



CORPORATION OF THE CITY OF  
CLARENCE-ROCKLAND  
SPECIAL MEETING

July 15, 2021, 7:00 pm  
Teleconference

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Pages

1. **Opening of the meeting**  
PLEASE BE ADVISED THAT COUNCIL MEMBERS WILL BE ATTENDING  
THIS MEETING ELECTRONICALLY VIA TELECONFERENCE DUE TO THE  
COVID-19 PANDEMIC SITUATION.  
  
This meeting will be made accessible to the public via Facebook Live  
ONLY on the City of Clarence-Rockland page:  
<https://www.facebook.com/clarencerockland/>
2. **Adoption of the agenda**
3. **Disclosure of pecuniary interests** 3
4. **By-law 2021-61 - designation of lands not subject to part lot control,  
for Block 9, plan 50M-343** 5
5. **Confirmatory By-Law** 11
6. **Adjournment**



CORPORATION DE LA CITÉ DE  
CLARENCE-ROCKLAND  
RÉUNION SPÉCIALE

le 15 juillet 2021, 19 h 00  
Téléconférence

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Pages

1. **Ouverture de la réunion**  
VEUILLEZ ÊTRE AVISÉS QUE LES MEMBRES DU CONSEIL  
PARTICIPERONT À CETTE RENCONTRE VIA TÉLÉCONFÉRENCE VU LA  
SITUATION DE PANDÉMIE COVID-19.  
  
Cette réunion sera accessible au public par Facebook Live SEULEMENT  
à partir de la page de la Cité de Clarence-Rockland:  
<https://www.facebook.com/clarencerockland/>
2. **Adoption de l'ordre du jour**
3. **Déclarations d'intérêts pécuniaires** 3
4. **Règlement 2021-61 - désignation de terrains non assujettis à la  
réglementation des parties de lots pour le bloc 9, plan 50M-343** 5
5. **Règlement de confirmation** 11
6. **Ajournement**



## Declaration of pecuniary interest Déclaration d'intérêt pécuniaire

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

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


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


Name (print)	Signature	Date

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

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

### DUTY OF MEMBER

When present at meeting at which matter considered

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

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

Where member to leave closed meeting

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

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

### OBLIGATIONS DU MEMBRE

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

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

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

Exclusion de la réunion à huis clos

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



## REPORT N° AMÉ-21-46-R

<b>Date</b>	04/08/2021
<b>Submitted by</b>	Marie-Eve Bélanger
<b>Subject</b>	Removal of Part Lot Control – Block 9, plan 50M-343
<b>File N°</b>	D-12-123

1) **NATURE/GOAL :**

The purpose of this report is to present an application submitted by André P. Barrette for the removal of part-lot control for a six-unit townhouse dwelling located on Block 9, plan 50M-343 in Rockland.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

**BE IT RESOLVED THAT** By-law 2021-61, being a by-law for the designation of lands not subject to part lot control, for Block 9, plan 50M-343, be adopted.

**QU'IL SOIT RÉSOLU QUE** le règlement 2021-61, étant un règlement de désignation de terrains non assujettis à la réglementation des parties de lots pour le bloc 9, plan 50M-343 soit adopté.

4) **BACKGROUND :**

A six-unit townhouse is currently being built on the property known as Block 9, plan 50M-343.

5) **DISCUSSION :**

The application is for the removal of part-lot control under Subsection 7, Section 50 of the *Planning Act*, R.S.O 1990. c. P. 13, as prescribed by Subsection 5 of Section 50 of the *Planning Act*. Subsection 7 states that:

**“designation of lands not subject to part-lot control** – Despite subsection (5), the council of a local municipality may by by-law provide that subsection (5) does not apply to land that is within such registered plan or plans of subdivision or parts of them as are designated in the by-law.”

This allows Council, by passing a by-law, to approve the creation of 6 parcels on Block 9, Plan 50M-343 as shown on Registered Plan 50R-11180, prepared by Arpentages Schultz Barrette Surveying, dated June 28, 2021.

- 6) **CONSULTATION:**  
N/A
- 7) **RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :**  
N/A
- 8) **FINANCIAL IMPACT (expenses/material/etc.):**  
N/A
- 9) **LEGAL IMPLICATIONS :**  
N/A
- 10) **RISK MANAGEMENT :**  
N/A
- 11) **STRATEGIC IMPLICATIONS :**  
N/A
- 12) **SUPPORTING DOCUMENTS:**  
By-law 2021-61  
Plan 50R-11180

## CORPORATION OF THE CITY OF CLARENCE-ROCKLAND

### BY-LAW NO. 2021-61

**BEING A BY-LAW TO PROVIDE THAT SUB-SECTION 5 OF SECTION 50 OF THE PLANNING ACT, R.S.O. 1990, CHAPTER P.13, AS AMENDED, DOES NOT APPLY TO BLOCK 9, REGISTERED PLAN 50M-343, IN THE CITY OF CLARENCE-ROCKLAND, IN THE COUNTY OF RUSSELL, DESIGNATED AS PARTS 1 TO 16, BOTH INCLUSIVE, ON PLAN ON PLAN 50R-11180.**

**WHEREAS** Sub-Section 5 of Section 50 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended, provides that all lands within a Plan of Subdivision are subject to part-lot control; and

**WHEREAS** the Council of a municipality may, under Sub-Section 7 of Section 50 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended, enact a by-law to provide that Sub-Section 5 of Section 50 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended, does not apply to such lands as are designated in the by-law; and

**WHEREAS** a six-unit street row-house is under construction on Block 9 of Registered Plan 50M-343 where it is desired that individual ownerships be created and designated as Parts 1, 2 and 3, Parts 4, 5 and 6, Parts 7 and 8, Parts 9 and 10, Parts 11, 12 and 13 and Parts 14, 15 and 16 on Plan 50R-11180, and that Parts 3, 6, 13 and 16 on Plan 50R-11180 will be subject to pedestrian access right-of-ways to the rear yards of some of the street row-houses; and

**WHEREAS** Parts 1, 2 and 3 of Plan 50R-11180 are municipally known as 67, rue Gilberte Street; and

**WHEREAS** Parts 4, 5 and 6 of Plan 50R-11180 are municipally known as 71, rue Gilberte Street; and

**WHEREAS** Parts 7 and 8 of Plan 50R-11180 are municipally known as 75, rue Gilberte Street; and

**WHEREAS** Parts 9 and 10 of Plan 50R-11180 are municipally known as 79, rue Gilberte Street; and

**WHEREAS** Parts 11, 12 and 13 of Plan 50R-11180 are municipally known as 83, rue Gilberte Street; and

**WHEREAS** Parts 14, 15 and 16 of Plan 50R-11180 are municipally known as 87, rue Gilberte Street; and

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

1. **THAT** subject to section 3 hereof, Sub-Section 5 of Section 50 of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended, does not apply to the following lands:
  - a) Part of P.I.N. 69059-0618, being those portions of Block 9, Registered Plan 50M-343, designated as Parts 1, 2 and 3 on Plan 50R-11180 and further designated as Parcel 'A' for the purpose of this by-law;
  - b) Part of P.I.N. 69059-0618, being those portions of Block 9, Registered Plan 50M-343, designated as Parts 4, 5 and 6 on Plan 50R-11180 and further designated as Parcel 'B' for the purpose of this by-law;
  - c) Part of P.I.N. 69059-0618, being those portions of Block 9,

Registered Plan 50M-343, designated as Parts 7 and 8 on Plan 50R-11180 and further designated as Parcel 'C' for the purpose of this by-law;

- d) Part of P.I.N. 69059-0618, being those portions of Block 9, Registered Plan 50M-343, designated as Parts 9 and 10 on Plan 50R-11180 and further designated as Parcel 'D' for the purpose of this by-law;
- e) Part of P.I.N. 69059-0618, being those portions of Block 9, Registered Plan 50M-343, designated as Parts 11, 12 and 13 on Plan 50R-11180 and further designated as Parcel 'E' for the purpose of this by-law;
- f) Part of P.I.N. 69059-0618, being those portions of Block 9, Registered Plan 50M-343, designated as Parts 14, 15 and 16 on Plan 50R-11180 and further designated as Parcel 'F' for the purpose of this by-law;

all in the City of Clarence-Rockland, in the County of Russell and registered in the Land Titles Office for the Land Titles Division of Russell (No. 50).

- 2. **THAT** this By-law shall take effect upon approval thereof by the Council of the Corporation of the City of Clarence-Rockland and in compliance with the requirements of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended.
- 3. **THAT** this by-law shall be effective only to the extent necessary to permit:
  - (a) the creation of the aforementioned Parcels 'A', 'B', 'C', 'D', 'E' and 'F' for construction purposes and to permit such parcels to be charged and/or discharged;
  - (b) individual dwelling units, together with appurtenant rights and easements in land associated therewith, to be conveyed to each initial purchaser thereof, and to be charged and discharged;
  - (c) any easements, including rights-of-way, as contained in the transfers to each initial purchaser of each individual dwelling unit;and this by-law shall not be construed as to permit the further severance or re-subdivision of the aforementioned Parcels 'A', 'B', 'C', 'D', 'E' and 'F' beyond that permitted by paragraph 1.
- 4. This By-law shall expire and be of no further force and effect, if not registered on title, as of the 4th day of August, 2023.

**READ, PASSED AND ADOPTED BY COUNCIL, THIS 15<sup>TH</sup> DAY OF JULY, 2021.**

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**Michel Levert, Deputy Mayor**

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**Maryse St-Pierre, Deputy Clerk**



I require this plan to be deposited under the Land Titles Act.

Plan 50R-11180

Received and deposited

Date

June 28, 2021

Date

JULY 5, 2021

Andre P. Barrette

Ontario Land Surveyor

"AMIE MOORES-MCNICOL"

Representative for the Land Registrar for the Land Titles Division of Russell No. 50

SCHEDULE			AREA
PART No.	BLOCK	PLAN	P.I.N.
1	PT 9	50M-343	69059-0618
2	PT 9	50M-343	69059-0618
3	PT 9	50M-343	69059-0618
4	PT 9	50M-343	69059-0618
5	PT 9	50M-343	69059-0618
6	PT 9	50M-343	69059-0618
7	PT 9	50M-343	69059-0618
8	PT 9	50M-343	69059-0618
9	PT 9	50M-343	69059-0618
10	PT 9	50M-343	69059-0618
11	PT 9	50M-343	69059-0618
12	PT 9	50M-343	69059-0618
13	PT 9	50M-343	69059-0618
14	PT 9	50M-343	69059-0618
15	PT 9	50M-343	69059-0618
16	PT 9	50M-343	69059-0618

PARTS 1 TO 16, BOTH INCLUSIVE, ARE SUBJECT TO EASEMENTS AS SET OUT IN INST. Nos. RC145704 AND RC146086

PARTS 2, 3, 5, 6, 8, 10, 12, 13, 15 AND 16 ARE SUBJECT TO AN EASEMENT AS SET OUT IN INST. No. RC147764

PLAN OF SURVEY  
OF BLOCK 9  
REGISTERED PLAN 50M-343  
CITY OF CLARENCE—ROCKLAND  
COUNTY OF RUSSELL

SURVEYED BY ANDRE P. BARRETTE, O.L.S., 2021

SCALE 1 : 125

Distances and coordinates shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

LEGEND:

- denotes survey monument found
- denotes 25mm square iron bar 1.2m long
- denotes 25mm square iron bar 0.6m long
- denotes 19mm round iron bar 0.6m long
- denotes Concrete Monument
- denotes Witness
- denotes Instrument Number
- denotes Meridian
- denotes a Proportional distance or direction
- denotes David P.J. Schultz, O.L.S.
- denotes Schultz Barrette Surveying
- denotes on S.S.I.B. (Survey of Boundary of Below Grade Services)
- denotes Property Identifier Number
- denotes 25mm square iron bar 0.15m long
- denotes a measurement to a Foundation wall or corner
- denotes 25mm diameter concrete pin 0.02m long
- denotes a measurement to a Foundation wall or corner
- denotes Observed Reference Point
- denotes Global Navigation Satellite System
- denotes Apertage Payette Surveying Ltd./Ltd.
- denotes Apertage Payette Surveying Ltd./Ltd.

NOTES:

- Bearings are M.T.M. Grid, derived from Observed Reference Points (using the Leica Spitznagel G.N.S.S. precision wide area network), M.T.M. Zone 9, NAD83(CSRS v6) Epoch 2010.00
- Distances are ground and can be converted to grid by multiplying by the combined scale factor of 1.00000780.

SURVEYOR'S CERTIFICATE:

- I certify that:
- This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
  - The survey was completed on February 10, 2021.

June 28, 2021

Andre P. Barrette  
Ontario Land Surveyor

P.O.N.T. I.D.	NORTHING	EASTING
O.R.P. A	5045 646.892	400 791.496
O.R.P. B	5045 679.129	400 864.214

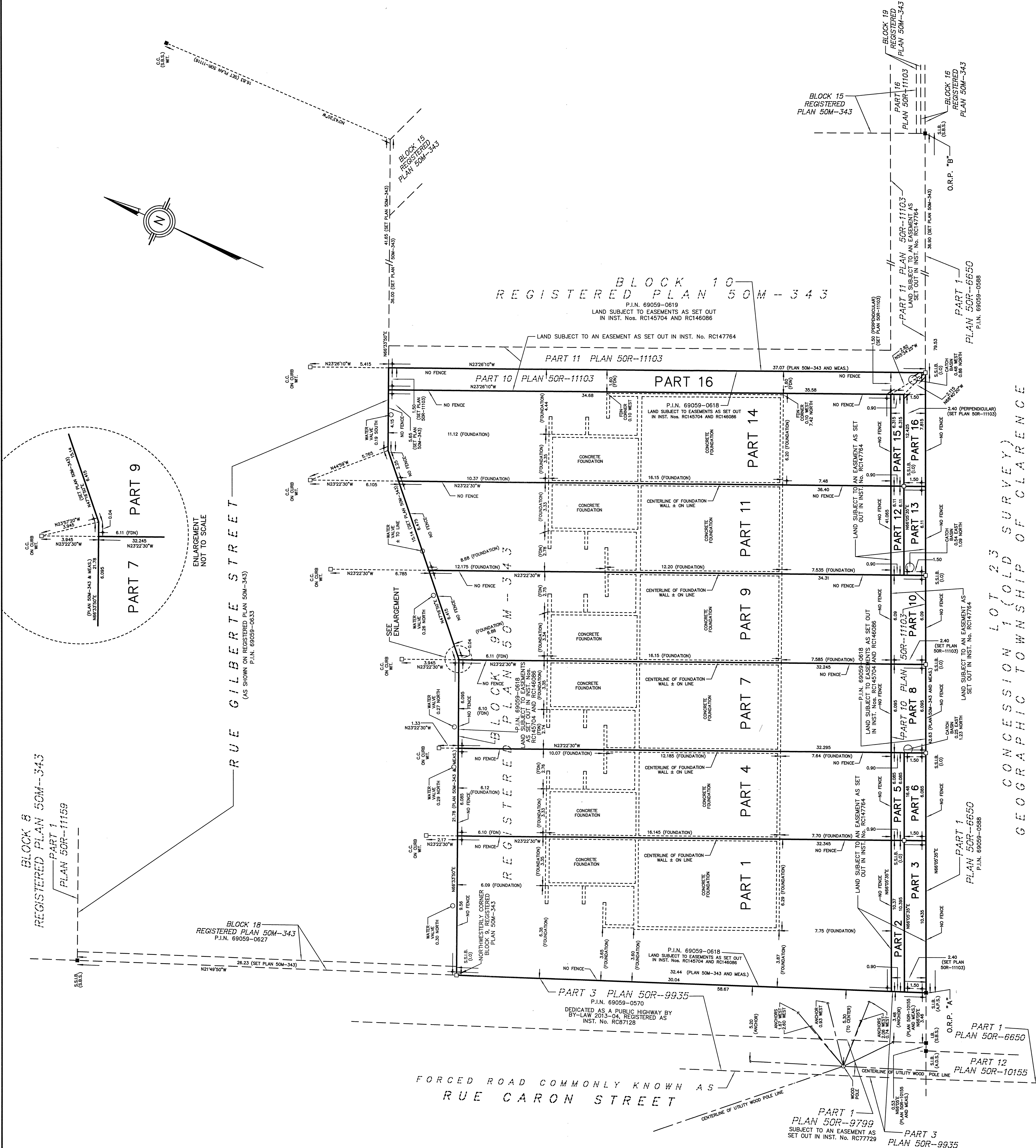
CAUTION: COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Apertages SCHULTZ BARRETTE Surveying  
Ontario Land Surveyors  
Hawkesbury, Ontario

Tel: 613-632-7611 Fax: 613-632-2897

Job No. 16720(33)

Ref. No. 1(O.S.)-23(5)





**CORPORATION OF THE CITY OF CLARENCE-ROCKLAND  
BY-LAW 2021-62**

**BEING A BY-LAW OF THE CITY OF CLARENCE-ROCKLAND TO CONFIRM PROCEEDINGS OF THE COUNCIL OF THE CITY OF CLARENCE-ROCKLAND AT ITS SPECIAL MEETING HELD ON JULY 15<sup>TH</sup>, 2021.**

**WHEREAS** Sub-section 5(1) of the Municipal Act, 2001, as amended, provides that the powers of a municipal corporation are to be exercised by its Council;

**AND WHEREAS** Sub-section 5(3) of the said Municipal Act provides that the powers of every council are to be exercised by By-law;

**AND WHEREAS** it is deemed expedient that the proceedings of the Council of the City of Clarence-Rockland at this meeting be confirmed and adopted by By-law;

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

1. **THE** action of the Council of the City of Clarence-Rockland in respect of each recommendation contained in any reports of committees and of local boards and commissions and each motion and resolution passed and other action taken by the Council of the City of Clarence-Rockland at this meeting is hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law.
2. **THE** Mayor and the appropriate officials of the City of Clarence-Rockland are hereby authorized and directed to do all things necessary to give effect to the action of the Council of the City of Clarence-Rockland referred to in the proceeding section.
3. **THE** Mayor and the Clerk, are authorized and directed to execute all documents necessary in that behalf and to affix thereto the corporate seal of the City of Clarence-Rockland.

**READ, PASSED AND ADOPTED IN OPEN COUNCIL THIS 15<sup>TH</sup> DAY OF JULY 2021.**

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Michel Levert, Deputy Mayor

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Maryse St-Pierre, Deputy Clerk