



CORPORATION OF THE CITY OF
CLARENCE-ROCKLAND

COMMITTEE OF ADJUSTMENT

October 21, 2020, 7:00 pm

Council Chambers

415 rue Lemay Street, Clarence Creek, Ont.

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4. Adoption of the minutes 1
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 - 5.4. D-10-902 65
Leslie Mennie
3241 Old Highway 17
6. Follow-ups
7. Other Items

8. Adjournment



CORPORATION DE LA CITÉ DE
CLARENCE-ROCKLAND

COMITÉ DE DÉROGATION

le 21 octobre 2020, 19 h 00

Salle du Conseil

415 rue Lemay Street, Clarence Creek, Ont.

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2. Lecture et Adoption de l'ordre du jour
3. Déclarations pécuniaires
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 - 3241 Old Highway 17
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7. **Autres items**

8. **Ajournement**



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

September 23, 2020
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT: Marie-Ève Bélanger
Guy Desjardins
Michel Levert
Michel Bergeron
Samuel Cardarelli
Mario Zanth
Nicolas Denis

ABSENT: Serge Dicaire
Marie-Eve Belanger
Maryse St-Pierre
Monique Ouellet
Claire Lemay
Helen Collier

1. Opening of the meeting

The Chair opens the meeting at 7:16pm.

2. Acting President

RESOLUTION

Moved by Michel Bergeron

Seconded By Samuel Cardarelli

That Mario Zanth be elected as president for this meeting.

CARRIED

3. Reading and Adoption of the agenda

RESOLUTION

Moved by Guy Desjardins

Seconded By Michel Bergeron

THAT the agenda be adopted as presented.

CARRIED

4. Pecuniary declarations

Mr. Desjardins has declared a pecuniary declaration for item 6.4.

5. Adoption of the minutes

RESOLUTION

Moved by Guy Desjardins

Seconded By Michel Bergeron

That the minutes of August 13, 2020 be approved.

CARRIED

6. Consent Applications

6.1 D-10-892

Mario Zanth asks if the revision to the study was necessary. Mr. Denis indicated that it was since there are a few environmental issues on the land and its the City's responsibility to make sure the severed parcel will not impact the environment.

Mr. Daigneault indicated that the property on the west side is restrained because of the hydro line and the property to the east is restrained because of the wetland. This is the reason for the applications. He also indicated that the road in front of the 2 lots exceeds 13 metres and that enlargements were already provided in the past. Conditions 3 to 5 should then be removed. Mr. Mayor indicated that those conditions are standard conditions and there should not be a problem. Mr. Denis also indicated that they are standard conditions and that they can be presented to the Counties for their approval.

RESOLUTION

Moved by Michel Bergeron

Seconded By Guy Desjardins

QUE le Comité de dérogation approuve la demande d'autorisation soumise par Bernard Guindon, dossier D-10-892, concernant la propriété décrite comme étant la ;

Sujette aux conditions suivantes :

1. Que le(s) requérant(s) fournisse(nt) à la Cité de Clarence-Rockland une copie originale en papier et une copie numérique en format PDF du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande D-10-892 telle qu'accordée.
2. Que le(s) requérant(s) fournisse(nt) aux Comtés Unis de Prescott et Russell une copie en format PDF et une copie en format DWG du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande D-10-892 telle qu'accordée.
3. Qu'un acte de cession pour l'emprise du chemin longeant la partie du lot retenu le long du chemin de Comté numéro 1 soit transféré sans encombre aux Comtés unis de Prescott et Russell pour la somme de 1.00 \$ pour que l'emprise du côté ouest de ce même chemin soit élargie de façon à atteindre 13.0 mètres de largeur (moitié de l'emprise minimale).
4. Un engagement du procureur de l'auteur de la demande confirmant que les actes seront enregistrés dans les deux (2) ans suivant la date du certificat.
5. Que toute hypothèque sur la propriété soit libérée du terrain détaché et que l'avocat fournisse un engagement écrit que la condition est remplie.
6. Que le(s) requérant(s) fournisse(nt) à l'autorité approbatrice de la Cité de Clarence-Rockland
 - a. Une copie du Plan de renvoi ou de la description légale du bien-fonds séparé et de l'acte ou l'instrument transférant le bien-fonds séparé au propriétaire de la propriété attenante au Nord connue en tant que partie du lot 11, concession 9, partie 4 sur le plan de référence 50R-9541 de sorte qu'aucun nouveau lot n'est créé, conformément à l'alinéa (b) ci-dessous;
 - b. Une attestation officielle joint à l'acte/au transfert requis en vertu de l'alinéa (a) ci-dessus comptant la mention suivante :

« Les biens-fonds devant être séparés ont pour seul but l'ajout d'un lot aux biens-fonds attenants appartenant à (*insérer le nom*) décrits comme NIP (*numéro d'identification de la propriété*) qui constitue les Parties (*insérer les numéros*) sur le Plan (*insérer le numéro de plan*), non pas pour la création d'un nouveau lot, et tout transfert, charge ou autre opération ultérieur(e) portant sur les biens-fonds devant être séparés est soumis au respect de l'article 50(3) ou de l'article 50(5) de la *Loi sur l'aménagement du territoire*, le cas échéant. Ni les biens-fonds à séparer, ni les biens-fonds attenants ne peuvent être transférés, chargés ou non autrement cédés dans le futur sans l'autre parcelle, sauf si un nouveau consentement est obtenu. Le Propriétaire doit faire en sorte que les biens-fonds à séparer soient consolidés sur le titre avec les biens-fonds attenants et que cette condition soit inscrite sur le registre des parcelles pour la parcelle consolidée comme restriction. »

(c) L'engagement d'un avocat autorisé à exercer le droit dans la province de l'Ontario, et en règle avec le Barreau du Haut-Canada, comme suit :

« En contrepartie de, et nonobstant, la délivrance du Certificat en vertu de l'article 50(12) de la *Loi sur l'aménagement du territoire* à l'égard de l'objet de la demande de consentement, je m'engage au nom du Propriétaire, dans les 10 jours après l'enregistrement sur le titre du document de transfert contenant la mention indiquée dans l'attestation officielle délivrée par le Comité de dérogation, de déposer une demande de consolidation des parcelles, y compris le bien-fonds séparé (*insérer le numéro de la partie du NIP*) et le bien-fonds attenant (*insérer le numéro du NIP*). Cette consolidation de NIP vise à renforcer la stipulation de la *Loi sur l'aménagement du territoire* dans la condition décrite ci-dessus selon laquelle les deux parcelles ont fusionné dans le Titre et qu'elles ne peuvent être cédées séparément à l'avenir. Je m'engage également à transmettre une copie de la demande enregistrée de consolidation des parcelles et une copie des pages de résumé des parcelles consolidées au bureau du Comité dans les 21 jours après l'enregistrement de la demande de consolidation des parcelles. »

7. Que le(s) requérant(s) fournisse(nt) une révision de l'étude d'impact environnemental, qui adresse les commentaires de la Conservation de la Nation Sud daté du 23 juillet 2020, à la satisfaction de la Conservation de la Nation Sud et la Cité de Clarence-Rockland.

8. Que le(s) requérant(s) accepte(nt) de mettre à jour la liste des propriétaires de la cédule d'évaluation du bassin versant du cours d'eau municipal North Indian Creek (1953).
9. Que le(s) requérant(s) fournisse(nt) à l'Autorité approbatrice de la Cité de Clarence-Rockland un Transfert/Acte de cession transférant le terrain divisé dans le but d'émettre un certificat d'autorisation.
10. Que chaque condition soit remplie et que l'Autorité approbatrice de la Cité de Clarence-Rockland en soit avisée par écrit pas plus tard qu'un (1) an après la date de l'avis de la décision par les départements ou les agences qui ont imposé la/les condition(s) respective(s).

CARRIED

6.2 D-10-893

Minutes are the same for file D-10-892.

RESOLUTION

Moved by Michel Bergeron

Seconded By Guy Desjardins

QUE le Comité de dérogation approuve la demande d'autorisation soumise par Bernard Guindon, dossier D-10-893, concernant la propriété décrite comme étant la ;

Sujette aux conditions suivantes :

1. Que le(s) requérant(s) fournisse(nt) à la Cité de Clarence-Rockland une copie originale en papier et une copie numérique en format PDF du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande D-10-893 telle qu'accordée.
2. Que le(s) requérant(s) fournisse(nt) aux Comtés Unis de Prescott et Russell une copie en format PDF et une copie en format DWG du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande D-10-893 telle qu'accordée.
3. Qu'un acte de cession pour l'emprise du chemin longeant la partie du lot retenu le long du chemin de Comté numéro 1 soit transféré sans encombre aux Comtés unis de Prescott et Russell pour la somme de 1.00 \$ pour que l'emprise du côté ouest de ce même chemin soit élargie de façon à atteindre 13.0 mètres de largeur (moitié de l'emprise minimale).

4. Un engagement du procureur de l'auteur de la demande confirmant que les actes seront enregistrés dans les deux (2) ans suivant la date du certificat.
5. Que toute hypothèque sur la propriété soit libérée du terrain détaché et que l'avocat fournisse un engagement écrit que la condition est remplie.
6. Que le(s) requérant(s) fournisse(nt) à l'autorité approbatrice de la Cité de Clarence-Rockland
 - a. Une copie du Plan de renvoi ou de la description légale du bien-fonds séparé et de l'acte ou l'instrument transférant le bien-fonds séparé au propriétaire de la propriété attenante au Nord connue en tant que partie du lot 11, concession 9, parties 1, 2 et 3 sur le plan de référence 50R-9541 de sorte qu'aucun nouveau lot n'est créé, conformément à l'alinéa (b) ci-dessous;
 - b. Une attestation officielle joint à l'acte/au transfert requis en vertu de l'alinéa (a) ci-dessus comptant la mention suivante :

« Les biens-fonds devant être séparés ont pour seul but l'ajout d'un lot aux biens-fonds attenants appartenant à (*insérer le nom*) décrits comme NIP (*numéro d'identification de la propriété*) qui constitue les Parties (*insérer les numéros*) sur le Plan (*insérer le numéro de plan*), non pas pour la création d'un nouveau lot, et tout transfert, charge ou autre opération ultérieur(e) portant sur les biens-fonds devant être séparés est soumis au respect de l'article 50(3) ou de l'article 50(5) de la *Loi sur l'aménagement du territoire*, le cas échéant. Ni les biens-fonds à séparer, ni les biens-fonds attenants ne peuvent être transférés, chargés ou non autrement cédés dans le futur sans l'autre parcelle, sauf si un nouveau consentement est obtenu. Le Propriétaire doit faire en sorte que les biens-fonds à séparer soient consolidés sur le titre avec les biens-fonds attenants et que cette condition soit inscrite sur le registre des parcelles pour la parcelle consolidée comme restriction. »

(c) L'engagement d'un avocat autorisé à exercer le droit dans la province de l'Ontario, et en règle avec le Barreau du Haut-Canada, comme suit :

« En contrepartie de, et nonobstant, la délivrance du Certificat en vertu de l'article 50(12) de la *Loi sur l'aménagement du territoire* à l'égard de l'objet de la demande de consentement, je m'engage au nom du Propriétaire, dans les 10 jours après l'enregistrement sur le titre du document de transfert contenant la mention indiquée dans l'attestation officielle délivrée

par le Comité de dérogation, de déposer une demande de consolidation des parcelles, y compris le bien-fonds séparé (*insérer le numéro de la partie du NIP*) et le bien-fonds attenant (*insérer le numéro du NIP*). Cette consolidation de NIP vise à renforcer la stipulation de la *Loi sur l'aménagement du territoire* dans la condition décrite ci-dessus selon laquelle les deux parcelles ont fusionné dans le Titre et qu'elles ne peuvent être cédées séparément à l'avenir. Je m'engage également à transmettre une copie de la demande enregistrée de consolidation des parcelles et une copie des pages de résumé des parcelles consolidées au bureau du Comité dans les 21 jours après l'enregistrement de la demande de consolidation des parcelles. »

7. Que le(s) requérant(s) fournisse(nt) une révision de l'étude d'impact environnemental, qui adresse les commentaires de la Conservation de la Nation Sud daté du 23 juillet 2020, à la satisfaction de la Conservation de la Nation Sud et la Cité de Clarence-Rockland.
8. Que le(s) requérant(s) accepte(nt) de mettre à jour la liste des propriétaires de la cédule d'évaluation du bassin versant du cours d'eau municipal North Indian Creek (1953).
9. Que le(s) requérant(s) fournisse(nt) à l'Autorité approbatrice de la Cité de Clarence-Rockland un Transfert/Acte de cession transférant le terrain divisé dans le but d'émettre un certificat d'autorisation.
10. Que chaque condition soit remplie et que l'Autorité approbatrice de la Cité de Clarence-Rockland en soit avisée par écrit pas plus tard qu'un (1) an après la date de l'avis de la décision par les départements ou les agences qui ont imposé la/les condition(s) respective(s).

CARRIED

6.3 D-10-896

RESOLUTION

Moved by Samuel Cardarelli

Seconded By Guy Desjardins

THAT the Committee of Adjustment approve the consent application submitted by Yann and Jonathan Lecompte, file number D-10-896, concerning the property described as 880-884 St-Jean Street, subject to the following conditions:

1. That the applicant provide to the City of Clarence-Rockland one original paper copy of a registered Reference Plan (plan of survey) that identifies the severance D-10-896 as approved by the Committee, as well as one copy to be submitted electronically in PDF and DWG format directly to the United Counties of Prescott and Russell and to the City of Clarence-Rockland.
2. That the applicant(s) provide to the 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 D-10-896 as approved by the committee.
3. That the road allowance of County Road 21 (St-Jean Street) along the retained parcel be enlarged as needed to 13 metres from the centre of the road; that the visibility triangle along the intersection of Raymond Street and County Road 21 (St-Jean Street), according to the provisions of the municipal Zoning By-law, be included in this enlargement and that a Deed/Transfer be prepared and executed to transfer the land free of fees or encumbrances to the United Counties of Prescott and Russell for the sum of \$1.00.
4. That the owner(s) provide confirmation that all municipal taxes are up to date.
5. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a stormwater management brief for the detached parcel, to demonstrate that there will be no drainage problems. This report shall be prepared by a qualified professional at the applicant's expense, and shall be reviewed and approved by the City of Clarence-Rockland's Engineer.
6. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the value of the parcel to be severed as cash in lieu of parkland payment. The value of the land shall be determined by:
 - a. A market appraisal or a letter of opinion, obtained by and at the owner's expense, from a certified appraiser reviewed and accepted by the Infrastructure and Planning Department; or
 - b. The most recent land sale record of the subject property, no more than 24 months prior to the date of the decision, reviewed and accepted by the Infrastructure and Planning Department; provided the sale was at market value and there has been no change that

may impact the land value, including but not limited to changes in the zoning, Official Plan designation, or severance.

7. An undertaking from the owner(s) indicating that the existing storm connection on the retained parcel will be removed from the sanitary sewer and a storm sump pump to pump rainwater will be installed.
8. 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.
9. 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

6.4 D-10-897

Mr. Desjardins declared a pecuniary declaration with this file since its his property. The video and microphone was turned off for Mr. Desjardins.

RESOLUTION

Moved by Michel Levert

Seconded By Samuel Cardarelli

THAT the Committee of Adjustment approve the consent application submitted by Sophie Reitano for Guy Desjardins, file number D-10-897, concerning the property described as 1410 Landry Road, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland one original paper copy and one electronic copy (PDF format) of a registered Reference Plan (plan of survey) that identifies the severance D-10-897 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 D-10-897 as approved by the committee.
3. That the road allowance of County Road 8 along the severed and retained parcel be enlarged as needed to 13 metres from the centre of the road and that a Deed/Transfer be prepared and executed to

transfer the land free of fees or encumbrances to the United Counties of Prescott and Russell for the sum of \$1.00.

4. That the applicant(s) obtain an amendment to Zoning By-Law No. 2016-10 for the retained parcel (B) and detached parcel (A) in order to permit the lot areas for both parcels and remove all residential uses and accessory residential uses from the retained parcel (B).
5. That the applicant(s) accept to update the list of owners of the cost sharing assessment schedule of the Clarence-Creek municipal drain watershed.
6. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the value of the parcel to be severed as cash in lieu of parkland payment. The value of the land shall be determined by:
 - a. A market appraisal or a letter of opinion, obtained by and at the owner's expense, from a certified appraiser reviewed and accepted by the Infrastructure and Planning Department; or
 - b. The most recent land sale record of the subject property, no more than 24 months prior to the date of the decision, reviewed and accepted by the Infrastructure and Planning Department; provided the sale was at market value and there has been no change that may impact the land value, including but not limited to changes in the zoning, Official Plan designation, or severance.
7. That the applicant provide to the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent.
8. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

CARRIED

7. Minor Variance Applications

7.1 D-13-20-07

RESOLUTION

Moved by Michel Bergeron

Seconded By Samuel Cardarelli

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Mr. Marc Dube, for the property identified as Part of Lot 8, Concession 1 (O.S.), Part 1 on Reference Plan 50R-6833 to:

- Allow the increase of the maximum permitted height for an accessory structure from 6.0 m to 7.0 m;

CARRIED

8. Follow-ups

10. Adjournment

The meeting is adjourned at 8:01 pm.

Serge Dicaire President

W Marie-Eve Bélanger Secretary
Treasurer



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

PROCÈS-VERBAL RÉUNION COMITÉ DE DÉROGATION

le 23 septembre 2020
Salle du Conseil
415 rue Lemay Street,
Clarence Creek, Ont.

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

ABSENT: Serge Dicaire
Marie-Eve Belanger
Maryse St-Pierre
Monique Ouellet
Claire Lemay
Helen Collier

1. Ouverture de la réunion

Le président ouvre la réunion à 19h16.

2. Président par intérim

RÉSOLUTION

Proposé par Michel Bergeron

Appuyé par Samuel Cardarelli

Que Mario Zanth soit élu président pour cette réunion.

ADOPTÉE

3. Lecture et Adoption de l'ordre du jour

RÉSOLUTION

Proposé par Guy Desjardins

Appuyé par Michel Bergeron

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

ADOPTÉE

4. Déclarations pécuniaires

M. Desjardins a une déclaration pécuniaire à l'item 6.4.

5. Adoption des procès-verbaux

RÉSOLUTION

Proposé par Guy Desjardins

Appuyé par Michel Bergeron

Que le procès-verbal de la réunion du 13 août 2020 soit approuvé.

ADOPTÉE

6. Demandes de morcellement

6.1 D-10-892

Mario Zanth demande si l'étude d'impact est importante dans ce cas-ci. Nicolas indique que oui c'est nécessaire car il existe quelques éléments environnemental sur le terrain et que la Cité est responsable de s'assurer que le terrain détaché n'aura aucun impact sur l'environnement.

Marc Daigneault indique que le terrain est restreint pour le terrain à l'ouest à cause de la servitude d'hydro et le terrain à l'est est restreint à cause de la terre humide. C'est pour cette raison qu'il demande des agrandissements. Il indique que l'emprise du chemin en face des 2 lots excède 13 mètres de large et des bandes de terrains ont déjà été transférés donc les conditions 3, 4 et 5 devraient être enlevées. M. le maire indique qu'il ne devrait pas avoir de problèmes avec cette condition si cela a été fait et que ceci est une condition standard. M. Denis indique que c'est des conditions standard et que si les conditions sont rencontrées en 2017, ceci peut être présenté aux Comtés unis.

RÉSOLUTION

Proposé par Michel Bergeron

Appuyé par Guy Desjardins

QUE le Comité de dérogation approuve la demande d'autorisation soumise par Bernard Guindon, dossier D-10-892, concernant la propriété décrite comme étant la ;

Sujette aux conditions suivantes :

1. Que le(s) requérant(s) fournisse(nt) à la Cité de Clarence-Rockland une copie originale en papier et une copie numérique en format PDF du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande D-10-892 telle qu'accordée.
2. Que le(s) requérant(s) fournisse(nt) aux Comtés Unis de Prescott et Russell une copie en format PDF et une copie en format DWG du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande D-10-892 telle qu'accordée.
3. Qu'un acte de cession pour l'emprise du chemin longeant la partie du lot retenu le long du chemin de Comté numéro 1 soit transféré sans encombre aux Comtés unis de Prescott et Russell pour la somme de 1.00 \$ pour que l'emprise du côté ouest de ce même chemin soit élargie de façon à atteindre 13.0 mètres de largeur (moitié de l'emprise minimale).
4. Un engagement du procureur de l'auteur de la demande confirmant que les actes seront enregistrés dans les deux (2) ans suivant la date du certificat.
5. Que toute hypothèque sur la propriété soit libérée du terrain détaché et que l'avocat fournisse un engagement écrit que la condition est remplie.
6. Que le(s) requérant(s) fournisse(nt) à l'autorité approbatrice de la Cité de Clarence-Rockland
 - a. Une copie du Plan de renvoi ou de la description légale du bien-fonds séparé et de l'acte ou l'instrument transférant le bien-fonds séparé au propriétaire de la propriété attenante au Nord connue en tant que partie du lot 11, concession 9, partie 4 sur le plan de référence 50R-9541 de sorte qu'aucun nouveau lot n'est créé, conformément à l'alinéa (b) ci-dessous;
 - b. Une attestation officielle joint à l'acte/au transfert requis en vertu de l'alinéa (a) ci-dessus comptant la mention suivante :

« Les biens-fonds devant être séparés ont pour seul but l'ajout d'un lot aux biens-fonds attenants appartenant à (*insérer le nom*) décrits comme NIP (*numéro d'identification de la propriété*) qui constitue les Parties (*insérer les numéros*) sur le Plan (*insérer le numéro de plan*), non pas pour la création d'un nouveau lot, et tout transfert, charge ou autre opération ultérieur(e) portant sur les biens-fonds devant être séparés est soumis au respect de l'article 50(3) ou de l'article 50(5) de la *Loi sur l'aménagement du territoire*, le cas échéant. Ni les biens-fonds à séparer, ni les biens-fonds attenants ne peuvent être transférés, chargés ou non autrement cédés dans le futur sans l'autre parcelle, sauf si un nouveau consentement est obtenu. Le Propriétaire doit faire en sorte que les biens-fonds à séparer soient consolidés sur le titre avec les biens-fonds attenants et que cette condition soit inscrite sur le registre des parcelles pour la parcelle consolidée comme restriction. »

(c) L'engagement d'un avocat autorisé à exercer le droit dans la province de l'Ontario, et en règle avec le Barreau du Haut-Canada, comme suit :

« En contrepartie de, et nonobstant, la délivrance du Certificat en vertu de l'article 50(12) de la *Loi sur l'aménagement du territoire* à l'égard de l'objet de la demande de consentement, je m'engage au nom du Propriétaire, dans les 10 jours après l'enregistrement sur le titre du document de transfert contenant la mention indiquée dans l'attestation officielle délivrée par le Comité de dérogation, de déposer une demande de consolidation des parcelles, y compris le bien-fonds séparé (*insérer le numéro de la partie du NIP*) et le bien-fonds attenant (*insérer le numéro du NIP*). Cette consolidation de NIP vise à renforcer la stipulation de la *Loi sur l'aménagement du territoire* dans la condition décrite ci-dessus selon laquelle les deux parcelles ont fusionné dans le Titre et qu'elles ne peuvent être cédées séparément à l'avenir. Je m'engage également à transmettre une copie de la demande enregistrée de consolidation des parcelles et une copie des pages de résumé des parcelles consolidées au bureau du Comité dans les 21 jours après l'enregistrement de la demande de consolidation des parcelles. »

7. Que le(s) requérant(s) fournisse(nt) une révision de l'étude d'impact environnemental, qui adresse les commentaires de la Conservation de la Nation Sud daté du 23 juillet 2020, à la satisfaction de la Conservation de la Nation Sud et la Cité de Clarence-Rockland.

8. Que le(s) requérant(s) accepte(nt) de mettre à jour la liste des propriétaires de la cédule d'évaluation du bassin versant du cours d'eau municipal North Indian Creek (1953).
9. Que le(s) requérant(s) fournisse(nt) à l'Autorité approbatrice de la Cité de Clarence-Rockland un Transfert/Acte de cession transférant le terrain divisé dans le but d'émettre un certificat d'autorisation.
10. Que chaque condition soit remplie et que l'Autorité approbatrice de la Cité de Clarence-Rockland en soit avisée par écrit pas plus tard qu'un (1) an après la date de l'avis de la décision par les départements ou les agences qui ont imposé la/les condition(s) respective(s).

ADOPTÉE

6.2 D-10-893

Le procès-verbal est le même que pour le dossier D-10-892.

RÉSOLUTION

Proposé par Michel Bergeron

Appuyé par Guy Desjardins

QUE le Comité de dérogation approuve la demande d'autorisation soumise par Bernard Guindon, dossier D-10-893, concernant la propriété décrite comme étant la ;

Sujette aux conditions suivantes :

1. Que le(s) requérant(s) fournisse(nt) à la Cité de Clarence-Rockland une copie originale en papier et une copie numérique en format PDF du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande D-10-893 telle qu'accordée.
2. Que le(s) requérant(s) fournisse(nt) aux Comtés Unis de Prescott et Russell une copie en format PDF et une copie en format DWG du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande D-10-893 telle qu'accordée.
3. Qu'un acte de cession pour l'emprise du chemin longeant la partie du lot retenu le long du chemin de Comté numéro 1 soit transféré sans encombre aux Comtés unis de Prescott et Russell pour la somme de 1.00 \$ pour que l'emprise du côté ouest de ce même chemin soit élargie de façon à atteindre 13.0 mètres de largeur (moitié de l'emprise minimale).

4. Un engagement du procureur de l'auteur de la demande confirmant que les actes seront enregistrés dans les deux (2) ans suivant la date du certificat.
5. Que toute hypothèque sur la propriété soit libérée du terrain détaché et que l'avocat fournisse un engagement écrit que la condition est remplie.
6. Que le(s) requérant(s) fournisse(nt) à l'autorité approbatrice de la Cité de Clarence-Rockland
 - a. Une copie du Plan de renvoi ou de la description légale du bien-fonds séparé et de l'acte ou l'instrument transférant le bien-fonds séparé au propriétaire de la propriété attenante au Nord connue en tant que partie du lot 11, concession 9, parties 1, 2 et 3 sur le plan de référence 50R-9541 de sorte qu'aucun nouveau lot n'est créé, conformément à l'alinéa (b) ci-dessous;
 - b. Une attestation officielle joint à l'acte/au transfert requis en vertu de l'alinéa (a) ci-dessus comptant la mention suivante :

« Les biens-fonds devant être séparés ont pour seul but l'ajout d'un lot aux biens-fonds attenants appartenant à (*insérer le nom*) décrits comme NIP (*numéro d'identification de la propriété*) qui constitue les Parties (*insérer les numéros*) sur le Plan (*insérer le numéro de plan*), non pas pour la création d'un nouveau lot, et tout transfert, charge ou autre opération ultérieur(e) portant sur les biens-fonds devant être séparés est soumis au respect de l'article 50(3) ou de l'article 50(5) de la *Loi sur l'aménagement du territoire*, le cas échéant. Ni les biens-fonds à séparer, ni les biens-fonds attenants ne peuvent être transférés, chargés ou non autrement cédés dans le futur sans l'autre parcelle, sauf si un nouveau consentement est obtenu. Le Propriétaire doit faire en sorte que les biens-fonds à séparer soient consolidés sur le titre avec les biens-fonds attenants et que cette condition soit inscrite sur le registre des parcelles pour la parcelle consolidée comme restriction. »

(c) L'engagement d'un avocat autorisé à exercer le droit dans la province de l'Ontario, et en règle avec le Barreau du Haut-Canada, comme suit :

« En contrepartie de, et nonobstant, la délivrance du Certificat en vertu de l'article 50(12) de la *Loi sur l'aménagement du territoire* à l'égard de l'objet de la demande de consentement, je m'engage au nom du Propriétaire, dans les 10 jours après l'enregistrement sur le titre du document de transfert contenant la mention indiquée dans l'attestation officielle délivrée

par le Comité de dérogation, de déposer une demande de consolidation des parcelles, y compris le bien-fonds séparé (*insérer le numéro de la partie du NIP*) et le bien-fonds attenant (*insérer le numéro du NIP*). Cette consolidation de NIP vise à renforcer la stipulation de la *Loi sur l'aménagement du territoire* dans la condition décrite ci-dessus selon laquelle les deux parcelles ont fusionné dans le Titre et qu'elles ne peuvent être cédées séparément à l'avenir. Je m'engage également à transmettre une copie de la demande enregistrée de consolidation des parcelles et une copie des pages de résumé des parcelles consolidées au bureau du Comité dans les 21 jours après l'enregistrement de la demande de consolidation des parcelles. »

7. Que le(s) requérant(s) fournisse(nt) une révision de l'étude d'impact environnemental, qui adresse les commentaires de la Conservation de la Nation Sud daté du 23 juillet 2020, à la satisfaction de la Conservation de la Nation Sud et la Cité de Clarence-Rockland.
8. Que le(s) requérant(s) accepte(nt) de mettre à jour la liste des propriétaires de la cédule d'évaluation du bassin versant du cours d'eau municipal North Indian Creek (1953).
9. Que le(s) requérant(s) fournisse(nt) à l'Autorité approbatrice de la Cité de Clarence-Rockland un Transfert/Acte de cession transférant le terrain divisé dans le but d'émettre un certificat d'autorisation.
10. Que chaque condition soit remplie et que l'Autorité approbatrice de la Cité de Clarence-Rockland en soit avisée par écrit pas plus tard qu'un (1) an après la date de l'avis de la décision par les départements ou les agences qui ont imposé la/les condition(s) respective(s).

ADOPTÉE

6.3 D-10-896

RÉSOLUTION

Proposé par Samuel Cardarelli

Appuyé par Guy Desjardins

THAT the Committee of Adjustment approve the consent application submitted by Yann and Jonathan Lecompte, file number D-10-896, concerning the property described as 880-884 St-Jean Street, subject to the following conditions:

1. That the applicant provide to the City of Clarence-Rockland one original paper copy of a registered Reference Plan (plan of survey) that identifies the severance D-10-896 as approved by the Committee, as well as one copy to be submitted electronically in PDF and DWG format directly to the United Counties of Prescott and Russell and to the City of Clarence-Rockland.
2. That the applicant(s) provide to the 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 D-10-896 as approved by the committee.
3. That the road allowance of County Road 21 (St-Jean Street) along the retained parcel be enlarged as needed to 13 metres from the centre of the road; that the visibility triangle along the intersection of Raymond Street and County Road 21 (St-Jean Street), according to the provisions of the municipal Zoning By-law, be included in this enlargement and that a Deed/Transfer be prepared and executed to transfer the land free of fees or encumbrances to the United Counties of Prescott and Russell for the sum of \$1.00.
4. That the owner(s) provide confirmation that all municipal taxes are up to date.
5. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a stormwater management brief for the detached parcel, to demonstrate that there will be no drainage problems. This report shall be prepared by a qualified professional at the applicant's expense, and shall be reviewed and approved by the City of Clarence-Rockland's Engineer.
6. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the value of the parcel to be severed as cash in lieu of parkland payment. The value of the land shall be determined by:
 - a. A market appraisal or a letter of opinion, obtained by and at the owner's expense, from a certified appraiser reviewed and accepted by the Infrastructure and Planning Department; or
 - b. The most recent land sale record of the subject property, no more than 24 months prior to the date of the decision, reviewed and accepted by the Infrastructure and Planning Department; provided the sale was at market value and there has been no change that

may impact the land value, including but not limited to changes in the zoning, Official Plan designation, or severance.

7. An undertaking from the owner(s) indicating that the existing storm connection on the retained parcel will be removed from the sanitary sewer and a storm sump pump to pump rainwater will be installed.
8. 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.
9. 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

6.4 D-10-897

M. Desjardins a un conflit d'intérêt pour ce dossier car c'est sa propriété. Le vidéo et le micro a été fermé pour M. Desjardins.

RÉSOLUTION

Proposé par Michel Levert

Appuyé par Samuel Cardarelli

THAT the Committee of Adjustment approve the consent application submitted by Sophie Reitano for Guy Desjardins, file number D-10-897, concerning the property described as 1410 Landry Road, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland one original paper copy and one electronic copy (PDF format) of a registered Reference Plan (plan of survey) that identifies the severance D-10-897 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 D-10-897 as approved by the committee.
3. That the road allowance of County Road 8 along the severed and retained parcel be enlarged as needed to 13 metres from the centre of the road and that a Deed/Transfer be prepared and executed to

transfer the land free of fees or encumbrances to the United Counties of Prescott and Russell for the sum of \$1.00.

4. That the applicant(s) obtain an amendment to Zoning By-Law No. 2016-10 for the retained parcel (B) and detached parcel (A) in order to permit the lot areas for both parcels and remove all residential uses and accessory residential uses from the retained parcel (B).
5. That the applicant(s) accept to update the list of owners of the cost sharing assessment schedule of the Clarence-Creek municipal drain watershed.
6. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the value of the parcel to be severed as cash in lieu of parkland payment. The value of the land shall be determined by:
 - a. A market appraisal or a letter of opinion, obtained by and at the owner's expense, from a certified appraiser reviewed and accepted by the Infrastructure and Planning Department; or
 - b. The most recent land sale record of the subject property, no more than 24 months prior to the date of the decision, reviewed and accepted by the Infrastructure and Planning Department; provided the sale was at market value and there has been no change that may impact the land value, including but not limited to changes in the zoning, Official Plan designation, or severance.
7. That the applicant provide to the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent.
8. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

ADOPTÉE

7. Demandes de dérogation mineure

7.1 D-13-20-07

RÉSOLUTION

Proposé par Michel Bergeron

Appuyé par Samuel Cardarelli

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Mr. Marc Dube, for the property identified as Part of Lot 8, Concession 1 (O.S.), Part 1 on Reference Plan 50R-6833 to:

- Allow the increase of the maximum permitted height for an accessory structure from 6.0 m to 7.0 m;

ADOPTÉE

8. Suivi

10. Ajournement

La réunion est ajournée à 20h01.

Serge Dicaire Président

W Marie-Eve Bélanger Secrétaire-
Trésorière



COMMITTEE OF ADJUSTMENT

REPORT N° AMÉ-20-60-R

Date received	02/09/2020
Date of meeting	21/10/2020
Submitted by	Claire Lemay
Subject	Consent – Centre d’Accueil Roger Séguin – 1723 Landry – Pt Lot 5 Con 6, Clarence Creek
File Number	D-10-898
Owner	Danielle Lalande
Applicant	Centre d’Acceuil Roger Séguin
Civic Address	1723 Landry Road
Legal Description	Part of Lot 5, Con 6, being Parts 1, 2, 5, 7 and 8 on Reference Plan 50R-4733

1) GENERAL INFORMATION:

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

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

Designation of the Official Plan of Bourget:
N/A

Classification of Zoning By-law No. 2016-10:
RV1-26-h (subject to ongoing amendment)

Services :

Municipal Water: Yes

Municipal Sewer: No

Road Access: Landry Road and Lafleur Street

An appeal may be made to the OMB if no decision is made within 90 days (01/12/2020).

2) PURPOSE :

Application for consent to create a new residential lot. The proposed retained parcel contains the existing dwelling at 1723 Landry Road and

the proposed severed parcel is currently vacant and is proposed to be used for a new long term care facility and residential subdivision.

The Roger Séguin Long Term Care Centre, located at 435 Lemay Street in Clarence Creek, was built in 1975. The Center has a francophone designation. It is an NFPO (Not For Profit Organization) managed by a Board of Directors composed of volunteers and executive employees. The centre has 115 beds of which 113 beds are subsidized by the Ministry and 2 beds are private. A total of 150 people works at the centre. The current building no longer meets the new provincial standards and, in order to keep its classification and maintain the provision of subsidies, the construction of a new centre becomes a priority for the Board of Directors of the NFPO. The new building will contain 128 beds in order to comply with current provincial standards. The centre is an asset to the community and it is important to the Board of Directors that the new building be located within the limits of the Village of Clarence Creek in order to continue its mission with the community.

Members of the Board of Directors of the centre and consultants hired to work on this project met with City staff to discuss the possibilities for relocation. After much consideration, the site currently proposed, located in the south-east of the village of Clarence Creek was selected. The subject property is a total of 25 hectares. The property has been used for agriculture and is currently vacant but for a single detached dwelling which is occupied by the property owner. Applications for a Zoning By-law Amendment (D-14-543) and for Consent were submitted to the Infrastructure and Planning Department in early September. The Zoning By-law amendment is pending final approval at this time. A Site Plan Application is to be submitted in late October.

3) **CONSENT REQUESTED :**

	Frontage	Depth	Area
(A) Severed parcel	40m	590m	24.0ha
(B) Retained parcel	24m	195m	1.2ha

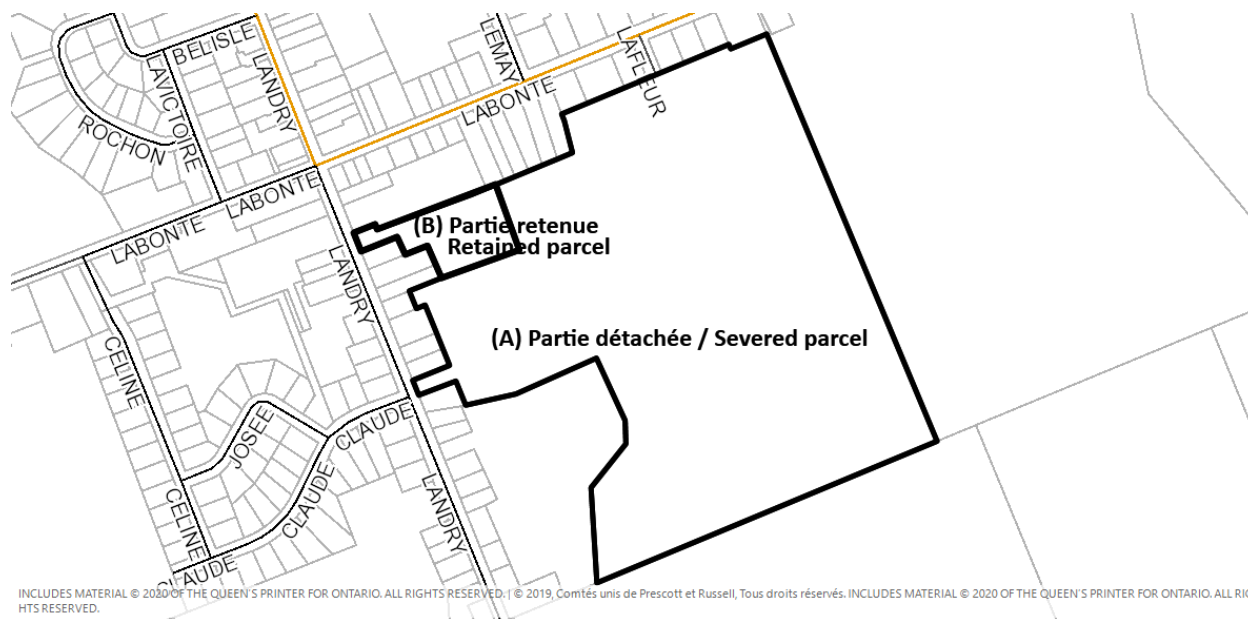


Figure 1 (Keymap)

4) CONDITIONS AND COMMENTS RECEIVED :

Finance :

No objections

Protective Services :

No comments

Community Services :

No comments

Construction :

No objections

Infrastructure Services :

Detailed engineering comments to be provided for Site Plan application

Drainage Superintendent:

This project affects two watercourses; the Pharmacy Municipal Drain and the Potvin and/or Clarence Creek Drain which cover the same area. A meeting needs to be arranged to discuss the implications of this project since there is a risk that major changes to the drain are required to accommodate this proposed development, which would otherwise cause a backflow of water and possible property damage to existing residences downstream of the project.

The schedule for the Pharmacy Municipal Drain has recently been revised and therefore it is not necessary to include a condition requiring the reassessment of the schedule, as the process is already underway and can include the required changes as a result of the proposed severance.

United Counties of Prescott and Russell :

See attached document.

South Nation Conservation :

See attached document.

Planning Services :

The owner has requested consent in order to create a new lot which will ultimately be used in part for a residential subdivision and in part for a new long-term care facility. The severed parcel has frontage on Lafleur Street and Landry Road and the retained parcel has frontage on Landry Road.

The subject property is located within the "*Community Policy Area*" on Schedule "A" of the Official Plan of the United Counties of Prescott and Russell. The proposed uses are permitted. A future Site Plan Control application and Draft Plan of Subdivision application will be required to ensure adequate servicing, landscaping, lot sizes, and other considerations for the future long-term care centre and the future residential subdivision.

The property is subject to a zoning by-law amendment (D-14-543). The purpose of this ongoing amendment is to modify the zoning category from "Village Residential First Density – Exception 26 – holding (RV1-26-h) Zone" to "Village Residential First Density (RV1) Zone" for the existing dwelling, to "Community Facilities – Exception 2 (CF-2) Zone" for a portion of approximately 14.8 ha of land to be used for a new long-term care centre (Centre d'Accueil Roger Séguin), and to "Village Residential First Density – Exception 16 – holding (RV1-16-h) Zone" for the remainder of the subject property. The proposed lot areas and uses will be permitted once the amendment has been adopted and comes into effect.

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

5) DEPARTMENTAL RECOMMENDATION :

THAT the Committee of Adjustment approve the consent application submitted by Centre d'Accueil Roger Seguin, file number D-10-898, concerning the property described as Part of Lot 6, Concession 5, being Parts 1, 2, 5, 7 and 8 on Reference Plan 50R-4733, 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 **D-10-898** 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 **D-10-898** as approved by the committee.
3. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the value of the parcel to be severed as cash in lieu of parkland payment. The value of the land shall be determined by:
 - a. A market appraisal or a letter of opinion, obtained by and at the owner's expense, from a certified appraiser reviewed and accepted by the Infrastructure and Planning Department; or
 - b. The most recent land sale record of the subject property, no more than 24 months prior to the date of the decision, reviewed and accepted by the Infrastructure and Planning Department; provided the sale was at market value and there has been no change that may impact the land value, including but not limited to changes in the zoning, Official Plan designation, or severance.
4. That the applicant(s) obtain an amendment to Zoning By-Law No. 2016-10 for the severed parcel in order to modify the zoning category from "Village Residential First Density – Exception 26 – holding (RV1-26-h) Zone" to "Community Facilities – Exception 2 (CF-2) Zone" and to "Village Residential First Density – Exception 16 – holding (RV1-16-h) Zone" and that all possibilities of appeal to the Local Planning Appeal Tribunal be exhausted.
5. That the applicant(s) obtain an amendment to Zoning By-Law No. 2016-10 for the retained parcel in order to modify the zoning category from "Village Residential First Density – Exception 26 – holding (RV1-26-h) Zone" to "Village Residential First Density (RV1) Zone" and that all possibilities of appeal to the Local Planning Appeal Tribunal be exhausted.
6. The applicant submits an environmental impact study demonstrating there will be no negative impacts to the natural features on the property, or their ecological function, to the satisfaction of the City of Clarence-Rockland and South Nation Conservation.
7. That the landowner provides South Nation Conservation with the following written undertaking: "I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage systems".

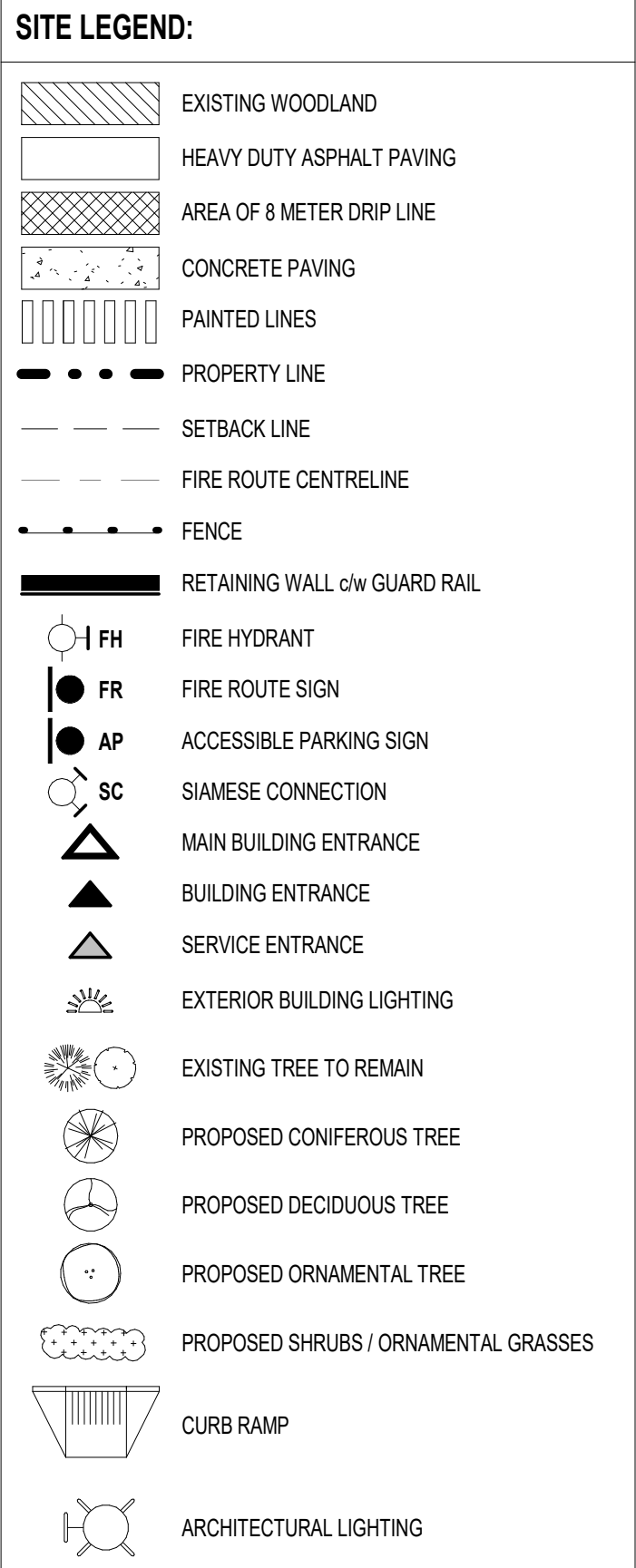
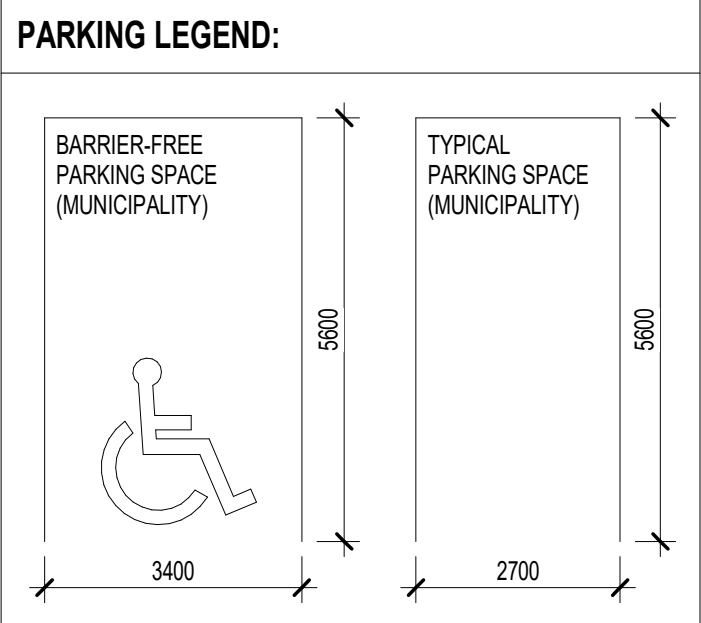
8. An undertaking from the applicant's solicitor confirming that the deeds will be registered on title within two (2) years of the date of the certificate.
9. That the applicant provide to the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent.
10. 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.



GENERAL NOTES

1. SITE PLANS TO BE READ IN CONJUNCTION WITH LANDSCAPE, ENVIRONMENTAL, CIVIL & ELECTRICAL DRAWINGS.

2. REFER TO TREE PROTECTION PLAN FOR FULL INVENTORY OF EXISTING / DEMOLISHED / PROPOSED TREES.



APPROXIMATE EDGE OF WOODLAND

8M SETBACK FROM DRIP LINE

3	2020 08 28	Issued for Re-Zoning	G.
#	Date:	Revision:	by:

NOT FOR CONSTRUCTION

All drawings and specifications are the property of the Architect. The Contractor shall verify all dimensions and information on site and report any discrepancy to Architect before proceeding.

1880 CARS LTC
Clarence Creek, Ontario

OVERALL SITE PLAN

scale:	As indicated
drawn by:	AG, MP
reviewed by:	ME, GG
job number:	1880
plot date:	2020 06 18
drawing number:	

A1.11

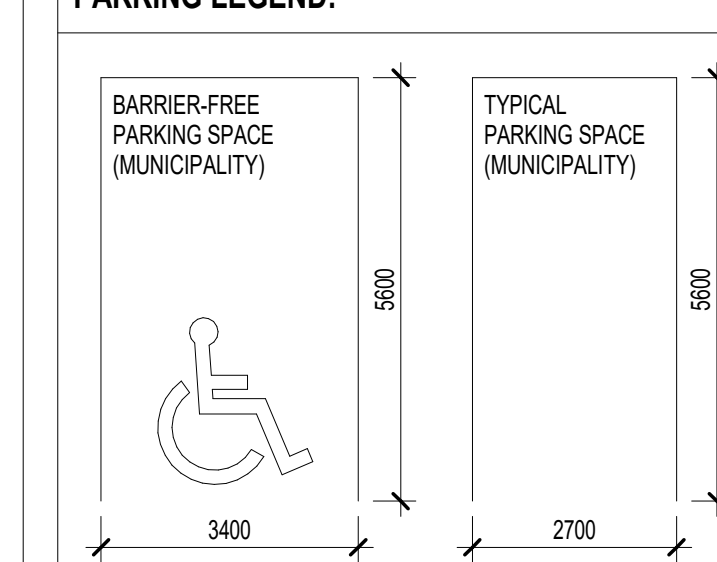
SITE STATISTICS:

PROPERTY ADDRESS:	Clemens Creek, One
PROPOSED SITE USE:	LONG TERM CAR
TOTAL LOT AREA:	234,074.76 +/- (2,586,937 sq ft)
TOTAL PAVED AREA:	13,143.70 +/- (147,447.48 sq ft)
TOTAL LANDSCAPED AREA:	X,XXX.XX +/- (XX,XXX.XX sq ft)
BUILDING FOOTPRINT:	XXXX.XX +/- (XX,XXX.XX sq ft)
EXISTING GRASS:	X,XXX.XX +/- (XX,XXX.XX sq ft)
PROPOSED GRAF:	0.13 +/- (0.6133)
TOTAL NUMBER RWAS:	
BASIC BEDS:	90 BAS
PRIVATE BEDS:	48 PRV
TOTAL NUMBER OF BEDS:	128 TOTAL BEDS
PROPOSED BUILDING HEIGHT (EXCLUDING MOUNTAIN):	6.1'
PROPOSED BUILDING-HEIGHT STORY(S):	SINGLE STORY
LOADING SPACE DIMENSIONS:	16' max (w) x 21' min (d) X 3' h (t)
PARKING SPACES:	32 spaces / 20 stalls
PROPOSED PARKING SPACES:	(127 minimum + 4 B.T. space)
TOTAL NUMBER OF PARKING SPACES:	131 SPACES
AMBULATORY PARKING SPACE DIMENSIONS:	2.7m x 5.6m
BARRIER FREE PARKING SPACE DIMENSIONS:	3.6m x 5.6m
TREE STOCK:	
PLANTED TREES:	XX TREES (as detailed for existing trees)

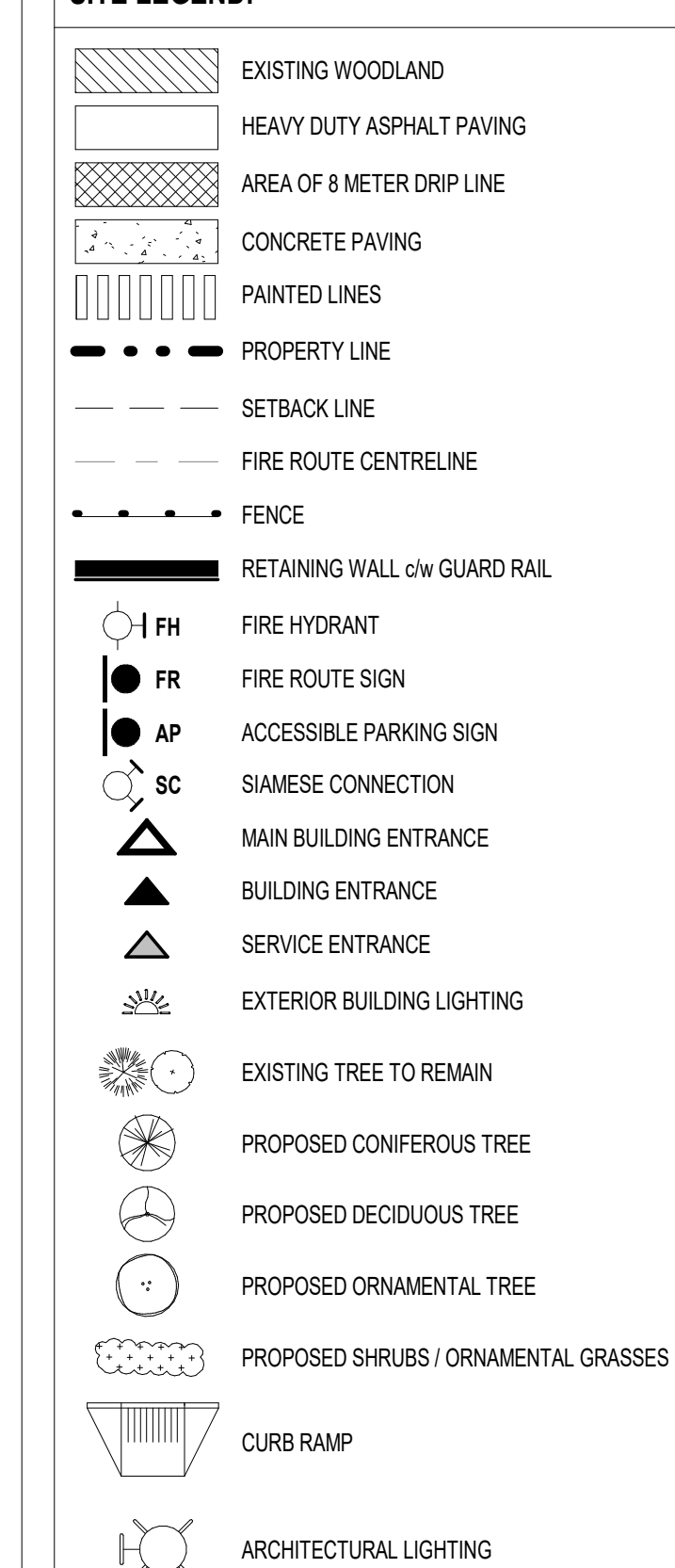
GENERAL NOTES

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2. REFER TO TREE PROTECTION PLAN FOR FULL INVENTORY OF EXISTING / DEMOLISHED / PROPOSED TREES.

PARKING LEGEND:



SITE LEGEND:



LEGAL DESCRIPTION:

PART LOT X

ALL PROPERTY BOUNDARY INFORMATION AS PER SURVEY
PREPARED BY XX, DATED XX.

3	2020 08 28	Issued for Re-Zoning
#	date:	revision:

NOT FOR
CONSTRUCTION

All drawing and specifications are the property of the Architect. Contractor shall verify all dimensions and information on site and report any discrepancy to Architect immediately.

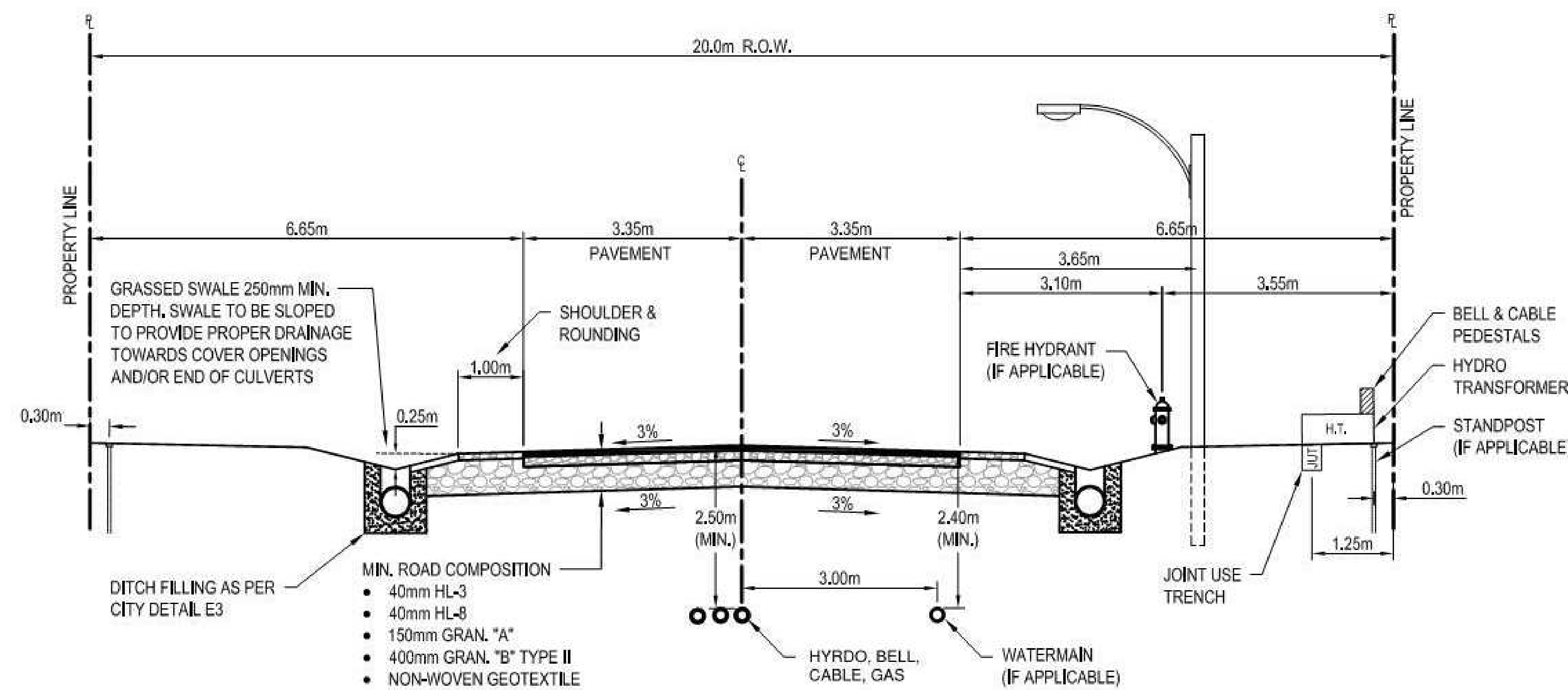
1980 CARS LTC.

Clarence Creek, Ontario

SITE PLAN

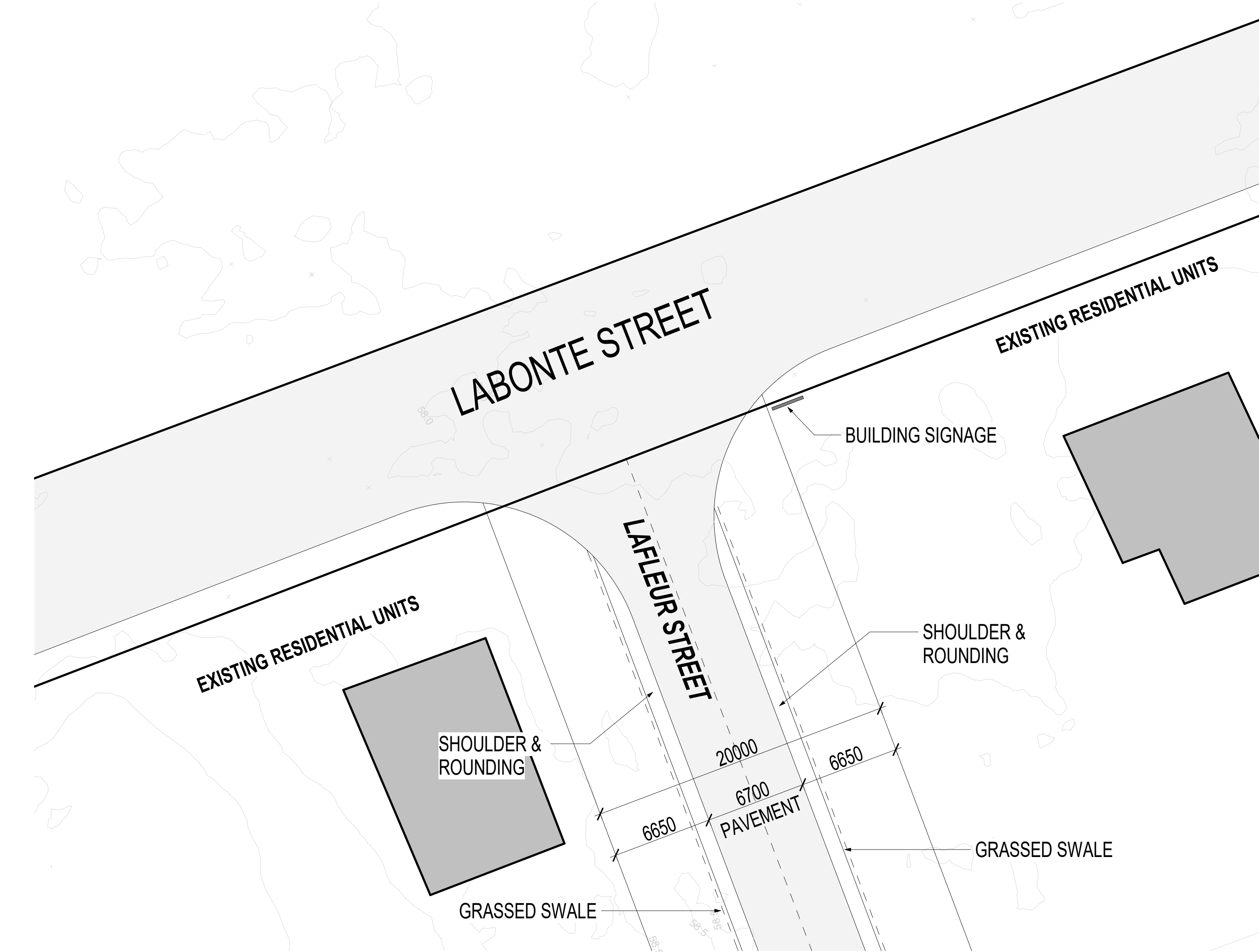
scale:	As indicated
drawn by:	AG, MR
reviewed by:	MG, GG
job number:	1980
plot date:	2020 06 16
drawing number:	

A1.12



RURAL SUBDIVISION
20.0 METRE R.W.O.

1 TYPICAL ROAD SECTION
1:50



2 LABONTE - LAFLEUR ROAD CONNECTION
1:200

3 2020 08 28 Issued for Re-Zoning G.
Date: revision: by:

NOT FOR CONSTRUCTION

All drawings and specifications are the property of the Architect. The Contractor shall verify all dimensions and information on site and report any discrepancy to Architect before proceeding.

1980 CARS LTC
Clarence Creek, Ontario

SITE PLAN ENLARGED SECTION
AND PLANS

code: As indicated
drawn by: AG, MR
revised by: MLC, GG
job number: 1980
plot date: 2020 06 18
drawing number:

A1.13



Via Email (clemay@clarence-rockland.com)

25 September 2020



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



RE: Application for Consent and Amendment to the Zoning Bylaw (Lalande)
File No. D-10-898 & D-14-543
1723 Landry Road



Dear Ms. Bélanger,



South Nation Conservation (SNC) received the above-noted applications to sever a parcel of land to create a new lot and to amend the zoning bylaw.



SNC understands the zoning category will change from “Village Residential First Density – Exception 26 – holding (RV1-26-h)” to “Village Residential First Density (RV1)” for the existing dwelling and to “Community Facilities – Exception 2 (CF-2)” to permit a long-term care facility, and to “Village Residential First Density – Exception 16 – holding (RV1-16-h)” for the remainder of the land to permit a residential subdivision.



SNC’s review considers the impact of this application on the local environment, as outlined under Sections 2.1 (Natural Heritage) and 3.1 (Natural Hazards) of the Provincial Policy Statement (May 2020) issued under Section 3 of the *Planning Act*, 1990.



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



Specifically, SNC examines the following:



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



SNC’s findings below are based on a desktop review and site visits completed on August 11, 2020 and September 22, 2020.





Natural Heritage Features

Fish Habitat

The proposed severed lot contains a watercourse identified as the Pharmacy Municipal Drain, which is classified as fish habitat on the United Counties of Prescott and Russell (UCPR) Official Plan, Schedule B. Our site visit on August 11, 2020 identified an unmapped watercourse which is a tributary of the Pharmacy Municipal Drain. This watercourse is also considered fish habitat.

Section 5.5.7 of the UCPR Official Plan, requires development located within 120 metres of fish habitat to prepare an environmental impact study (EIS) demonstrating there will be no negative impacts on the natural features or ecological functions of the habitat.

Both watercourses are regulated by SNC under the *Conservation Authorities Act*, Ontario Regulation 170/06. Any interference (bridges, culverts, straightening, etc.) to the watercourses will require a permit from SNC, and restrictions may apply.

SNC and the City of Clarence-Rockland discussed and agreed upon a 20-metre setback for future development from the normal highwater mark of the Pharmacy Municipal Drain. No building or structure is allowed within the setback. The 20-metre setback will remain vegetated and untouched, except for any maintenance or improvement work required under the *Drainage Act*.

Significant Woodlands

The woodland on the proposed severed lot is not identified as significant woodland on the UCPR Official Plan since it is located within the urban boundary of Clarence Creek.

It is SNC's understanding that the woodland will remain untouched.

This feature should be included in the EIS to determine its significance.

Natural Hazards

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

Private Sewage System

The proposed lot areas noted in Section 4 of the application are sufficient for the installation of a private sewage system and a replacement area (per the *Ontario Building Code*). It is understood that one private sewage system exists on the proposed retained parcel.

The landowner should contact SNC for any new sewage system or repair, replacement, and/or modification of any existing sewage system on the proposed retained lot.



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The applicant should be made aware that approval by the Ministry of the Environment, Conservation, and Parks under the *Ontario Water Resources Act* is required for the sewage system for the long-term care facility on the proposed severed lot.

Clean Water Act

SNC's review determined that the proposed severed and retained lots are not within a municipal drinking water Intake Protection Zone or Wellhead Protection Area.

Conclusion

SNC does not object to the applications; however, should the approval authority conditionally approve the consent application, SNC requests the following conditions for application D-10-898 be included:

1. **The applicant submits an environmental impact study demonstrating there will be no negative impacts to the natural features on the property, or their ecological function, to the satisfaction of the City of Clarence-Rockland and South Nation Conservation.**
2. **That the landowner provides South Nation Conservation with the following written undertaking: "I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage systems".**

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

Best regards,

Michelle Cavanagh
Team Lead, Stewardship
South Nation Conservation
mcavanagh@nation.on.ca
613-984-2948

15 octobre 2020

Cité de Clarence-Rockland
Service de l'Aménagement du territoire
1560, rue Laurier, Rockland, ON K4K 1P7

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

OBJET : Demande d'Autorisation (D-10-898)

Le département d'Urbanisme et Foresterie des Comtés unis a complété la révision de cette demande d'autorisation. Le terrain visé se situe dans l'affectation des politiques communautaires au Plan officiel des Comtés unis et nous comprenons que cette demande vise la création d'un nouveau lot pour y construire un nouveau centre de soins de longue durée (relocalisation du Centre d'accueil Roger Séguin) avec un accès par la rue Lafleur.

À cet effet, nous désirons inclure la condition suivante comme condition d'approbation :

1. Que le requérant fournisse aux Comtés unis une (1) copie du plan de référence (plan d'arpentage) en PDF et en format .dwg dûment enregistré qui se conforme essentiellement à la demande **D-10-898** telle que soumise.

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



Dominique Lefebvre, MICU, RPP
Superviseure en Urbanisme



COMMITTEE OF ADJUSTMENT

REPORT N° AMÉ-20-64-R

Date received	23/09/2020
Date of meeting	21/10/2020
Submitted by	Nicolas Denis
Subject	Consent – Creation of a new lot
File Number	D-10-900
Owners	Daniel Lalonde
Agent	Marc Daigneault
Legal Description	Part of Lot 7, Concession 2

1) GENERAL INFORMATION:

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

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

Designation of the Official Plan of Bourget:
N/A

Classification of Zoning By-law No. 2016-10:
Rural (RU) Zone

Services :

Municipal Water: No

Municipal Sewer: No

Road Access: Henrie Road

An appeal may be made to the LPAT if no decision is made within 90 days (21/12/2020).

2) PURPOSE :

The owner has requested consent in order to create a new residential lot. The proposed new lot would have a frontage of 47.24 m on Henrie Road, a depth of 85.34 m and an area of 1.45 acre (0.58 ha). The retained lot will maintain 47.64 m along Henrie Road, a depth of approximately 150 m and an area of 3.3 acres (1.33 ha). This

application is a resubmission of consent application B-CR-005-2017. Also, this application is concurrent with the consent application D-10-901, which also seeks to create a new residential lot on the eastern portion of the subject property.

3) **CONSENT REQUESTED :**

	Frontage	Depth	Area
(A) Severed parcel	47.24 m	85.34 m	0.58 ha
(B) Retained parcel	47.64 m	150 m	1.33 ha

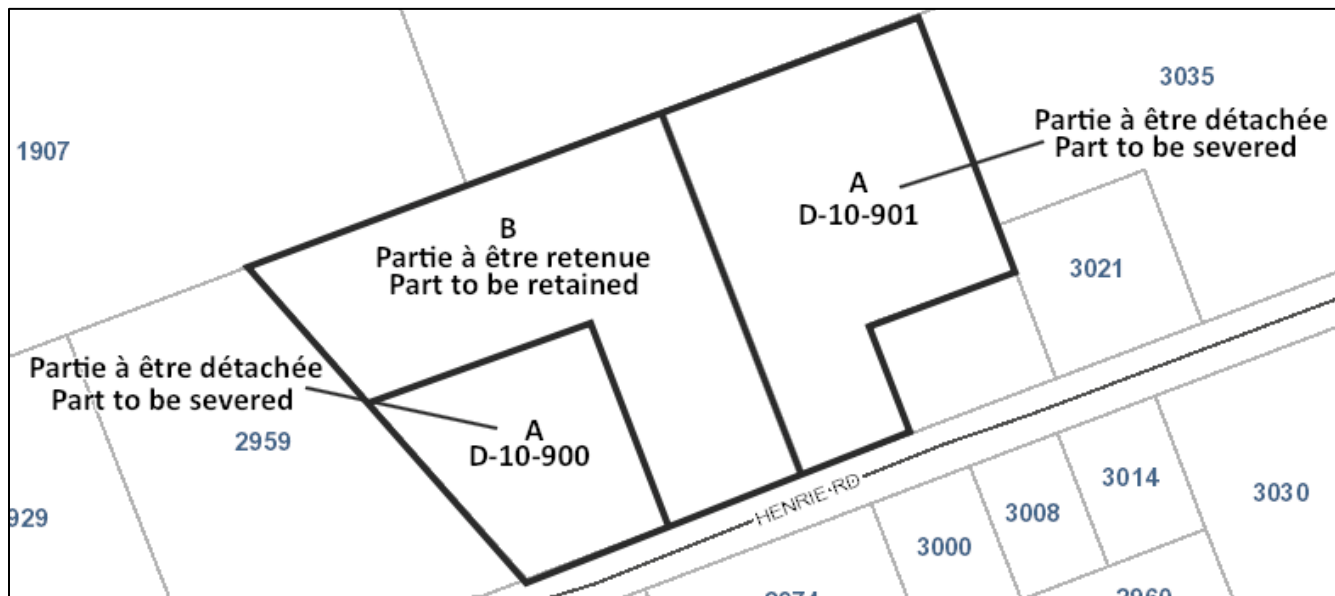


Figure 1 (Keymap)

4) **CONDITIONS AND COMMENTS RECEIVED :**

Finance :

No comments.

Protective Services :

No comments.

Community Services :

No comments.

Construction :

No comments.

Infrastructure Services :

No comments.

United Counties of Prescott and Russell :

See attached document.

South Nation Conservation :

See attached document.

Planning Services :

On September 23rd 2020, Mr. Marc Daigneault on behalf of Mr. Daniel Lalonde submitted a complete consent application in order to create a new residential lot. The proposed new lot would have a frontage of 47.24 m on Henrie Road, a depth of 85.34 m and an area of 1.45 acre (0.58 ha). The retained lot will maintain 47.64 m along Henrie Road, a depth of approximately 150 m and an area of 3.3 acres (1.33 ha).

Also, this application is concurrent with the consent application D-10-901, which also seeks to create a new residential lot on the eastern portion of the subject property. According to Section 7.4.2 of the Official Plan of the United Counties of Prescott and Russell, the creation of two new lots is permitted on a lot that existed before June 22nd 1999. According to our files, no lots were created on this property since 1999.

It is important to note that this application is a resubmission of consent application B-CR-005-2017. On April 27th 2017 the Committee of adjustment approved the original consent application and a notice of no appeal was sent on May 17th, 2017. Unfortunately, the owner did not complete the prescribed conditions within the one year timeframe and the consent application was deemed to have lapsed. Consequently, the owner requires a new approval from the Committee of adjustment in order to continue the process of severing his property.

The subject property is located within the "*Rural Policy Area*" on Schedule "A" of the Official Plan of the United Counties of Prescott and Russell. The proposed residential uses on the property are permitted.

In addition, the subject property contains significant woodland as per Schedule "B" of the Official Plan of the United Counties of Prescott and Russell. According to Section 5.5.6 of the Official Plan, an environmental impact study is required in order to ensure that there will be no negative impact on the environment or the ecological functions of the habitat.

The detached and retained parcels are also located within a Mineral Aggregate Resource Area sand - gravel according to Schedule "E" of the Official Plan of the United Counties of Prescott and Russell. When the applicant last submitted an application for consent for the creation of this lot, the Schedule in question was under appeal. Since then, the

appeal has been resolved and it is now required by the policies of the Official Plan to appropriately study the impact of any lot creation in regards to the possible extraction or access of this resource. This is explained in Section 4.3.5.1 of the Official Plan, which states:

"Development, including changes in land use and the creation of new lots for residential, commercial, institutional, recreational or industrial development in areas located within Mineral Aggregate Resource Areas, which would preclude or hinder the establishment of mineral aggregate operations or access to the resources, will be prohibited except where:

*i) extraction of the resource would not be feasible; or
ii) the proposed land use or development serves a greater long-term public interest; and
iii) issues of public health, safety and environmental impact are appropriately addressed. "*

Thus, the owner will be responsible to provide the City of Clarence-Rockland a Mineral Aggregate Resource study in order to demonstrate that the proposed lot creation will not preclude or hinder the establishment of mineral aggregate operations or access to the resources.

Also, the subject property is located within a "Rural (RU) Zone" according to schedule "A" of the City of Clarence-Rockland Zoning By-law 2016-10. The proposed residential uses on the property are permitted.

The application was deemed complete on September 30th, 2020. A notice of public meeting was sent to different agencies and to the property owners within 60 meters of the subject property on September 30th, 2020. A sign has also been posted on the property.

5) **DEPARTMENTAL RECOMMENDATION :**

THAT the Committee of Adjustment approve the consent application submitted by Daniel Lalonde, file number D-10-900, concerning the property described as Part Lot 7, Concession 2, subject to the following conditions:

1. That the applicant provide to the City of Clarence-Rockland one original paper copy of a registered Reference Plan (plan of survey) that identifies the severance D-10-900 as approved by the Committee, as well as one copy to be submitted electronically in PDF and DWG format directly to the United Counties of Prescott and Russell and to the City of Clarence-Rockland.

2. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a hydrogeological study and terrain analysis, to be prepared by a professional engineer, to demonstrate that the aquifer can provide a long term sustainable water supply of acceptable quality and quantity, as well as providing evidence through testing, that the soil conditions can accommodate the effluent load from a septic field along with the replacement area. This report shall be prepared by a qualified professional at the applicant's expense, and shall be reviewed and approved by South Nation Conservation.
3. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland an Environmental Impact Study for the Significant Woodland, to be prepared by a professional in the field, to demonstrate that there will be no negative impacts on the natural features or on the ecological functions for which the features are identified. This report shall be prepared by a qualified professional at the applicant's expense, and shall be reviewed and approved by South Nation Conservation.
4. That the applicant(s) provide(s) to the Approval Authority of the City of Clarence-Rockland a Mineral Aggregate Impact Assessment, to be prepared by a qualified professional in the field, in order to satisfy Policy 4.3.5.1 b) of the Official Plan of the United Counties of Prescott and Russell. This assessment shall be prepared by a qualified professional, at the applicant's expense, in order to provide a professional opinion as to the viability of the resources that would be potentially affected by the proposed development (lot creation) and shall be reviewed and approved by the Approval Authority.
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.



Via Email (ndenis@clarence-rockland.com)

15 October 2020

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

RE: Application for Consent (Lalonde)
File No. D-10-900
Henri Road

Dear Ms. Bélanger,

South Nation Conservation (SNC) received the above-noted application to sever a parcel of land to create a new residential lot.

SNC's review considers the impact of this application on the local environment, as outlined under Sections 2.1 (Natural Heritage) and 3.1 (Natural Hazards) of the Provincial Policy Statement (April 2014) issued under Section 3 of the *Planning Act*, 1990.

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

Specifically, SNC examines the following:

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

SNC's findings below are based on a desktop review and a site visit completed on October 14, 2020.



Natural Heritage Features

Significant Woodlands

The entire proposed severed and retained parcels are within an area identified as significant woodlands on the United Counties of Prescott and Russell (UCPR) Official Plan, Schedule B.

Section 5.5.6 of the UCPR Official Plan, requires development and site alteration within 120 metres of the woodlands to prepare an environmental impact study (EIS) demonstrating there will be no negative impacts on the natural features or their ecological function.

As per Section 5.6.2 of the UCPR Official Plan, the EIS requirement may be scoped to reflect the scale of the development.

Natural Hazards

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

Private Sewage System

The proposed lot areas noted in Section 4 of the application are sufficient for the installation of a private sewage system and a replacement area (per the *Ontario Building Code*).

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



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Conclusion

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

1. **The applicant submits a scoped environmental impact study that demonstrates there will be no negative impacts to the significant woodlands, to the satisfaction of South Nation Conservation and the City of Clarence-Rockland.**

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

Best regards,

Alison McDonald
Team Lead, Approvals
South Nation Conservation

13 octobre 2020

Cité de Clarence-Rockland
Service de l'Aménagement du territoire
1560, rue Laurier, Rockland, ON K4K 1P7

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

OBJET : Demande d'Autorisation (D-10-900)

Le département d'Urbanisme et Foresterie des Comtés unis a complété la révision de cette demande d'autorisation. Le terrain visé se situe dans l'affectation des politiques rurales au Plan officiel des Comtés unis et nous comprenons que cette demande vise la création d'un nouveau lot à des fins résidentielles sur services privés.

Nous notons également la présence d'un boisé d'importance ainsi que la présence d'une réserve d'agrégats – sable et gravier tels qu'identifiés respectivement aux Annexes « B » et « E » du Plan du Plan officiel des Comtés unis.

À cet effet, le paragraphe 4.3.5.1 du Plan officiel des Comtés unis de Prescott et Russell précise que la création de nouveaux lots à usage résidentiel dans une réserve d'agrégats minéraux sera interdite sauf où:

- i. l'extraction de la ressource ne serait pas possible; ou
- ii. l'utilisation ou l'aménagement du territoire proposé sert un plus grand intérêt public; et
- iii. les questions de santé publique, de sécurité et d'impact environnemental sont traitées de manière appropriée.

Par conséquent, le demandeur doit fournir à la Cité de Clarence-Rockland une justification démontrant que la création d'un nouveau lot n'a pas de répercussions sur l'extraction future de la réserve d'agrégats en raison du modèle d'aménagement existant.

Également, selon le paragraphe 5.5.6.1 du Plan officiel des Comtés unis de Prescott et Russell la création d'un nouveau terrain dans un boisé d'importance ne peut être réalisée uniquement lorsqu'il a été démontré par une étude d'impact environnemental réalisée

conformément à la politique du chapitre 5.6 par un professionnel qualifié que les nouveaux terrains ainsi créés n'auront pas d'impacts négatifs sur les caractéristiques naturelles ou les fonctions écologiques de la forêt.

Par conséquent, le demandeur doit fournir à la Cité de Clarence-Rockland une étude d'impact environnemental pour le boisé d'importance, réalisée par un professionnel qualifié, afin de démontrer que la création du nouveau terrain n'aura aucun impact négatif sur les éléments naturels ou les fonctions écologiques de ce même boisé.

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

1. Que le requérant fournisse aux Comtés unis une (1) copie du plan de référence (plan d'arpentage) en PDF et en format .dwg dûment enregistré qui se conforme essentiellement à la demande **D-10-900** telle que soumise.

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



Dominique Lefebvre, MICU, RPP
Superviseure en Urbanisme



COMMITTEE OF ADJUSTMENT

REPORT N° AMÉ-20-65-R

Date received	23/09/2020
Date of meeting	21/10/2020
Submitted by	Nicolas Denis
Subject	Consent – Creation of a new lot
File Number	D-10-901
Owners	Daniel Lalonde
Agent	Marc Daigneault
Legal Description	Part of Lot 7, Concession 2

1) GENERAL INFORMATION:

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

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

Designation of the Official Plan of Bourget:
N/A

Classification of Zoning By-law No. 2016-10:
Rural (RU) Zone

Services :

Municipal Water: No

Municipal Sewer: No

Road Access: Henrie Road

An appeal may be made to the LPAT if no decision is made within 90 days (21/12/2020).

2) PURPOSE :

The owner has requested consent in order to create a new residential lot. The proposed new lot would have a frontage of 47.24 m on Henrie Road, a depth of approximately 150 m and an area of 3.33 acres (1.33 ha). The retained lot will maintain 47.64 m along Henrie Road, a depth of approximately 150 m and an area of 3.3 acres (1.33 ha). This

application is a resubmission of consent application B-CR-006-2017. Also, this application is concurrent with the consent application D-10-900, which also seeks to create a new residential lot on western portion of the subject property.

3) **CONSENT REQUESTED :**

	Frontage	Depth	Area
(A) Severed parcel	47.24 m	150 m	1.33 ha
(B) Retained parcel	47.64 m	150 m	1.33 ha

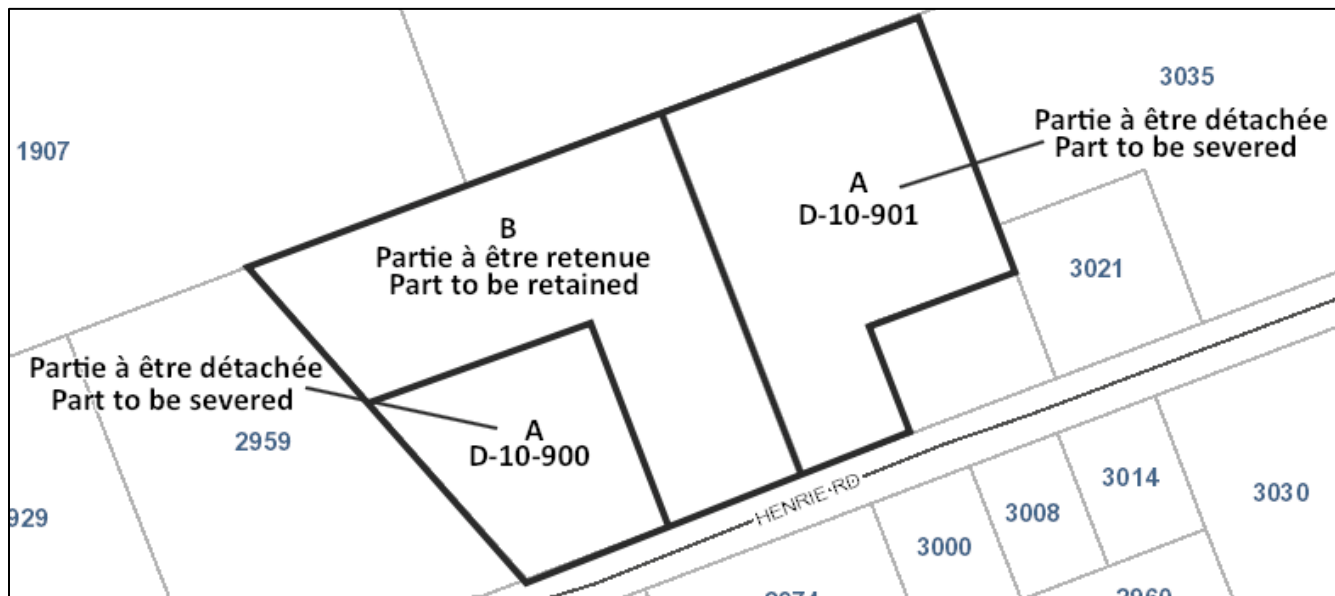


Figure 1 (Keymap)

4) **CONDITIONS AND COMMENTS RECEIVED :**

Finance :

No comments.

Protective Services :

No comments.

Community Services :

No comments.

Construction :

No comments.

Infrastructure Services :

No comments.

United Counties of Prescott and Russell :

See attached document.

South Nation Conservation :

See attached document.

Planning Services :

On September 23rd 2020, Mr. Marc Daigneault on behalf of Mr. Daniel Lalonde submitted a complete consent application in order to create a new residential lot. The proposed new lot would have a frontage of 47.24 m on Henrie Road, a depth of approximately 150 m and an area of 3.33 acres (1.33 ha). The retained lot will maintain 47.64 m along Henrie Road, a depth of approximately 150 m and an area of 3.3 acres (1.33 ha).

Also, this application is concurrent with the consent application D-10-900, which also seeks to create a new residential lot on the western portion of the subject property. According to Section 7.4.2 of the Official Plan of the United Counties of Prescott and Russell, the creation of two new lots is permitted on a lot that existed before June 22nd 1999. According to our files, no lots were created on this property since 1999.

It is important to note that this application is a resubmission of consent application B-CR-006-2017. On April 27th 2017 the Committee of adjustment approved the original consent application and a notice of no appeal was sent on May 17th, 2017. Unfortunately, the owner did not complete the prescribed conditions within the one year timeframe and the consent application was deemed to have lapsed. Consequently, the owner requires a new approval from the Committee of adjustment in order to continue the process of severing his property.

The subject property is located within the "*Rural Policy Area*" on Schedule "A" of the Official Plan of the United Counties of Prescott and Russell. The proposed residential uses on the property are permitted.

In addition, the subject property contains significant woodland as per Schedule "B" of the Official Plan of the United Counties of Prescott and Russell. According to Section 5.5.6 of the Official Plan, an environmental impact study is required in order to ensure that there will be no negative impact on the environment or the ecological functions of the habitat.

The detached and retained parcels are also located within a Mineral Aggregate Resource Area sand - gravel according to Schedule "E" of the Official Plan of the United Counties of Prescott and Russell. When the applicant last submitted an application for consent for the creation

of this lot, the Schedule in question was under appeal. Since then, the appeal has been resolved and it is now required by the policies of the Official Plan to appropriately study the impact of any lot creation in regards to the possible extraction or access of this resource. This is explained in Section 4.3.5.1 b) of the Official Plan, which states:

"Development, including changes in land use and the creation of new lots for residential, commercial, institutional, recreational or industrial development in areas located within Mineral Aggregate Resource Areas, which would preclude or hinder the establishment of mineral aggregate operations or access to the resources, will be prohibited except where:

*i) extraction of the resource would not be feasible; or
ii) the proposed land use or development serves a greater long-term public interest; and
iii) issues of public health, safety and environmental impact are appropriately addressed. "*

Thus, the owner will be responsible to provide the City of Clarence-Rockland a Mineral Aggregate Resource study in order to demonstrate that the proposed lot creation will not preclude or hinder the establishment of mineral aggregate operations or access to the resources.

Also, the subject property is located within a "Rural (RU) Zone" according to schedule "A" of the City of Clarence-Rockland Zoning By-law 2016-10. The proposed residential uses on the property are permitted.

The application was deemed complete on September 30th, 2020. A notice of public meeting was sent to different agencies and to the property owners within 60 meters of the subject property on September 30th, 2020. A sign has also been posted on the property.

5) **DEPARTMENTAL RECOMMENDATION :**

THAT the Committee of Adjustment approve the consent application submitted by Daniel Lalonde, file number D-10-901, concerning the property described as Part Lot 7, Concession 2, subject to the following conditions:

1. That the applicant provide to the City of Clarence-Rockland one original paper copy of a registered Reference Plan (plan of survey) that identifies the severance D-10-901 as approved by the Committee, as well as one copy to be submitted electronically in PDF and DWG format directly to the United Counties of Prescott and Russell and to the City of Clarence-Rockland.

2. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a hydrogeological study and terrain analysis, to be prepared by a professional engineer, to demonstrate that the aquifer can provide a long term sustainable water supply of acceptable quality and quantity, as well as providing evidence through testing, that the soil conditions can accommodate the effluent load from a septic field along with the replacement area. This report shall be prepared by a qualified professional at the applicant's expense, and shall be reviewed and approved by South Nation Conservation.
3. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland an Environmental Impact Study for the Significant Woodland, to be prepared by a professional in the field, to demonstrate that there will be no negative impacts on the natural features or on the ecological functions for which the features are identified. This report shall be prepared by a qualified professional at the applicant's expense, and shall be reviewed and approved by South Nation Conservation.
4. That the applicant(s) provide(s) to the Approval Authority of the City of Clarence-Rockland a Mineral Aggregate Impact Assessment, to be prepared by a qualified professional in the field, in order to satisfy Policy 4.3.5.1 b) of the Official Plan of the United Counties of Prescott and Russell. This assessment shall be prepared by a qualified professional, at the applicant's expense, in order to provide a professional opinion as to the viability of the resources that would be potentially affected by the proposed development (lot creation) and shall be reviewed and approved by the Approval Authority.
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.



Via Email (ndenis@clarence-rockland.com)

15 October 2020



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

RE: Application for Consent (Lalonde)
File No. D-10-901
Henri Road

Dear Ms. Bélanger,

South Nation Conservation (SNC) received the above-noted application to sever a parcel of land to create a new residential lot.

SNC's review considers the impact of this application on the local environment, as outlined under Sections 2.1 (Natural Heritage) and 3.1 (Natural Hazards) of the Provincial Policy Statement (April 2014) issued under Section 3 of the *Planning Act*, 1990.

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

Specifically, SNC examines the following:

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

SNC's findings below are based on a desktop review and a site visit completed on October 14, 2020.



SOUTH NATION
CONSERVATION
DE LA NATION SUD

Natural Heritage Features

Significant Woodlands

The entire proposed severed and retained parcels are within an area identified as significant woodlands on the United Counties of Prescott and Russell (UCPR) Official Plan, Schedule B.

Section 5.5.6 of the UCPR Official Plan, requires development and site alteration within 120 metres of the woodlands to prepare an environmental impact study (EIS) demonstrating there will be no negative impacts on the natural features or their ecological function.

As per Section 5.6.2 of the UCPR Official Plan, the EIS requirement may be scoped to the appropriate scale for the proposed use.

Natural Hazards

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

Private Sewage System

The proposed lot areas noted in Section 4 of the application are sufficient for the installation of a private sewage system and a replacement area (per the *Ontario Building Code*).

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



SOUTH NATION
CONSERVATION
DE LA NATION SUD

Conclusion

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

- 1. The applicant submits a scoped environmental impact study that demonstrates there will be no negative impacts to the significant woodlands, to the satisfaction of South Nation Conservation and the City of Clarence-Rockland.**

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

Best regards,

A handwritten signature in black ink that reads "Alison McDonald". The signature is written in a cursive, flowing style.

Alison McDonald
Team Lead, Approvals
South Nation Conservation

13 octobre 2020

Cité de Clarence-Rockland
Service de l'Aménagement du territoire
1560, rue Laurier, Rockland, ON K4K 1P7

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

OBJET : Demande d'Autorisation (D-10-901)

Le département d'Urbanisme et Foresterie des Comtés unis a complété la révision de cette demande d'autorisation. Le terrain visé se situe dans l'affectation des politiques rurales au Plan officiel des Comtés unis et nous comprenons que cette demande vise la création d'un nouveau lot à des fins résidentielles sur services privés.

Nous notons également la présence d'un boisé d'importance ainsi que la présence d'une réserve d'agrégats – sable et gravier tels qu'identifiés respectivement aux Annexes « B » et « E » du Plan du Plan officiel des Comtés unis.

À cet effet, le paragraphe 4.3.5.1 du Plan officiel des Comtés unis de Prescott et Russell précise que la création de nouveaux lots à usage résidentiel dans une réserve d'agrégats minéraux sera interdite sauf où:

- i. l'extraction de la ressource ne serait pas possible; ou
- ii. l'utilisation ou l'aménagement du territoire proposé sert un plus grand intérêt public; et
- iii. les questions de santé publique, de sécurité et d'impact environnemental sont traitées de manière appropriée.

Par conséquent, le demandeur doit fournir à la Cité de Clarence-Rockland une justification démontrant que la création d'un nouveau lot n'a pas de répercussions sur l'extraction future de la réserve d'agrégats en raison du modèle d'aménagement existant.

Également, selon le paragraphe 5.5.6.1 du Plan officiel des Comtés unis de Prescott et Russell la création d'un nouveau terrain dans un boisé d'importance ne peut être réalisée uniquement lorsqu'il a été démontré par une étude d'impact environnemental réalisée

conformément à la politique du chapitre 5.6 par un professionnel qualifié que les nouveaux terrains ainsi créés n'auront pas d'impacts négatifs sur les caractéristiques naturelles ou les fonctions écologiques de la forêt.

Par conséquent, le demandeur doit fournir à la Cité de Clarence-Rockland une étude d'impact environnemental pour le boisé d'importance, réalisée par un professionnel qualifié, afin de démontrer que la création du nouveau terrain n'aura aucun impact négatif sur les éléments naturels ou les fonctions écologiques de ce même boisé.

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

1. Que le requérant fournisse aux Comtés unis une (1) copie du plan de référence (plan d'arpentage) en PDF et en format .dwg dûment enregistré qui se conforme essentiellement à la demande **D-10-901** telle que soumise.

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



Dominique Lefebvre, MICU, RPP
Superviseure en Urbanisme



COMMITTEE OF ADJUSTMENT

REPORT N° AMÉ-20-66-R

Date received	29/09/2020
Date of meeting	21/10/2020
Submitted by	Nicolas Denis
Subject	Consent – Lot enlargement
File Number	D-10-902
Owners	Leslie Mennie & Andrea Mennie
Applicant	Leslie Mennie
Civic Address	3241 Old Highway 17 Street
Legal Description	Part of Lot 7, Concession 1 (O.S.), Part 1 on Reference Plan 50R-10069

1) GENERAL INFORMATION:

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

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

Designation of the Official Plan of Bourget:
N/A

Classification of Zoning By-law No. 2016-10:

Rural (RU) Zone, Rural – Unstable Slope (RU-ss) Zone and Rural – floodplain – unstable Slope (RU-FP-ss) Zone.

Services :

Municipal Water: No

Municipal Sewer: No

Road Access: Old Highway 17

An appeal may be made to the LPAT if no decision is made within 90 days (27/12/2020).

2) **PURPOSE :**

The owner has requested consent in order to enlarge a neighbouring property. A small portion of land is proposed to be severed from the property described as Part of lot 7, Concession 1 (O.S.), Part 1 on Reference Plan 50R-10069 (3241 Old Highway 17) in order to enlarge the property 3217 Old Highway 17, as illustrated in the keymap below. This would provide the enlarged parcel with a larger waterfront on the Ottawa River.

3) **CONSENT REQUESTED :**

	Frontage	Depth	Area
(A) Severed parcel	Irregular shape	Irregular shape	430 m²
(B) Retained parcel	92.81 m	215.12 m	1.34 ha
(C) Enlarged parcel	105.90 m	198.14 m	0.74 ha

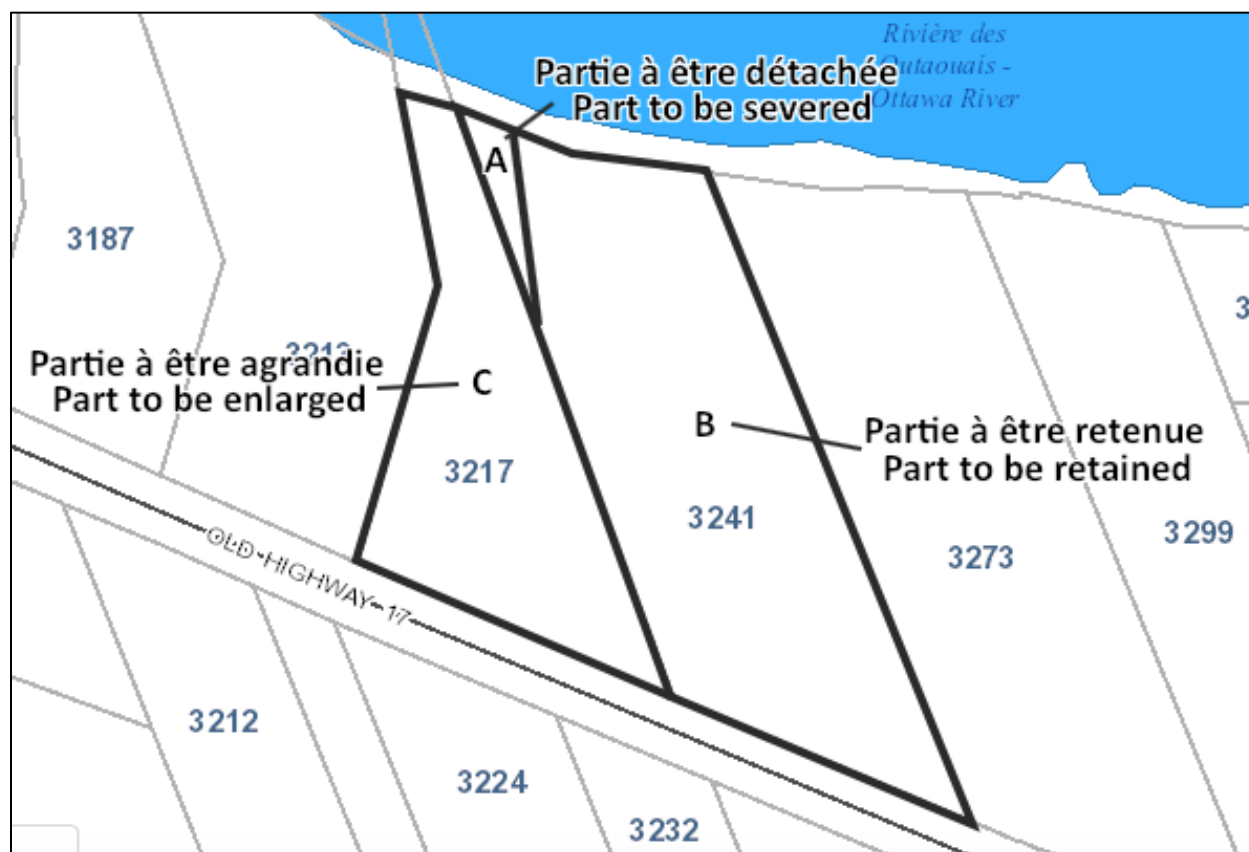


Figure 1 (Keymap)

4) **CONDITIONS AND COMMENTS RECEIVED :**

Finance :

No comments.

Protective Services :

No comments.

Community Services :

No comments.

Construction :

No comments.

Infrastructure Services :

No comments.

United Counties of Prescott and Russell :

See attached document.

South Nation Conservation :

See attached document.

Planning Services :

On September 29th 2020, Mr. Mennie submitted a complete consent application in order to enlarge a neighbouring property. A small portion of land is proposed to be severed from the property described as Part of lot 7, Concession 1 (O.S.), Part 1 on Reference Plan 50R-10069 (3241 Old Highway 17) in order to enlarge the property 3217 Old Highway 17.

The owner of the enlarged parcel would like to obtain a portion of Mr. Mennie's property in order to have additional waterfront access along the Ottawa River. The current irregular shape of his property does not allow him to have a reasonable and practical access to the River. The owner has no intentions of altering the shoreline or building accessory structures on this portion of his property. The proposed severed parcel will remain in its current state. This application only seeks to alter the position of the shared property line.

The subject property is located within the "*Rural Policy Area*" on Schedule "A" of the Official Plan of the United Counties of Prescott and Russell. In addition, the subject property is located within the Ottawa River "Floodplain" according to Schedule "C" of the same Official Plan. The current residential uses on the property are permitted.

Also, the subject property is located within a "*Rural (RU) zone, Rural – Unstable Slope (RU-ss) Zone and a Rural – Floodplain – Unstable Slope (RU-FP-ss) Zone*" according to schedule "A" of the City of Clarence-Rockland Zoning By-law 2016-10. The current residential uses on the property are permitted.

The application was deemed complete on September 29th, 2020. A notice of public meeting was sent to different agencies and to the property owners within 60 meters of the subject property on September 30th, 2020. A sign has also been posted on the property.

The proposed consent conforms to the Official Plan of the United Counties of Prescott and Russell, the City of Clarence-Rockland Zoning By-law 2016-10 and to the Provincial Policy statement.

5) **DEPARTMENTAL RECOMMENDATION :**

THAT the Committee of Adjustment approve the consent application submitted by Leslie Mennie, file number D-10-902, concerning the property described as 3241 Old Highway 17, subject to the following conditions:

1. That the applicant provide to the City of Clarence-Rockland one original paper copy of a registered Reference Plan (plan of survey) that identifies the severance D-10-902 as approved by the Committee, as well as one copy to be submitted electronically in PDF and DWG format directly to the United Counties of Prescott and Russell and to the City of Clarence-Rockland.
2. That the Applicant(s) provide to the Approval Authority of the City of Clarence-Rockland the following:
 - (a) A copy of the legal description of the severed land and the deed or instrument conveying the severed land to the owner of the abutting property to the West known municipally as 3217 Old Highway 17, so that no new lot is being created, in accordance with paragraph (b) below;
 - (b) A Certificate of Official attached to the deed/transfer required by paragraph (a) above containing the following endorsement:

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

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

1. "In consideration of, and notwithstanding the issuance of the Certificate under Section 50(12) of the Planning Act in respect of the subject Application for Consent, I undertake on behalf of the Owner, within 10 days of the registration on title of the transfer document containing the endorsement set out in the Certificate of Official issued by the Committee of Adjustment, to file an Application to Consolidate Parcels including the severed land (Part of PIN *insert number*) and the abutting land (PIN *insert number*). This PIN consolidation is intended to reinforce the Planning Act stipulation in the condition outlined above that both parcels have merged on Title and cannot be conveyed separately in the future. I further undertake to forward a copy of the registered Application to Consolidate Parcels and a copy of the Consolidated Parcel abstract page(s) to the Committee office within 21 days of the registration of the Application to Consolidate Parcels".
3. That any mortgage on the property be discharged from any lands being severed and for any lands to be added to a lot with a mortgage, and that the solicitor provide an undertaking in writing that this condition will be fulfilled.
4. That the landowner provides South Nation Conservation with the following written undertaking: "I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage systems".
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.



Via Email (ndenis@clarence-rockland.com)

09 October 2020



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



RE: Application for Consent (Mennie)
File No. D-10-902
3241 Old Highway 17



Dear Ms. Bélanger,



South Nation Conservation (SNC) received the above-noted application to sever a parcel of land to enlarge an adjacent lot. The purpose of the application is to allow for a larger waterfront on the Ottawa River.



SNC's review considers the impact of this application on the local environment, as outlined under Sections 2.1 (Natural Heritage) and 3.1 (Natural Hazards) of the Provincial Policy Statement (May 2020) issued under Section 3 of the *Planning Act*, 1990.



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



Specifically, SNC examines the following:



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



SNC's findings below are based on a desktop review and a site visit completed on October 8, 2020.





Natural Heritage Features

Watercourse

The proposed severed and retained lots border the Ottawa River, which has been identified as fish habitat on the United Counties of Prescott and Russell (UCPR) Official Plan, Schedule B.

Section 5.5.7 of the UCPR Official Plan requires that any development or site alteration within 120 metres of Fish Habitat demonstrate through an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or ecological functions of the identified area. This is consistent with the City of Clarence-Rockland Zoning Bylaw, Section 4.44.1.

We note there is no development proposed within this setback.

Any interference with a watercourse (shoreline erosion protection, grading, docks, etc.) will require a permit from SNC, and restrictions may apply.

Significant Wildlife Habitat

The proposed severed and retained lots are entirely within an area identified as significant wildlife habitat, specifically wildlife travel corridor, on the UCPR Official Plan, Schedule B.

Section 5.5.4 of the UCPR Official Plan, requires development within or adjacent to the significant wildlife habitat to prepare an EIS demonstrating there will be no negative impacts on the natural features or their ecological function.

We note there is no development proposed on the retained or severed lots.

As per Section 5.6.2 of the UCPR Official Plan, the requirement for an EIS can be reduced in this situation (i.e. minor changes in existing land use that will not result in any significant physical changes to the property).

Natural Hazards

Floodplain and Unstable Slope

The proposed severed and retained lots contain an area within the 1:100-year floodplain associated with the Ottawa River. This has been identified as Municipal Flood Risk in the UCPR Official Plan, Schedule C.

The shoreline of the proposed severed and retained lots has been identified as having a slope stability factor of 0.8 – 1.2 in the Slope Stability Study of the South Nation River and Portions of the Ottawa River.



Development in this area will require the preparation of a detailed geotechnical report and extensive remedial measures will be required, as detailed in the geotechnical report.

For any development within or adjacent to the floodplain and unstable slope, a permit from SNC will be required and restrictions may apply.

We note no development is proposed within this area.

Private Sewage System

The proposed lot areas noted in Section 4 of the application are sufficient for the installation of a private sewage system and a replacement area (per the *Ontario Building Code*).

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

Conclusion

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

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

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

Best regards,

Alison McDonald
Team Lead, Approvals
South Nation Conservation

13 octobre 2020

Cité de Clarence-Rockland
Service de l'Aménagement du territoire
1560, rue Laurier, Rockland, ON K4K 1P7

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

OBJET : Demande d'Autorisation (D-10-902)

Le département d'Urbanisme et Foresterie des Comtés unis a complété la révision de cette demande d'autorisation. Le terrain visé se situe dans l'affectation des politiques rurales au Plan officiel des Comtés unis et nous comprenons que cette demande vise l'agrandissement d'un lot résidentiel en bordure de la rivière des Outaouais sur services privés.

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

1. Que le requérant fournisse aux Comtés unis une (1) copie du plan de référence (plan d'arpentage) en PDF et en format .dwg dûment enregistré qui se conforme essentiellement à la demande **D-10-902** telle que soumise.

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



Dominique Lefebvre, MICU, RPP
Superviseure en Urbanisme