clark Road could definitely use a top up of gravel. With the current traffic level we get lots of complaints from residents regarding the road condition during the melt season. The section deteriorates quickly which makes me question the quality of the road base. Increasing the number of lots without addressing the road condition would increase the number of complaints.

Doing a few tests to confirm the road base and the granular thickness in order to meet our engineering standards should be carried out. This would allow the city to identify any upgrades that could be required to maintain the integrity of the roadway.

There was a sub drain for the road that was installed in the last couple years. There are clean outs in the front ditch of proposed property 1 and 2 that would have to be maintained.

I also have a concern regarding the rear yard drainage which is draining the farmers field. The drainage for the adjacent farmer's field empties via a ditch that crosses the middle of lots 1 thru 7 and in between lot 6 and 7 to empty in the City ditch on Clark. In the spring time that ditch would capture all the snow melt from the field and could cause localised rear yard flooding. We would need to ensure we identify who would be responsible to maintain this drainage ditch and the 350 mm drainage pipe that outlets on lot 1. This drainage ditch and pipe currently drains the farmer's field from the top and bottom of the hill. If the City would be responsible to maintain these drainage ditches, then an easement would be required between lots 6 and 7 and in the back of lots 1 to 7.

Capital projects: In 2016 (or maybe 2017) we flattened that first hill and redid all the ditches. There was some granulars added at that time but very inconsistent. The purpose of the additional granulars was to reduce the slope of the hill not necessary to rebuilt the road.

As for the road structure, I'm of the opinion that the developer should do a few tests to confirm granular thickness in order to meet our engineering standards.

Comments from Canada Post are attached.

HydroOne Comments: Hydro One does have some plant in the vicinity of this proposed development. Please advise the developer to contact Hydro One's subdivision design group at their earliest convenience if they are proceeding with this development so a design can be started for the Hydro Servicing of the lots.

South Nation Conservation:

The hydrogeological review was not considered complete; once we complete a review we can give an opinion on lot sizing and servicing layout. This should be completed before draft plan approval to ensure the number of lots is appropriate. Once the review is done we would propose conditions related to the orientation of services on the lots.

An environmental impact study would be required as a condition of draft plan approval since nothing has been provided.

The stormwater management brief and lot grading and drainage plan are usually reviewed prior to Draft Plan approval with detailed design completed before final approval. This must be required as a condition of Draft Plan.

Other than that, SNC has standard conditions we would include:

1. That the Subdivision Agreement contains wording acceptable to South Nation Conservation stating that the above noted conditions will be implemented.
2. That South Nation Conservation be provided with digital copies of Final Versions of all relevant technical reports.

Comments from the United Counties of Prescott and Russell are attached.

COMMENTS FROM THE INFRASTRUCTURE AND PLANNING DEPARTMENT

Draft Plan Conditions

1. This approval applies to the Draft Plan certified by André P. Barrette, OLS, dated June 24, 2020 and revised July 20, 2020, showing 9 proposed lots, each with frontage on Clark Road.
2. The Owner agrees, by entering into a Subdivision agreement, to satisfy all requirements, financial and otherwise, of the City of Clarence-Rockland, including but not limited to, the phasing of the plan for registration, the provision of roads, the installation of services, utilities and drainage.
3. That the Subdivision agreement between the Owner and the City of Clarence-Rockland be registered against the land to which it applies once the Plan of Subdivision is registered.
4. Prior to any further division of Lots or Blocks, the City of Clarence-Rockland may require an additional agreement to address any new or amended conditions.

5. The Owner agrees to convey, at no cost to the City of Clarence-Rockland, all easements and reserves that are required at the discretion and to the satisfaction of the City of Clarence Rockland.
6. The Owner shall obtain such permits as may be required from Municipal or Provincial authorities and shall file copies thereof with the Director of Infrastructure and Planning.
7. The Owner shall employ Professional Engineers to the satisfaction of the City, to design and supervise the construction of the Subdivision Works in accordance with the City's Specifications. No deviation from the City Specifications is permitted without the written consent of the City. « As Built » drawings of the development works shall be provided to the City's satisfaction, once construction is completed.
8. The Owner agrees to implement the recommendations of all applicable reports. The Owner acknowledges and agrees that all reports and/or studies required as a result of the approval of the Plan of Subdivision shall be implemented to the satisfaction of the City at the sole expense of the Owner. Furthermore, the City may require certification by the Owner's Professional consultants that the works have been designed and constructed in accordance with the approved reports, studies, standards specifications and plans to the satisfaction of the City.

Zoning

9. Prior to registration of the Plan of Subdivision, the City of Clarence-Rockland shall be satisfied that the proposed Plan of Subdivision conforms with a Zoning by-law approved under the requirements of the Planning Act, with all possibility of appeal to the Local Planning Appeal Tribunal (LPAT) exhausted. A zoning by-law amendment shall be required, based on the information provided by the final approved hydrogeological study and terrain analysis, in order to limit the number of dwelling units per lot to the maximum recommended by this study. This includes removing semi-detached dwellings, linked-detached dwellings, and duplex dwellings from the list of permitted residential uses.
10. For each registration, the Owner shall provide a surveyor's certificate from an Ontario Land Surveyor identifying the frontage and area of all lots/blocks on the final plan.

Highways/Roads/Walkways

11. That the Owner shall submit a Transportation Impact Study (TIS) certified by a qualified Professional Engineer with expertise in undertaking such studies which measures and analyzes traffic

impacts, transit impacts and implications for traffic at the existing intersection of County Road No. 8 (Landry Road) and Clark Road, for review and approval by the Director of the Public Works Department of the United Counties of Prescott and Russell and by the City of Clarence-Rockland. The TIS shall consider the proposed Guay (City file No.: D-12-ZZZ) and Trillium (City file No.: D-12-119) proposed subdivisions traffic. The developers should consider producing a jointly single traffic study and/or to enter into a cost-sharing agreement on any required public works improvements.

12. That the Owner shall agree in the Subdivision Agreement to carry out the recommendations contained in the approved Transportation Impact Study. Where applicable, such improvements shall be constructed at the Owner's expense and to the satisfaction of the Counties. The Owner shall provide "As-Builts" drawings of the improvement works, to the satisfaction of the Counties, once said works are "deemed completed" and accepted by the Counties.
13. That the Owner shall submit to the United Counties of Prescott and Russell county road off-site works engineering design drawings and cost estimate as may be required from the approved Transportation Impact Study, for review and approval by the Director of the Public Works Department, to the satisfaction of the Counties.
14. That the Owner shall agree in the Subdivision Agreement to construct any improvements as may be required from the approved Transportation Impact Study in accordance with the Counties' latest development standards and specifications, and secure by an irrevocable letter of credit 100% of the approved cost estimate for off-site works, to the satisfaction of the Counties.
15. That the Owner shall agree in the Subdivision Agreement that all county road widenings required as per the submitted Transportation Impact Study shall be dedicated as public highways for final approval and shall be deeded to the United Counties of Prescott and Russell, to the satisfaction of the Counties.
16. That the Owner shall agree in the Subdivision Agreement that all municipal road widening required as per the submitted Transportation Impact Study shall be dedicated as public highways for final approval and shall be deeded to the City of Clarence-Rockland, to the satisfaction of the City of Clarence-Rockland.
17. That the Owner shall agree in the Subdivision Agreement, in wording satisfactory to the County that the Owner and/or its agents, shall obtain a Road Cut Permit from the United Counties of Prescott and Russell prior to the commencement of any works

within any County Road right-of-way, in association with this development.

18. That the Owner shall agree in the Subdivision Agreement that County Road 8 (Landry Road) shall be reinstated to the satisfaction of the United Counties of Prescott and Russell if damage occurs from construction traffic, as deemed necessary by the Counties.
19. That the Owner shall agree in the Subdivision Agreement that all roads allowances, daylight triangles (Block 11) and road widenings required and included within this Plan of Subdivision shall be dedicated as public highways for final approval and shall be deeded to the United Counties of Prescott and Russell at no cost, no encumbrances and to the satisfaction of the Counties.
20. That a 0.30 metre-reserve (foot reserve) along County Road 8 (Landry Street) be dedicated on the proposed Lot 9 (Block 10) for final approval and shall be deeded to the United Counties of Prescott and Russell at no cost, no encumbrances and to the satisfaction of the Counties.

Park and Open Space

21. That the owner pays 5% of the value of the land as cash-in-lieu of parkland in accordance with the City of Clarence-Rockland Parkland Dedication By-law.

Stormwater Management Plan, Sediment and Erosion Control Plan

22. The Owner agrees to prepare a Serviceability Study and describe how it is to be implemented in accordance with current Stormwater Management Best Practices to the satisfaction of the City of Clarence-Rockland. The final version of the report will ensure that the entire stormwater management plan is designed according to, and is consistent with the most recent version of MOE Stormwater Management and Design Manual. Quantity treatment should have pre and post development values equaled; and quality treatment should reach a minimum of 80% Total Suspended Solids removal.
23. The Owner agrees to prepare a Sediment and Erosion Control Plan appropriate to site conditions prior to undertaking any site alterations (filling, grading, removal of vegetation, etc.) and how it is to be implemented during all the phases of the site preparation and construction in accordance with the current Best Management Practices for Erosion and Sediment Control to the satisfaction of the City of Clarence-Rockland.

24. Prior to registration, or prior to an application for an Environmental Compliance Approval from the Ministry of Environment and Climate Change for any stormwater works, whichever comes first, the Owner shall prepare a "Stormwater Site Management Plan" in accordance with a Conceptual Stormwater Site Management Plan. The Stormwater Site Management Plan shall identify the sequence of its implementation in relation to the construction of the subdivision and be in accordance with the Stormwater Best Management Practices, and shall be to the satisfaction of the City of Clarence-Rockland.
25. In completion of all Storm Water works, the Owner shall provide certification to the City of Clarence-Rockland, through a Professional Engineer, that all measures have been implemented in conformity with the Stormwater Management Plan.
26. That a drainage easement be registered in favour of the City of Clarence-Rockland to comprise the drainage ditch between lots 6 and 7 and along the rear of lots 1 through 7, if required by the Stormwater Management Plan.
27. Prior to final approval, the Owner shall submit to the United Counties of Prescott and Russell the Stormwater Management Plan, the detailed Storm Water Management Report, the Erosion and Sediment Control Plan and the detailed Grading Plan for review and approval by the Director of the Public Works Department, to the satisfaction of the Counties.

Grading

28. The Owner agrees to prepare and submit a Lot Grading and Drainage Plan, prepared by a Civil Engineer licensed in the Province of Ontario and indicate how it is to be implemented to the satisfaction of the City of Clarence-Rockland.
29. The Owner shall grade, landscape and install erosion control measures on any portion of the proposed lots or adjacent lands in the possession of the Owner which have been filled or where the natural vegetation has been disturbed which, in the opinion of the Director of Infrastructure and Planning, is creating a nuisance, hazard and/or eyesore.

Septic Systems

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

Utilities

31. Such easements and maintenance agreements which may be required for electrical, gas, telephone and cablevision facilities, shall be provided and agreed to by the Owner, to the satisfaction of the appropriate authority, and that the Owner shall ensure that these easement documents are registered on title immediately following registration of the final plan, and the affected agencies are duly notified.
32. Where the relocation or removal of any existing on-site/adjacent utility facility, including electrical, gas, telephone and cablevision, is required as a direct result of the development, the Owner shall pay the actual cost associated therewith to the satisfaction of the appropriate utility authority.
33. The Owner shall meet the requirements of Canada Post Corporation for postal delivery facilities, to the satisfaction of the City of Clarence Rockland.
34. The Owner shall meet the requirements of Enbridge Gas Distribution Inc. and Hydro One, to the satisfaction of the City of Clarence Rockland.

Streets and Street lights

35. The street lights shall meet the standards of the City of Clarence-Rockland. Please note that LED lights are required.
36. The Owner agrees to prepare a "Street Light Plan" for all the Subdivision to the satisfaction of the City of Clarence-Rockland.
37. The Owner agrees to enter into a cost sharing agreement with the developers of the Trillium and Guay subdivisions for any additional lighting and/or electrical modification/upgrades to the intersection of Landry Road and Clark Road.

Purchase and Sale Agreements and Covenants on Title

38. Any person who, prior to draft approval, entered into a Purchase and Sale's Agreement with respect to lots or blocks created by this Subdivision, shall be permitted to withdraw from such agreement without penalty and with full refund of any deposit paid, up until the acknowledgement noted below. The Owner shall provide the City of Clarence-Rockland an acknowledgement from those purchasers who signed before the plan was draft approved, that the plan had not received draft approval by the City of Clarence-Rockland. The Owner agrees that the Purchase and Sale's Agreements signed prior to draft approval shall be amended to contain a clause to notify purchasers of this fact.

Financial Requirements

39. Upon Draft Plan approval, City services and infrastructures within the Plan of Subdivision may be installed provided appropriate financial security, insurance, and a letter of indemnity are posted to the satisfaction of the City of Clarence Rockland.
40. Prior to registration of the Plan of Subdivision, the City of Clarence Rockland shall be satisfied that the processing fee, if any required, has been paid in full.

Civic Addressing

41. That the civic address numbering shall be submitted for review and approval to the United Counties of Prescott and Russell to ensure compliance with the 911 database systems.

Survey Requirements and GIS

42. The Owner/developer shall provide, to the satisfaction of the United Counties of Prescott and Russell, a georeferenced dwg file showing only the new and existing parcel limits together with the related lots and blocks numbers from the final plan intended for registration. The file projection must be in UTM NAD 83 Zone 18N.
43. That the owner/developer shall provide to the Planning Department of the United Counties of Prescott and Russell a copy in PDF format of the final plan intended for registration.

Environment

44. That the Owner submit a scoped Environmental Impact Study to demonstrate that the development shall have no negative impacts on the surrounding natural features, including any fish habitat connected to the watercourse on the subject property. The study shall be completed by a qualified professional and reviewed and approved by South Nation Conservation to the satisfaction of the City of Clarence-Rockland.
45. That the Owner submit a hydrogeological study and terrain analysis prepared by a qualified professional to demonstrate that there is sufficient quantity and quality of water to service the proposed lots and that the capability of the soil to absorb the effluent from the private septic systems. The study shall be prepared in accordance with the Ministry of Environment and Climate Change guidelines and regulations and shall indicate the potential impact on source water aquifers if secondary dwelling units were proposed in the future. The study shall be completed to the satisfaction of the City of Clarence-Rockland and South Nation Conservation.

Other Conditions

46. That the Owner provides a Geotechnical Report to the satisfaction of the City of Clarence-Rockland.
47. The Owner agrees to complete tests of the quality of the road base and granular thickness of Clark Road and to complete any necessary work in order to bring the road to the standards required by the City of Clarence-Rockland Engineering Design Guidelines, to the satisfaction of the City of Clarence-Rockland.
48. That the Subdivision Agreement contains wording acceptable to South Nation Conservation stating that the above noted conditions will be implemented.
49. That South Nation Conservation be provided with digital copies of Final Versions of all relevant technical reports.
50. That the City shall provide to the Planning Department of the United Counties of Prescott and Russell a copy of the executed Subdivision Agreement.
51. That the Owner acknowledges that the Subdivision Agreement shall contain wording acceptable to the United Counties of Prescott and Russell in order to implement the above noted conditions.
52. Prior to final approval, the Approval Authority shall be advised in writing by the United Counties of Prescott and Russell how conditions 11 to 15, 17 to 20, 27, 41 to 43, 50 and 51 have been satisfied.

Closing Conditions

53. The Owner shall inform the purchaser after registration of each lot or block of the development charges that have been paid or which are still applicable to the lot or block. The applicable development charges shall be as stated as of the time of the conveyance of the relevant lot or block and the statement shall be provided at the time of the conveyance. The statement of the owner of the applicable development charges shall also contain the statement that the development charges are subject to changes in accordance with the Development Charges Act, 1997 and the Education Development Charges Act.
54. At any time prior to final approval of this plan for registration, the City of Clarence Rockland may, in accordance with Section 51 (44) of the Planning Act, R.S.O. 1990, amend, delete or add conditions and this may include the need for amended or new studies.

55. The Subdivision Agreement shall state that the conditions run with the land and are binding on the Owner's heirs, successors and assigns.
56. Prior to registration of the Plan of Subdivision, the City of Clarence Rockland is to be satisfied that Conditions 1 to 55 have been fulfilled.
57. If the Plan of Subdivision has not been registered by August 24, 2023, the draft approval shall lapse pursuant to Section 51 (32) of the Planning Act, 1990. Extensions may only be granted under the provisions of Section 51 (33) of the said Planning Act prior to the lapsing date.

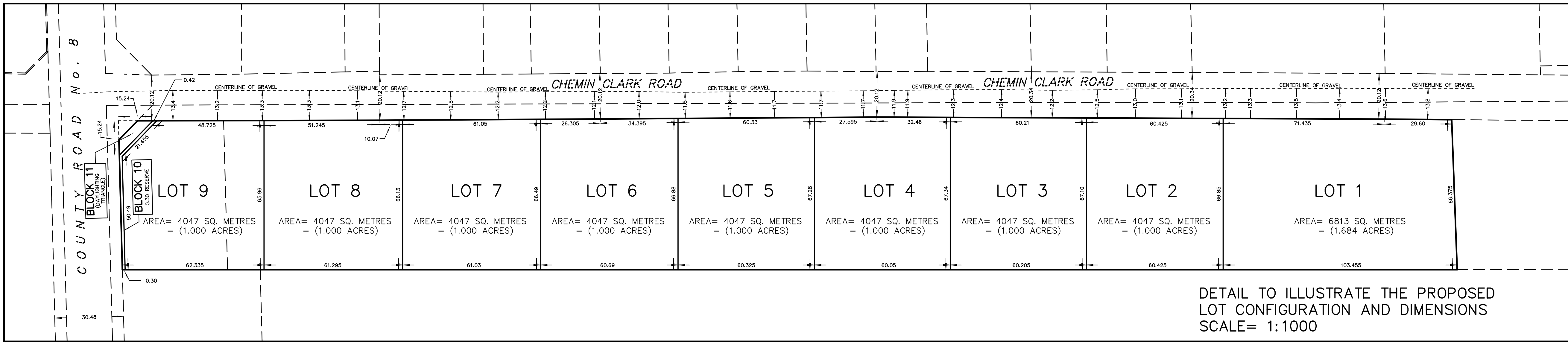
8) **FINANCIAL IMPACT (expenses/material/etc.):**
N/A

9) **LEGAL IMPLICATIONS :**
N/A

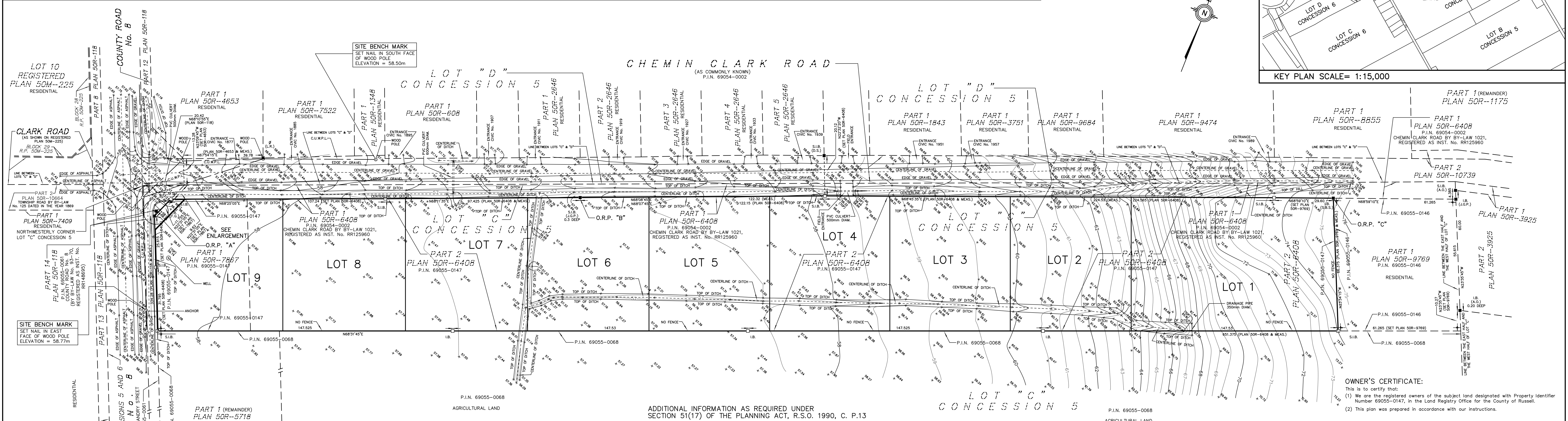
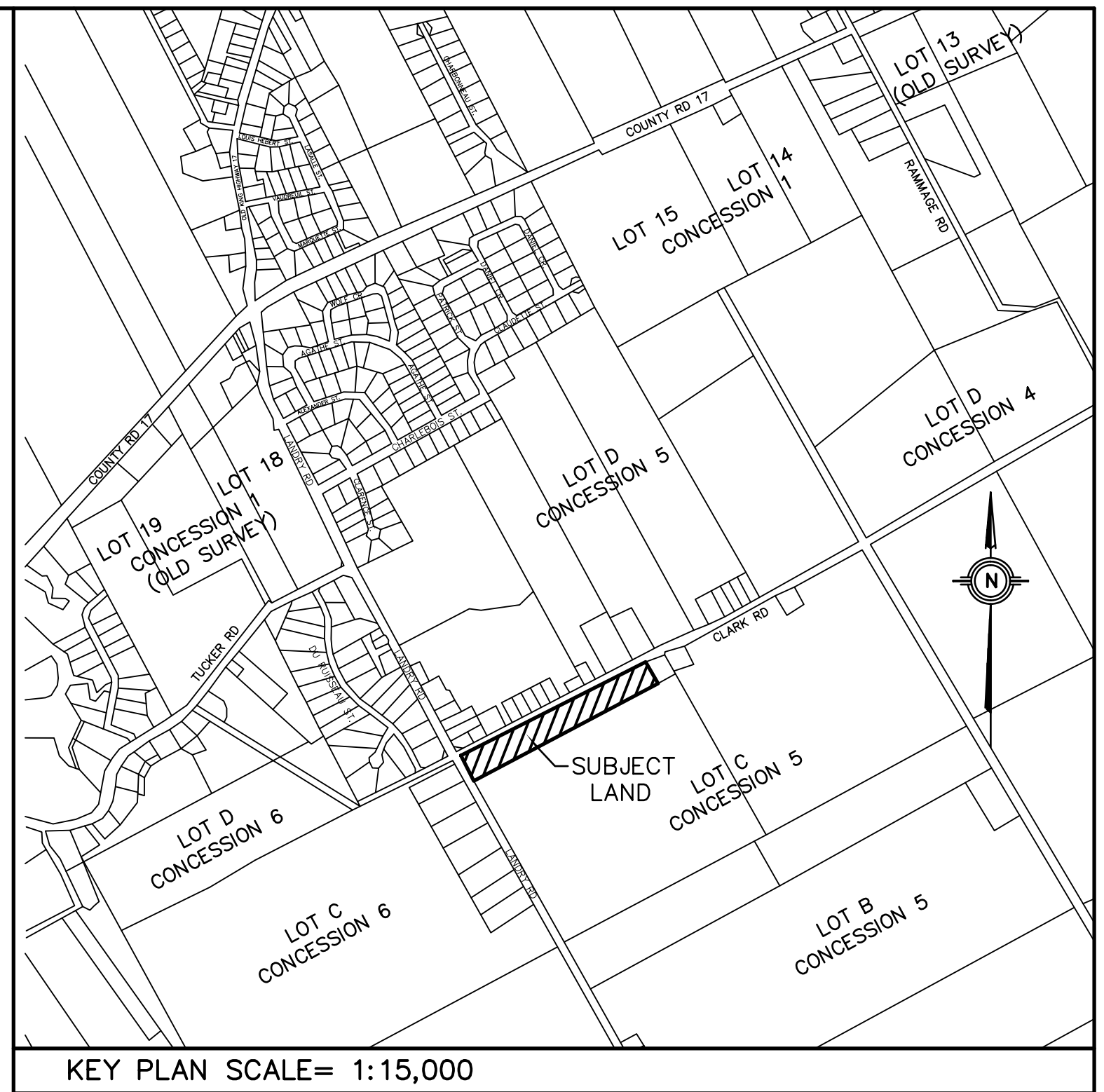
10) **RISK MANAGEMENT :**
N/A

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

12) **SUPPORTING DOCUMENTS:**
Draft Plan of Subdivision
Planning Application Summary Letter
United Counties of Prescott and Russell Comments and Conditions
Canada Post Commenting Letter
Bell Canada Comments
Public Comments submitted by Lyse Guay



DRAFT PLAN OF SUBDIVISION
OF PART OF
LOT "C"
CONCESSION 5
GEOGRAPHIC TOWNSHIP OF CLARENCE
NOW IN THE CITY OF CLARENCE-ROCKLAND
COUNTY OF RUSSELL
SURVEYED BY ANDRE P. BARRETTE, O.L.S., 2020
SCALE 1 : 750
Distances, elevations and coordinates shown on this plan are
in metres and can be converted to feet by dividing with 0.3048.



ADDITIONAL INFORMATION AS REQUIRED UNDER
SECTION 51(17) OF THE PLANNING ACT, R.S.O. 1990, C. P.13

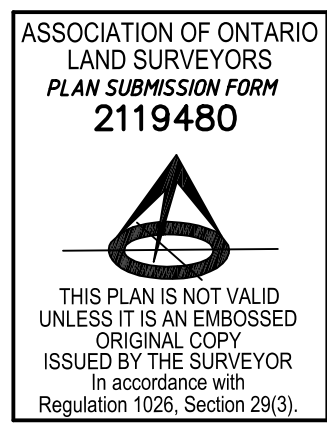
- (A) THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CERTIFIED BY ANDRE P. BARRETTE, O.L.S., OF THE FIRM SCHULTZ BARRETTE SURVEYING, AS SHOWN HEREON.
- (B) THERE ARE NO PROPOSED NEW STREETS WITHIN THE PROPOSED SUBDIVISION AND THE LOCATION, WIDTH AND NAMES OF THE EXISTING ADJUTING STREETS ARE ILLUSTRATED HEREON.
- (C) THE KEY PLAN ILLUSTRATES THAT THE APPLICANT DOES NOT OWN ANY ADJACENT LAND. THE KEY PLAN ILLUSTRATES THE NEARBY SUBDIVISIONS AND SEVERANCES TO THE PROPOSED SUBDIVISION. THE KEY PLAN ALSO ILLUSTRATES THE EXISTING STREET CONFIGURATION IN THE VICINITY OF THE SUBJECT LAND AND THE RELATIONSHIP OF THE SUBJECT LAND WITH THE ADJACENT LOT FABRIC OF THE GEOGRAPHIC TOWNSHIP OF CLARENCE.
- (D) THE PURPOSE OF THIS PROPOSED DEVELOPMENT IS TO CREATE NINE SINGLE FAMILY DWELLING LOTS, AS ILLUSTRATED HEREON, NAMELY LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9. BLOCK 10 ILLUSTRATES A 0.3-METRE RESERVE. BLOCK 11 ILLUSTRATES A DAYLIGHTING TRIANGLE TO BE CONVEYED TO THE CORPORATION OF THE UNITED COUNTIES OF PRESCOTT AND RUSSELL.
- (E) THE EXISTING USES OF ALL ADJOINING LANDS ARE SHOWN HEREON.
- (F) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE SHOWN IN THE DETAIL PORTION OF THE PLAN.
- (G) NATURAL AND ARTIFICIAL FEATURES ARE ILLUSTRATED HEREON.
- (H) DOMESTIC WATER SUPPLY WILL BE PROVIDED BY ARTESIAN WELLS.
- (I) THE SITE IS UNDERLAIN BY 100mm OF TOPSOIL FOLLOWED BY A LAYER OF CLAYEY SILTY SAND OF A VARYING THICKNESS OF 0.3m TO 1m FOLLOWED BY FAT CLAY.
- (J) MEASURED SPOT ELEVATIONS AND INTERPOLATED CONTOURS ARE SHOWN HEREON.
- (K) THERE ARE NO MUNICIPAL SERVICES AVAILABLE OR TO BE AVAILABLE TO THE LAND PROPOSED TO BE SUBDIVIDED. PRIVATE SEPTIC SERVICES WILL BE USED FOR EACH PROPOSED DWELLING. SWALES AND DITCHES WILL BE USED TO MANAGE THE STORMWATER. TELEPHONE, CABLE VISION, AND ELECTRICITY WILL BE CONNECTED TO EXISTING SERVICES ON THE ADJOINING STREETS.
- (L) THERE ARE NO EXISTING RESTRICTIVE COVENANTS OR EASEMENTS AFFECTING THE LANDS TO BE SUBDIVIDED.

LEGEND:

- denotes survey monument found
□ denotes survey monument set
S.I.B. denotes 25mm square Standard Iron Bar 1.2m long
S.S.I.B. denotes 25mm square Short Standard Iron Bar 0.6m long
I.B. denotes 16mm square Iron Bar 0.6m long
Ø denotes 19mm round Iron Bar 0.6m long
C.C. denotes Concrete Monument
W.T. denotes Witness
INST. No. denotes Instrument Number
MEAS. denotes a Measured distance or direction
PROP. denotes a Proportional distance or direction
D.S. denotes David P.J. Schultz, O.L.S.
S.B.S. denotes Schultz Barrette Surveying
I.O. denotes an S.S.I.B. set due to Insufficient Overburden
B.G.S. denotes a Measured distance or direction
P.I.N. denotes Property Identifier Number
R.B. denotes 25mm square Iron Rock Bar 0.15m long
R.P.L. denotes 16mm square Iron Rock Plug 0.3m long
C.P. denotes 5mm diameter Concrete Pin 0.05m long
X denotes a measured elevation at the location of the "X"
M.T.M. denotes 3-degree Modified Transverse Mercator projection
O.R.P. denotes Observed Reference Point
G.N.S.S. denotes Global Navigation Satellite System
J.G.P. denotes Jean-Guy Payette Ltd.
L.R. denotes L.R. Ross O.L.S.
A.O.V. denotes Annis O'Sullivan Valleebeek Inc.
C.U.W.P.L. denotes Centeline of Utility Wood Pole Line
S.C. denotes Stantec Geomatic
A.O. denotes Annis & O'Sullivan Ltd.
671 denotes F.H. Gooch O.L.S.

NOTES:

- (1) Bearings are MTM Grid, derived from Observed Reference Points A, B and C, by Real Time Kinematic Network Observations (using the Leica Smartnet G.N.S.S. precision wide area network), M.T.M. Zone 9, NAD83(CRS v6) Epoch 2010.00.
- (2) For bearing comparisons, a rotation of 0°54'25" counter-clockwise (more West and less East) was applied to bearings on Reference Plans 50R-118, 50R-4653, 50R-6408, 50R-7867 and 50R-9769.
- (3) Distances are ground and can be converted to grid by multiplying by the combined scale factor of 1.00001480.
- (4) Elevations shown hereon are geodetic, derived from the Geodetic Survey of Canada Bench Mark 0011910U180 with a published elevation of 61.643 metres (CGVD28.78).
- (5) It is the responsibility of the building contractor or any other contractor to have the underground services located by the respective utility companies prior to undertaking any type of excavation.
- (6) This plan does not purport to illustrate the location of underground services.
- (7) This plan is not valid unless it is an embossed original copy issued by the surveyor.
- (8) The topographic data on this plan was collected under winter conditions. Snow and ice conditions may have precluded us from determining the location and nature of some topographical data that would otherwise be visible under snow-free conditions.



OWNER'S CERTIFICATE:
This is to certify that:
(1) We are the registered owners of the subject land designated with Property Identifier Number 69055-0147, in the Land Registry Office for the County of Russell.
(2) This plan was prepared in accordance with our instructions.

June 24, 2020 "HUGUES GIOCONDESE" "PAUL MURPHY"
HUGUES GIOCONDESE PAUL MURPHY

SURVEYOR'S CERTIFICATE:
I certify that:
(1) This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
(2) The survey was completed on February 26, 2020
(3) I certify that the boundaries of the lands to be subdivided and their relationship to the adjacent lands is correctly shown.

June 24, 2020
Revised July 20, 2020

"ANDRE P. BARRETTE"
Andre P. Barrette
Ontario Land Surveyor

POINT I.D.	NORTHING	EASTING
O.R.P. A	5046 057.384	403 018.672
O.R.P. B	5046 143.887	403 213.296
O.R.P. C	5046 281.391	403 563.732

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

Arpentages SCHULTZ BARRETTE Surveying
Ontario Land Surveyors
Hawkesbury, Ontario
Tel: 613-632-7611 Fax: 613-632-8297
Job No. 18467(4) Ref. No. Con. 5-C(4)

Claire Lemay, Planner
City of Clarence-Rockland
1560 Laurier Street
Rockland, Ontario
K4K 1P7

Dear Claire Lemay:

SUBJECT: Planning Application Summary Letter to support a Draft Plan of Subdivision Application on part of Lot 'C' in Concession 5 of the Geographic Township of Clarence, now in the City of Clarence-Rockland, in the County of Russell

1.0 INTRODUCTION AND DEVELOPMENT PROPOSAL

Our clients, Hugues Giocondese and Paul Murphy, acquired a vacant property located West of 2000 Clarke Road in the community of Clarence Point on September 30, 2019. The lot is zoned Village Residential First Density (RV1) Zone in the municipal zoning By-Law Number 2016-10. The owners want to create nine single-family dwellings on this land. Each dwelling unit would be serviced by private water and sanitary installations.

The proposed single family dwellings are consistent with the existing neighbouring residential uses located on a local road and with neighbouring subdivisions in this vicinity. Pursuant to section 1.12 of the municipal zoning by-law, this proposal was first discussed on May 20, 2020, in a pre-consultation meeting with the City of Clarence-Rockland Planning Department. Input was provided on the proposed development and a confirmation of the materials to be submitted to support the Draft Plan of Subdivision Application.

We demonstrated on the Draft Plan of Subdivision that Clarke Road is already 20 metres wide, County Road 8 is 30.48 metres wide, that Block 10 is proposed as a 0.30-metre reserve and that Block 11 will describe a 15.24-metre day-lighting triangle to be conveyed to the Corporation of the United Counties of Prescott and Russell.

2.0 LOCATION AND SITE DESCRIPTION

The subject land has a 581-metre frontage along Clarke Road and approximately 66 metres in depth, in the community of Clarence Point. The property has an area of 3.93 hectares. The site is designated in the Parcel Register for the Land Titles Division of the County of Russell with Property Identifier Number (PIN) 69055-0147.

Clarke Road was widened in 1989 to a minimum of 20 metres from the North limit (see By-Law No. 1021) yielding an approximate distance of 13 metres from the centerline of grade to the northerly limit of the subject land. Consequently, the need to widen the road was previously addressed.

The area surrounding the subject land consists of mostly single family dwellings to the North, West and East. The property benefits from the proximity of Country Road No. 8, which links with County Road No. 17 to provide a readily available road access to commuters to access jobs in the greater Ottawa area. Furthermore, many community amenities are within a short drive in the community of Rockland, such as commercial and professional uses on Laurier Street, Edwards Street and County Road No. 17, a library, a medical clinic, churches, restaurants, a park, a community hall, a grocery store, a furniture store and schools, to name a few. This proximity to community amenities reduces the need and reliance to travel to neighbouring large urban centres for these services.

3.0 REGULATORY FRAMEWORK

3.1 Provincial Policy Statement (PPS) 2020

The Provincial Policy Statement 2020 (PPS), issued under the authority of Section 3 of the *Planning Act* and in effect since May 1, 2020, provides direction on matters of provincial interest related to land use planning. The *Planning Act* requires that decisions affecting planning matters 'be consistent with' policy statements issued under the *Planning Act*.

The proposed development supports one of the goals of the PPS at section 1.1.3.1, which states that: "Settlement areas shall be the focus of growth and development." It goes on to state that development should efficiently use land and resources to avoid the need for unjustified and uneconomical expansion of municipal infrastructure and public service facilities. At section 1.6.6.4: "Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development." The Hydrogeological Study Report prepared by DST Consulting Engineers supports the use of private water and septic services.

APB

The effective use of municipal resources and public service facilities is also a clear objective to minimize unnecessary public expenditures. Furthermore, by encouraging development in a settlement area, it relieves the pressure for development in prime agricultural areas.

3.2 United Counties of Prescott and Russell Official Plan

The Community Policy Area designation of this property applies to partially serviced and un-serviced villages and hamlets, where it is recognized that the lack of full water and sewer infrastructures can represent a significant constraint to growth. The policies are intended to permit continued development while also ensuring that costly unplanned engineered water and sewer infrastructures will not be required to resolve environmental problems in the future.

The County Official Plan at Section 2.3.1 permits: “continued development while also ensuring that costly unplanned engineered water and sewer infrastructures will not be required to resolve environmental problems in the future.” At Section 2.3.6 it states that: “Continued development on the basis of private on-site water and sewer services is permitted provided that it can be demonstrated that the aquifer can provide a long term sustainable ground water supply of acceptable quality in accordance with Ministry of Environment and Climate Change guidelines and regulations, and that there is no negative environmental impact (or cumulative negative impact) resulting from the use of on site private water and sewer services.”

3.3 City of Clarence-Rockland municipal zoning By-Law Number 2016-10

The City of Clarence-Rockland municipal zoning By-Law Number 2016-10 contains minimum building requirements for a Village Residential First Density (RV1) Zone designation. Section 6.5.1 permits single family dwellings. A minimum lot area of 2500 square metres is achieved with this proposal. Similarly, the proposal easily exceeds the minimum lot frontage requirement of 38 metres.

4.0 CONCLUSION

In considering the proposed Draft Plan of Subdivision Application, with due regard to the applicable policy framework, the proposed development represents good planning and is in the public interest. Overall, the proposed development complies with key policy objectives at the Provincial, County and Municipal levels. It optimizes the use of un-serviced lands within the existing Community Policy Area, it capitalizes on the proximity of public arterial roads, and it encourages and promotes an infill development.

Sincerely,



André P. Barrette,
Ontario Land Surveyor

APB/wpab11752.wpd

July 28, 2020

City of Clarence-Rockland
Claire Lemay
Planning Department
1560, Laurier Street
Rockland, ON, K4K 1P7

Correspondence transmitted to email address: clemay@clarence-rockland.com

**Subject: Proposed Draft Plan of Subdivision
Part of Lot C, Concession 5, Clarence Point
Hugues Giocondese and Paul Murphy
Your File No.: D-12-124**

Mrs Lemay:

The Planning and Forestry Department in consultation with the Emergency Services Department and the Public Works Department of the United Counties of Prescott and Russell (UCPR) has completed its review of the above-noted Draft Plan of Subdivision application. The following outlines our comments, requirements and conditions of approval.

We note, from Schedule "A" of the UCPR Official Plan, that the subject property is located within the Community Policy Area of Clarence Point. We understand that the subdivision proposal consists of 9 lots intended for single detached dwellings. Each new lot will have access on the existing Clark Road.

Further, the Hydrogeological Study Report dated June 25, 2020 and prepared by DST Consulting Engineers Inc indicates that the water quantity is sufficient for a single detached dwelling containing 4 bedrooms. The City should request the evaluation of the potential impact on source water aquifers if secondary dwelling units were proposed in the future. As an alternative the City might want to consider controlling the addition of second units through the means of the zoning by-law.

In addition, when drafting the preliminary approval conditions, we kindly ask you to respect the provisions of Section **7.4.1 'Plans of Subdivision'** of the UCPR Official Plan and to include the following conditions:

1. That the Owner shall submit a Transportation Impact Study (TIS) certified by a qualified Professional Engineer with expertise in undertaking such studies which measures and analyzes traffic impacts, transit impacts and implications for traffic at the existing intersection of County Road No. 8 (Landry Road) and Clark Road, for review and approval by the Director of the Public Works Department of the United Counties of Prescott and Russell. The TIS shall consider the proposed Guay (City file No.: D-12-ZZZ) and Trillium (City file No.: D-12-119) proposed subdivisions traffic.
2. That the Owner shall agree in the Subdivision Agreement to carry out the recommendations contained in the approved Transportation Impact Study. Where applicable, such improvements shall be constructed at the Owner's expense and to the satisfaction of the Counties. The Owner shall provide "As-Built" drawings of the improvement works, to the satisfaction of the Counties, once said works are "deemed completed" and accepted by the Counties.
3. That the Owner shall submit to the United Counties of Prescott and Russell county road off-site works engineering design drawings and cost estimate as may be required from the approved Transportation Impact Study, for review and approval by the Director of the Public Works Department, to the satisfaction of the Counties.
4. That the Owner shall agree in the Subdivision Agreement to construct any improvements as may be required from the approved Transportation Impact Study in accordance with the Counties' latest development standards and specifications, and secure by an irrevocable letter of credit 100% of the approved cost estimate for off-site works, to the satisfaction of the Counties.
5. That the Owner shall agree in the Subdivision Agreement that all county road widenings required as per the submitted Transportation Impact Study shall be dedicated as public highways for final approval and shall be deeded to the United Counties of Prescott and Russell, to the satisfaction of the Counties.
6. That the Owner shall agree in the Subdivision Agreement, in wording satisfactory to the County that the Owner and/or its agents, shall obtain a Road Cut Permit from the United Counties of Prescott and Russell prior to the commencement of any works within any County Road right-of-way, in association with this development.
7. That the Owner shall agree in the Subdivision Agreement that County Road 8 (Landry Road) shall be reinstated to the satisfaction of the United Counties of Prescott and Russell if damage occurs from construction traffic, as deemed necessary by the Counties.
8. That the Owner shall agree in the Subdivision Agreement that all roads allowances, daylight triangles (Block 11) and road widenings required and included within this Plan of Subdivision shall be dedicated as public highways for final approval and shall be deeded to the United Counties of Prescott and Russell at no cost, no encumbrances and to the satisfaction of the Counties.

9. That a 0.30 metre-reserve (foot reserve) along County Road 8 (Landry Street) be dedicated on the proposed Lot 9 (Block 10) for final approval and shall be deeded to the United Counties of Prescott and Russell at no cost, no encumbrances and to the satisfaction of the Counties.
10. Prior to final approval, the Owner shall submit to the United Counties of Prescott and Russell the Stormwater Management Plan, the detailed Storm Water Management Report, the Erosion and Sediment Control Plan and the detailed Grading Plan for review and approval by the Director of the Public Works Department, to the satisfaction of the Counties.
11. That the civic address numbering shall be submitted for review and approval to the United Counties of Prescott and Russell to ensure compliance with the 911 database systems.
12. The Owner/developer shall provide, to the satisfaction of the United Counties of Prescott and Russell, a georeferenced dwg file showing only the new and existing parcel limits together with the related lots and blocks numbers from the final plan intended for registration. The file projection must be in UTM NAD 83 Zone 18N.
13. That the owner/developer shall provide to the Planning Department of the United Counties of Prescott and Russell a copy in PDF format of the final plan intended for registration.
14. That the City shall provide to the Planning Department of the United Counties of Prescott and Russell a copy of the executed Subdivision Agreement.
15. That the Owner acknowledges that the Subdivision Agreement shall contain wording acceptable to the United Counties of Prescott and Russell in order to implement the above noted conditions.
16. Prior to final approval, the Approval Authority shall be advised in writing by the United Counties of Prescott and Russell how conditions 1 through 15 have been satisfied.

We would appreciate receiving a copy of your Council's decision on this application for our records. We trust this information is to your satisfaction. Should you require further explanation please contact the undersigned.

Sincerely,



Dominique Lefebvre, MCIP, RPP
Supervisor of Planning

July 8, 2020

Reference: **D-12-124**

Claire Lemay
Cité Clarence Rockland City

Thank you for contacting Canada Post regarding plans for the Plan of Subdivision Proposal **West of 2000 Clarke Rd**

Please see Canada Post's feedback regarding the proposal, below.

Service type and location

1. Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).
2. Given the number and the layout of the lots in the subdivision, we have not determined the amounts of site(s). **The CMB's location will be determined at the time of the preliminary CUP Plan.**
3. **If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer must supply, install and maintain the mail delivery equipment with parcels compartments within these buildings to Canada Post's specifications.**
4. **If additional gravel or culvert is required, it will provided by the developer as per Canada Post standards.**

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.
3. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s),

Please see Appendix A for any additional requirements for this developer.

Regards,



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

Appendix A

Additional Developer Requirements:

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two meters (consult Canada Post for detailed specifications)

Draft Plan of Subdivision (D-12-124) - West of 2000 Clarke Rd

circulations@wsp.com

Mon 7/20/2020 8:58 AM

To: Claire Lemay <clemay@clarence-rockland.com>;

2020-07-20

Claire Lemay

Clarence-Rockland
Rockland, Ontario, K4K 1P7

Attention: Claire Lemay

Re: Draft Plan of Subdivision (D-12-124) - West of 2000 Clarke Rd; Your File No. D-12-124

Our File No. 87355

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

"The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost."

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk
Manager - Municipal Relations

Network Provisioning

T: 905-540-7254 / M: 289-527-3953

Email: planninganddevelopment@bell.ca

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

À: Corporation de la Cité Clarence-Rockland

De: 1957 chemin Clark Road
Clarence-Rockland
K4K 1K7

OBJET: Plan de lotissement Dossier D-12-124. Observations .

J'aimerais apporter des observations à l'égard de la proposition du Plan de lotissement D-12-124.

-Nous sommes des maisons unifamiliales , le zonage doit être pour ce type de maisons. Je suis contre le multi-zonage qui permet la construction de résidences à logements. La valeur de nos propriétés en serait affectée.

-Étant sur des puits et fosses septiques, seul des maisons unifamiliales peuvent être construites sur un terrain d'un acre. Nappe phréatique pourrait être affectée.

-Une étude environnementale et hydrographique sont nécessaire pour assurer le bon débit d'eau dans nos puits. La partie arrière des lots est adjacent à une zone agricole.

-Le chemin Clark doit être améliorer pour recevoir plus de circulation présentement il y a beaucoup de poussière, une circulation de camions va et vient, la détérioration des accotements . Une surface en asphalte ou agrégats devrait être mis. Ceci devrait être inclus dans les conditions du demandeur.

-Une lumière de rue serait à penser sur la rue. L'éclairage est essentiel pour la circulation dans la côte sur le chemin Clark.

-Un changement de désignation du chemin Clark pour autre que local, sinon j'aimerais qu'à l'entrée du chemin une affiche qui indique la désignation « circulation locale pas de camion lourd » et « attention à nos enfants » pour la sécurité des enfants. De nouvelles familles qui s'installent, doivent savoir leurs enfants en sécurité sur la rue.

-Avec le développement il faudrait penser aux services municipaux (eaux, égouts), nous sommes des résidents à part entière.

Bien à vous
Denis/Lyse Guay
Résidents

1957 chemin Clark Road
Rockland
4K4 1K7