



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

December 11, 2024
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT: Mario Zanth, Mayor
Kyle Cyr, Councillor Ward 1
Carl Grimard, Councillor Ward 3
Samuel Cardarelli, Councillor Ward 4
André J. Lalonde, Councillor Ward 5
Simon-Olivier Péladeau-Houle, Councillor Ward 6
Trevor Stewart, Councillor Ward 7
Diane Choinière, Councillor Ward 8
Pierre Voisine, Chief Administrative Officer
Monique Ouellet, Clerk
Karine McCulloch, Deputy Clerk

ABSENT: Stephane Fournier, Councillor Ward 2

1. Opening of the meeting

Mayor Mario Zanth calls the meeting to order at 7:03 p.m.

2. Land Acknowledgement

Mayor Mario Zanth reads the land acknowledgement of Indigenous territories.

3. Moment of Reflection

Councillor Carl Grimard recites the moment of reflection.

4. Adoption of the agenda

RESOLUTION 2024-123

Moved by Simon-Olivier Péladeau-Houle

Seconded by Samuel Cardarelli

BE IT RESOLVED THAT the agenda be adopted, with the addition of items 13.9, resolution to approve the Municipal Grants Program Committee recommendations for the first round of applications for 2025 and item 15.4, By-law 2024-126 being a by-law to confirm the appointment of the Chief Building Official, building inspectors and property standards officers for the City of Clarence-Rockland.

CARRIED, as modified

5. Disclosure of pecuniary interests

None

6. Closed Meeting

Members of Council move to the conference room adjacent to the Council Chambers at 7:06 p.m. and return to the Council Chambers at 7:16 p.m.

RESOLUTION 2024-124

Moved by Carl Grimard

Seconded by Kyle Cyr

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

6.1 Closed Meeting Minutes of November 13, 2024

6.2 Non-union Employee Agreement

6.3 Directors Agreement

6.4 Part-Time Employee Agreement

CARRIED

7. Resolution to resume open meeting

RESOLUTION 2024-125

Moved by Diane Choinière

Seconded by Simon-Olivier Péladeau-Houle

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

CARRIED

8. Closed Meeting report

Mayor Mario Zanth informs the members of the public that Council discussed some matters in closed session and that directives were given to staff, however, a resolution is to be considered:

RESOLUTION 2024-126

Moved by Trevor Stewart

Seconded by Carl Grimard

BE IT RESOLVED THAT By-law 2024-121 and 2024-122 being by-laws to establish the working conditions, benefits and salary scales for non-unionized employees and Directors; and by-law 2024-123 being a by-law to establish the salary scales of the part-time employees of the Corporation of the City of Clarence-Rockland, be adopted.

CARRIED

9. Announcements / Special Presentations

Councillor Stewart announces that Santa Claus will visit Hammond for a parade on Wednesday, December 18, 2024 at 6:30 p.m., through the Hammond development.

Councillor Choinière announces that Santa Claus will also be in Bourget on Saturday, December 14, 2024, starting at 4:30 p.m.

10. Committee of the Whole items

10.1 Delegations/Presentations

a. Ward Boundary Review 101 by Dr. Robert Williams

Dr. Robert Williams present the Ward Boundary review 101.

b. Community Improvement Program (CIP) by Sierra Planning and Management

Alexandra Riel present Jon Hack, Director of Sierra Planning & Management who will be making tonight's presentation.

WHEREAS Sierra Planning and Management was awarded a contract further to RFP 2023-042 for the creation of a new Community Improvement Program; and

WHEREAS the draft of the newly created City of Clarence-Rockland Community Improvement Plan is being presented to Council in Committee of the Whole on this 11th day of December 2024;

WHEREAS the draft of the City of Clarence-Rockland Community Improvement Plan will be presented at the statutory public meeting on January 15, 2025;

THAT the Committee of the Whole receives the draft Community Improvement Plan as information, pending the statutory public meeting on January 15, 2025, after which the finalized Community Improvement Plan will be presented to Council for approval at the February 12, 2025, meeting.

10.2 Items to be considered as part of Public Meeting

a. Presentation of the Development Charges by Andrew Mirabella from Hemson Consulting

Presentation by Andrew Mirabella de Hemson Consulting.

a. Comments and Questions

Andrew Mirabella from Hemson Consulting offered the following answers to various questions from Council:

- There is a requirement to hold a public meeting, however organising a meeting with the developers remains at the discretion of Council.
- It is not uncommon to see such a drastic increase in the development charges, as it reflects the capital and infrastructure needs to maintain services.
- The forecasted number of unit per year is similar to the previous study, because it is based on the growth plan policy, the market and the time between when the units are built, and people moved in and use the services. Also, the number takes into consideration more units in the first few years.
- He explains that adding more units would not necessarily lower the development charges rates, since there would be more needs for services.
- The increase to de development charges is not directly related to the price of homes, which is based on the market cost. There is no clear correlation.
- The use of the development charges is regulated and can only be used for growth related project.
- Certain type of developments could be eligible for a reduction or exemption of the development charges if they meet certain criteria from Bill 23.

The Mayor closes the conversation by stating that growth no longer pays for growth. Either the builders need to pay for the infrastructure through development charges or residents will have to pay through taxes.

Mayor Mario Zanth invites the audience to speak.

Charles Clement from Clement Construction voices his concerns about the rate increase. He requests that the city sit down with all the developers and to have more time before the new by-law is passed.

Dominique Tremblay of Consilio Planning, hired by Clement Construction, presents her comparison of construction permit costs between Clarence-Rockland and Russell. The document is attached to the agenda. In the name of Clement Construction, she requests that Council table the item and make sure the developers have the time to review the report; that Council look at options to add different rates for different number of bedrooms; and that the implementation of the increase be phased out.

Felix-Olivier Rochon explains the position in which the new development charges rates would put him in as a small developer. He would not be able to borrow the money to cover those increase charges, it would not add any value to his building and the only other solution would be to increase the rent, in a market where people already find that the rents are too high.

Jocelyn Peloquin from Space Builder Limited, who states that he is representing multiples developers with whom he spoke, request that Council table the item to give them time to review the report.

Some councillors express their concerns about the development charges increase on the development of the rural sector. They all discuss the options of deferring this item, extending the current by-law, meeting with the developers, phasing out the increase, review the approved projects that were included in the study and possibly create different rates based on the number of bedrooms.

The committee of the whole give a directive.

b. Report / Recommendation

Moved by André J. Lalonde

Seconded by Kyle Cyr

THAT the Committee of the Whole mandates the administration to organize a consultation session with the developers and that an action plan be presented at the January 15, 2025 meeting.

CARRIED

10.3 Petitions and Correspondence

None

10.4 Notice of motion

None

10.5 Committee/Staff Reports

None

11. Committee of the Whole Report

Le maire Mario Zanth explique que les items discutés en comité plénier seront considérés lors de la prochaine réunion régulière du conseil.

12. Council Members' Items

Mayor Mario Zanth turns the chair over to Councillor Carderalli for the presentation of his member's resolution.

12.1 Notice of motion presented by Mayor Zanth and seconded by Councillor Fournier to amend the Municipal Grant Program Policy in order to remove program 3: Significant events.

The motion is seconded by Councillor Choinière in the absence of Councillor Fournier.

RESOLUTION 2024-127

Moved by Mario Zanth

Seconded by Diane Choinière

WHEREAS a Municipal Grants Program was established in an effort to provide a consistent and transparent process for community organizations to seek municipal funding; and

WHEREAS it is deemed expedient to ensure that all organizations go through the same process and apply through the Municipal Grants Program to obtain funding;

BE IT RESOLVED THAT the Administration be mandated to prepare a by-law to amend the Municipal Grants Program Policy FIN1.1-2024 in order to completely remove the program 3: Signature Events.

DEFEATED

Mayor Mario Zanth returns to his seat.

13. Consent Items

RESOLUTION 2024-128

Moved by Carl Grimard

Seconded by Simon-Olivier Péladeau-Houle

BE IT RESOLVED THAT the following items, as identified under the consent items category on the regular meeting agenda of December 11, 2024, be adopted:

13.1 Adoption of the minutes of the following meetings:

a. Regular Council Meeting of November 13, 2024

b. Budget Meeting of November 18 and 19, 2024

13.2 Clarence-Rockland Public Library Board Meeting of October 15, 2024

13.3 Receipt of the Weekly Correspondence Packages of November 2024

13.4 The following recommendations from Committee of the Whole of November 13, 2024

a. Report and presentation on the Clarence-Rockland Museum's strategic plan

13.5 Resolution to approve the salaries paid from October 27 to November 23, 2024

13.6 Resolution to approve the accounts paid from November 4 to December 2, 2024

CARRIED

Text of the resolutions as adopted by consent under Resolution 2024-128:

13.1 a. *BE IT RESOLVED THAT the minutes of the regular Council meeting of November 13, 2024, be adopted.*

13.1 b. *BE IT RESOLVED THAT the minutes of the Budget meeting of November 18 and 19, 2024, be adopted.*

13.2 *BE IT RESOLVED THAT the Clarence-Rockland Public Library Board Meeting Minutes of October 15, 2024, be received.*

13.3 *BE IT RESOLVED THAT the weekly correspondence packages no. 2024-93, 2024-94, 2024-95, 2024-96 and 2024-97, be received and filed.*

13.4 a. *WHEREAS the proposed Clarence-Rockland Museum Strategic Plan defines key issues and includes strategic goals and recommended directions over the next five years;*

BE IT RESOLVED that Council approves the Clarence-Rockland Museum Strategic Plan, as presented in report PROG2024-003.

13.5 *BE IT RESOLVED that the salaries paid from October 27th, 2024, to November 23rd, 2024, to the gross amount of \$1,065,391.36 and to the net amount of \$758,326.01 be adopted as recommended.*

13.6 *BE IT RESOLVED that the accounts paid from November 4th, 2024, to December 2nd, 2024, in the amount of \$4,999,080.03 be adopted as recommended.*

13.4 The following recommendations from Committee of the Whole of November 13, 2024

B. Non-Core Asset Management Plan

Following questions, Frederic Desnoyers clarifies that the rate has been calculated according to the cost of maintaining and replacing an asset over its lifetime. The changes that will be made to buildings during rationalization will not bring savings, as new buildings will require maintenance and replacement as well.

RESOLUTION 2024-129

Moved by Samuel Cardarelli

Seconded by Simon-Olivier Péladeau-Houle

BE IT RESOLVED THAT Council approve the City's Asset Management Plan for Non-Core Assets as attached to Report FIN2024-37; and

BE IT RESOLVED THAT an additional amount equivalent to 1.5% of tax rate increase in the years 2025 and on, be added to increase the contributions to reserves for non-core assets; and

BE IT FURTHER RESOLVED THAT Council approve the revised reserve and reserve fund policy as attached to Report FIN2024-37.

CARRIED

13.7 Resolution to approve the creation of the City of Clarence-Rockland Economic Development Advisory Committee and the Committee Terms of Reference

RESOLUTION 2024-130

Moved by Carl Grimard

Seconded by Diane Choinière

WHEREAS Council approved the City of Clarence-Rockland Economic Development Strategy and Action Plan and the City of Clarence-Rockland remains committed to building a sustainable economic future for the Residents and Businesses of Clarence-Rockland.;

BE IT RESOLVED that Council approves the creation of the City of Clarence-Rockland Economic Development Advisory Committee and the Committee Terms of Reference as recommended in Report No. ECDEV2024-003.

CARRIED

13.8 Resolution to approve the Recreation and Cultural Programs Financial Assistance Policy

Following questions, Julian Lenhart mentions that as long as council wants to commit to provide the support to the community, the organisation ``Their Opportunity`` will work with us. If funding is removed from the budget, the agreement would dissolve. There is also a provision in the contract if the City decides to part ways from the organisation.

RESOLUTION 2024-131

Moved by Samuel Cardarelli

Seconded by Kyle Cyr

WHEREAS Community Development is committed to providing inclusive recreation and cultural programs; and

WHEREAS recreation and cultural programs financial assistance improves access to City-operated community programs for residents who are financially vulnerable;

BE IT RESOLVED that Municipal Council approve the Policy PROG2024-02 – Recreation and Cultural Programs Financial Assistance Policy, as recommended.

CARRIED

13.9 Resolution to approve the Municipal Grants Program Committee recommendations for the first round of applications for 2025

Following questions, Frederic Desnoyers mentions that the organisation applying for grants doesn't need to be from Clarence-Rockland, as long as the event benefits the residents of Clarence-Rockland.

RESOLUTION 2024-132

Moved by Diane Choinière

Seconded by Carl Grimard

BE IT RESOLVED THAT Council allocates the following grants as recommended by the Municipal Grants Program Committee:

- Prescott and Russell Recreational Trail - Bourget Market 2025 in the amount of 1000\$.
- Rockland Community Garden - Growing Green: Gardening and Sustainability Fair in the amount of 3 150\$.
- YMCA Summer Camps - Inclusion Support Program in the amount of 5000\$.

CARRIED

14. Committee/Staff Reports

14.1 Adoption of the budget estimates for the year 2025

RESOLUTION 2024-133

Moved by André J. Lalonde

Seconded by Diane Choinière

BE IT RESOLVED THAT By-law No. 2024-119, being a by-law to establish the budget estimates for the year 2025, be adopted.

CARRIED

14.2 Adoption of the Report prepared as per the Ontario Regulation 284-09 for the 2025 Budget

RESOLUTION 2024-134

Moved by Samuel Cardarelli

Seconded by André J. Lalonde

BE IT RESOLVED THAT the report prepared as per Ontario Regulation 284/09 for the 2025 budget, be adopted as per Schedule 'A' to Report no. FIN2024-48.

CARRIED

14.3 Adoption of the new user fees and charges By-law for the City of Clarence-Rockland

RESOLUTION 2024-135

Moved by Trevor Stewart

Seconded by Samuel Cardarelli

BE IT RESOLVED THAT By-law No. 2024-118, being a by-law to establish new user fees and charges for the City of Clarence-Rockland, effective January 1, 2025, be adopted.

CARRIED

14.4 First and Second Reading of By-law 2024-120 being a By-law to authorize a Franchise Agreement between the Corporation of the City of Clarence-Rockland and Enbridge Gas Distribution Inc.

RESOLUTION 2024-136

Moved by Kyle Cyr

Seconded by Samuel Cardarelli

BE IT RESOLVED THAT Council hereby approves the form of draft by-law and franchise agreement as attached to Report CLERK2024-13 and authorizes the submission thereof to the Ontario Energy Board for approval pursuant to the provisions of Section 9 of the Municipal Franchises Act; and

BE IT ALSO RESOLVED THAT Council hereby requests that the Ontario Energy Board make an Order declaring and directing that the assent of the municipal electors to the draft by-law and franchise agreement attached to Report CLERK2024-13, pertaining to the Corporation of the City of Clarence-Rockland is not necessary pursuant to the provisions of Section 9(4) of the Municipal Franchises Act.

CARRIED

15. By-laws

RESOLUTION 2024-137

Moved by Carl Grimard

Seconded by Samuel Cardarelli

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

15.3 2024-124 being a By-law to dedicate as public highway, parcels of land within the City of Clarence-Rockland

15.4 2024-126 being a by-law to confirm the appointment of the Chief Building Official, building inspectors and property standards officers for the City of Clarence-Rockland

CARRIED

15.1 2024-116 being a by-law to establish the collection and disposal of garbage, recycling and all related waste management activities

RESOLUTION 2024-138

Moved by André J. Lalonde

Seconded by Kyle Cyr

BE IT RESOLVED THAT By-Law 2024-116, being a by-law to establish the collection and disposal of garbage, recycling and all related waste management activities, be adopted.

CARRIED

15.2 2024-117 being a By-law to regulate the use of water and sewer

RESOLUTION 2024-139

Moved by Samuel Cardarelli

Seconded by Kyle Cyr

BE IT RESOLVED THAT By-Law 2024-117 being a By-law to regulate the use of water and sewer, be adopted.

CARRIED

16. Confirmatory By-law

RESOLUTION 2024-140

Moved by Simon-Olivier Péladeau-Houle

Seconded by Samuel Cardarelli

BE IT RESOLVED THAT By-law no. 2024-125, being a confirmatory by-law for the regular meeting of December 11, 2024, be adopted.

CARRIED

17. Adjournment

Mayor Mario Zanth adjourns the meeting at 10:37 p.m.

Mario Zanth, Mayor

Karine McCulloch, Deputy Clerk