



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

October 8, 2025
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
Pierre Voisine, Chief Administrative Officer
Monique Ouellet, Clerk
Karine McCulloch, Deputy Clerk

ABSENT: Stephane Fournier, Councillor Ward 2
Diane Choinière, Councillor Ward 8

1. Opening of the meeting

Mayor Mario Zanth calls the meeting to order at 6:36 p.m.

2. Land Acknowledgement

Mayor Mario Zanth makes an announcement. Council and the administration will discuss the items in the language of their choice. Anyone wishing translation or information on an item can contact their councillor.

Mayor Mario Zanth reads the land acknowledgement of Indigenous territories.

3. Moment of Reflection

Councillor Grimard recites the moment of reflection.

4. Adoption of the agenda

Councillor Cyr requests that a notice of motion be added at item 10.3 c.

RESOLUTION 2025-83

Moved by Kyle Cyr

Seconded by Trevor Stewart

BE IT RESOLVED THAT the agenda be adopted, with the addition of item 10.3c.; Seeking Legal Opinion on Municipal Standing Regarding Provincial Cancellation of Automated Speed Enforcement Programs.

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 6:41 p.m. and return to the Council Chambers at 7:18 p.m.

RESOLUTION 2025-84

Moved by Simon-Olivier Péladeau-Houle

Seconded by Samuel Cardarelli

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 Session Minutes of September 10, 2025

6.2 Appeal received - Cobb's Lake Creek Municipal Drain

6.3 Proposed purchase of Land in preparation to the construction of a municipal garage

6.4 Proposed changes to working conditions for non-union staff

CARRIED

7. Resolution to resume open meeting

RESOLUTION 2025-85

Moved by Simon-Olivier Péladeau-Houle

Seconded by Kyle Cyr

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 2025-86

Moved by Simon-Olivier Péladeau-Houle

Seconded by André J. Lalonde

WHEREAS an appeal has been filed with the Agriculture, Food and Rural Affairs Appeal Tribunal (AFRAAT) regarding the Cobb's Lake Creek Municipal Drain (Project No. 24065); and

WHEREAS Council has reviewed the circumstances of the appeal and determined that it is premature for the reasons set out in Report No. TP2025-003 which includes the correspondence from Robinson Consultants Inc. dated July 2, 2025;

BE IT RESOLVED THAT Council hereby authorizes the Clerk to file a Notice of Motion with the Agriculture, Food and Rural Affairs Appeal Tribunal to request that the appeal be dismissed for prematurity; and

BE IT FURTHER RESOLVED THAT the Clerk take all necessary steps to support the motion; as recommended.

CARRIED

9. Announcements / Special Presentations

None

10. Committee of the Whole items

10.1 Delegations/Presentations

a. Rolland Labonté about a ditch on Rollin Road

Rolland Labonté explains to the council the situation with the ditch on his daughter's property at 1573 Rollin Road. He mentions that the city has carried out work there in the past, but now that the water level has changed, the water

no longer drains properly and collects in the middle of his daughter's property. He asks that the city repair the ditch.

The mayor instructs the administration to review the file and make recommendations to the council on how to proceed.

Pierre Voisine mentions that Mr. Labonté's request goes beyond what the city can do. The information will be brought to the council so that a decision can be made.

Councillor Peladeau-Houle adds that Mr. Labonté's daughter should also be included in the process.

10.2 Petitions and Correspondence

None

10.3 Notice of motion

a. Notice of Motion proposed by Mayor Zanth and seconded by Councillor Cardarelli to collaborate with the Village of Casselman in exploring the feasibility of extending Clarence-Rockland's Ottawa River water supply to serve Casselman

WHEREAS the Village of Casselman has identified significant and escalating challenges with its current water supply from the South Nation River, which is shallow, drought-prone, and unable to consistently meet long-term demand and water quality standards; and

WHEREAS Casselman has formally requested the support of the City of Clarence-Rockland in pursuing the long-term solution identified in its 2024 Water and Wastewater Master Plan, namely the development of a water transmission main connecting to Clarence-Rockland's Ottawa River supply; and

WHEREAS Clarence-Rockland recognizes the regional importance of sustainable, safe, and resilient water infrastructure to support public health, fire protection, and economic growth in Eastern Ontario; and

WHEREAS significant benefits could be realized through collaboration, such as strengthened regional integration; the creation of additional servicing infrastructure enabling growth and housing targets, including a secure and sustainable water source for Casselman; and

WHEREAS the timing of this request coincides with provincially funded upgrades to Clarence-Rockland's water system, providing a strategic opportunity for alignment and cost efficiencies.

BE IT RESOLVED THAT the Council of the City of Clarence-Rockland confirms its willingness to collaborate with the Village of Casselman in exploring the feasibility of extending Clarence-Rockland's Ottawa River water supply to serve Casselman; and

BE IT RESOLVED THAT the City of Clarence-Rockland provide a letter of support to the Village of Casselman for inclusion in its submissions to the Province of Ontario and the Government of Canada; and

BE IT FUTHER RESOLVED THAT any future agreements related to the provision of water services to the Village of Casselman shall remain subject to further technical, financial, and legal analysis, and to the approval of Council.

b. Notice of Motion proposed by Councillor Fournier and seconded by Councillor Stewart to adopt the Vision Zero Road Safety Strategy

This item is deferred to the next meeting due to the absence of Councilor Fournier.

c. Seeking Legal Opinion on Municipal Standing Regarding Provincial Cancellation of Automated Speed Enforcement Programs

WHEREAS the Ontario Government has announced its intention to introduce legislation banning the use of Automated Speed Enforcement (ASE) cameras by municipalities across the province; and

WHEREAS ASE programs have been implemented in over 40 municipalities since 2019, including the City of Clarence-Rockland, with demonstrated success in improving road safety, particularly in school zones and areas with vulnerable road users; and

WHEREAS the cancellation of ASE programs may result in financial losses to municipalities, including sunk costs, lost revenue earmarked for traffic safety initiatives, and increased enforcement burdens on police services; and

WHEREAS several municipalities and the Association of Municipalities of Ontario (AMO) have expressed concern over the provincial overreach and the undermining of local autonomy in traffic safety matters;

BE IT RESOLVED THAT Council directs municipal administration to seek a legal opinion from qualified municipal law counsel on the following matters:

1. Whether the Municipality has any legal standing or recourse to challenge the proposed provincial legislation banning ASE programs;

2. Whether the cancellation of ASE programs constitutes an infringement on municipal authority or violates any existing agreements, contracts, or statutory provisions;
3. What legal options, if any, are available to the Municipality to preserve or continue ASE operations under a modified framework;
4. The potential for collective municipal action or advocacy through AMO or other bodies to oppose the legislation.

BE IT FURTHER RESOLVED THAT the legal opinion will be submitted to Council as soon as possible to guide future actions and advocacy.

10.4 Committee/Staff Reports

a. Development Charges Update

Frédéric Desnoyers summarizes the changes discussed over the past year and explains that the fee increase will come into effect on January 1, 2026.

Councillor Grimard notes that in 2024, 97 residential permits were issued, compared to 56 so far this year. He observes a slowdown in construction due to inflation, despite the fee freeze. He emphasizes that the proposed 71% increase over current costs could hinder the achievement of objectives if the number of permits remains low and suggests considering a phased implementation.

Councillor Lalonde expresses concern that developers may submit a large number of permit applications in December to avoid the planned increase in January.

In response to questions, Frédéric Desnoyers explains that a phased approach should be integrated directly into the development charges by-law. He notes that the development charges study serves as a master plan that must reflect the actual pace of development. If development slows, projects will need to be adjusted accordingly; conversely, if development accelerates, projects will need to keep pace. The study is based on population growth projections, and any significant variation—up or down—would require an adjustment to the plan.

In response to questions, Julian Lenhart indicates that development is primarily anticipated in the medium and long term. Large projects take time, and over the next year, much of the development will be at the subdivision phase. This does not necessarily translate immediately into building permits, as many projects are still at the preliminary stage or under subdivision applications. Several years will be required before these projects result in building permit applications.

Pierre Voisine emphasizes that market conditions should not dictate the funding of infrastructure, only the timing of its construction. He recalls that the mandatory phased increase in development charges was removed by Bill 185 in 2024 to simplify municipal administration. According to him, no proven link exists between phased implementation and the actual pace of development.

In response to questions, Frédéric Desnoyers explains that eliminating development charges for infill lots is not an option. He notes that differentiated rates for certain sections of the municipality are not applicable here, as infrastructure projects serve the entire territory. He adds that there are not sufficient differences between sectors to justify separate charges.

Also, in response to questions, Frédéric Desnoyers indicates that if the capital projects linked to development charges are not modified, a new study may not be required to include a phased implementation.

The mayor emphasizes that finding the right balance is difficult. He reminds that the council's role is not to make decisions specifically for developers, but to ensure that the municipality can meet the pressures of upcoming infrastructure without placing the entire financial burden on taxpayers. Projects must be funded one way or another, either through development charges or by taxpayers. The municipality will need to rely on shovel-ready projects to apply for funding but cannot anticipate it.

Councillor Grimard proposes an amendment to the resolution under consideration, seconded by Councillor Cyr, as follows:

THAT the Committee of the Whole request that administration prepare a second by-law for review, including a phased implementation option and indexation of fees effective January 1, 2026. The increases for the phased implementation of development charges are to be as follows: 25% of the proposed increase will take effect on January 1, 2026, and the remaining 75% will take effect on July 1, 2026.

Frédéric Desnoyers specifies that the by-law must be adopted in November 2025, otherwise the study completed in November 2024 will expire.

Moved by Simon-Olivier Péladeau-Houle

Seconded by Trevor Stewart

WHEREAS the City of Clarence-Rockland must update its current Development Charges By-law by November 19, 2025; and

WHEREAS a public meeting was held on December 11, 2024 & July 28, 2025, in accordance with the requirements of the Development Charges Act; and

WHEREAS staff has reviewed the Development Charge By-law and associated Background Study in relation to comments received at the public meeting; and

WHEREAS staff has incorporated amendments to the By-law and Background Study based on the staff review;

THAT the Committee of the Whole recommends that Council consider the approval of the 2024 Development Charges Background Study dated November 15, 2024 and subsequent amendments as described in the report; and

FURTHER THAT the Committee of the Whole directs the administration prepare a second option for consideration, which includes a phase-in option and an indexation of the charge as of January 01, 2026, with the increases for the phase-in of the development charge being as follows; 25% of the proposed increase to be effective on January 1st, 2026, and the remaining increase of 75% effective on July 1st, 2026.

THAT the Committee of the Whole recommends that Council adopts a by-law with respect to the Development Charges at the next regular meeting.

CARRIED, as modified

b. Affordable Residential Unit Development Charge Exemption Agreements

Moved by Trevor Stewart

Seconded by Simon-Olivier Péladeau-Houle

THAT the Committee of the Whole recommends to Council the approval of a by-law to :

- a. authorize and approve a template for an Affordable Residential Unit Rental Development Charge Exemption Agreement as well as a template Affordable Residential Unit Ownership Development Charge Exemption Agreement;
- b. authorize the Treasurer or their written designate to execute these Agreements;
- c. authorize the Treasurer, or their written designate, to approve amendments to these Agreements.

CARRIED

c. Appointment of the Auditors for year end 2025-2027

Moved by Carl Grimard

Seconded by Kyle Cyr

WHEREAS according to Municipal Act, the City shall appoint an auditor licensed under the Public Accountancy Act for a maximum term of five (5) years to annually audit the accounts and transactions of the City and express an opinion on financial statements based on his audit;

THAT the Committee of the Whole recommends that Council appoint the accounting firm BDO Canada LLP to audit the financial statements of the City of the fiscal years ending December 31, 2025 to 2027 inclusively.

CARRIED

d. Social Media Engagement Policy

Moved by Simon-Olivier Péladeau-Houle

Seconded by Samuel Cardarelli

THAT the Committee of the Whole recommends that Council adopts the newly created Social Media Engagement Policy as attached to Report No. CORP-2025-018.

CARRIED

e. Website Calendar Submission Policy

Moved by Simon-Olivier Péladeau-Houle

Seconded by Samuel Cardarelli

THAT the Committee of the Whole recommends that Council adopts the new Website Calendar Submission Policy as attached to Report No. CORP-2025-019.

CARRIED

f. Revision of the ice time allocation process

Following questions, Jean-Luc Jubinville mentions that according to the current Master Plan for Sports and Recreation, based on the number of ice rinks versus the population, the city would need a fourth ice rink.

Councilors suggest that the study takes in consideration certain points like; the possibility of late-night ice rentals; that some associations have a bigger territory then Clarence-Rockland and therefore should be having ice time in other municipalities; that all associations be considered, including skating, ringette and hockey; and that the resell of ice time be address.

Moved by André J. Lalonde

Seconded by Samuel Cardarelli

WHEREAS each year, the amount of ice time requests from sports groups and associations continues to increase; and

WHEREAS the administration and members of the municipal council are receiving more and more inquiries regarding the current ice time allocation process; and

WHEREAS the growing concerns expressed by associations and sports groups are not adequately addressed by the current ice time allocation process;

THAT the Committee of the Whole recommends that Council authorize the creation of a capital project in the amount of \$40,000 from the general reserve to allow the administration to initiate a review of the ice time allocation process with the assistance of an external firm, as described in report MF2025-003.

CARRIED

g. Clarence-Rockland Museum Governance and Management Interim Agreement

Julian Lenhart mentioned that a correction needs to be made to the report regarding the amount requested. The report indicates a budget for half of the year 2025, totaling \$100,100, whereas, since the agreement will be finalized toward the end of the year, the requested budget should have reflected a full year — that is, \$191,728 for 2026.

In response to some questions, Julian Lenhart explained that the plan is first to sort the items, catalogue them, and then curate an exhibition. The only exhibitions planned will take place in community buildings. The library will then need to develop a long-term plan.

Moved by André J. Lalonde

Seconded by Carl Grimard

WHEREAS the Library Board and the City have negotiated and agreed upon the terms of an interim agreement for the governance and management of the Clarence-Rockland Museum; and

WHEREAS both parties wish to enter into this interim agreement to ensure the continuity of Museum operations while a long-term agreement is developed;

THAT the Committee of the Whole recommends that Council approve the Clarence-Rockland Museum Governance and Management Interim Agreement, as recommended.

CARRIED

11. **Committee of the Whole Report**

Mayor Mario Zanth explains that the items discussed in Committee of the Whole will be considered at the next regular Council meeting.

however, a resolution is to be considered:

RESOLUTION 2025-87

Moved by Kyle Cyr

Seconded by Trevor Stewart

WHEREAS the Ontario Government has announced its intention to introduce legislation banning the use of Automated Speed Enforcement (ASE) cameras by municipalities across the province; and

WHEREAS ASE programs have been implemented in over 40 municipalities since 2019, including the City of Clarence-Rockland, with demonstrated success in improving road safety, particularly in school zones and areas with vulnerable road users; and

WHEREAS the cancellation of ASE programs may result in financial losses to municipalities, including sunk costs, lost revenue earmarked for traffic safety initiatives, and increased enforcement burdens on police services; and

WHEREAS several municipalities and the Association of Municipalities of Ontario (AMO) have expressed concern over the provincial overreach and the undermining of local autonomy in traffic safety matters;

BE IT RESOLVED THAT Council directs municipal administration to seek a legal opinion from qualified municipal law counsel on the following matters:

1. Whether the Municipality has any legal standing or recourse to challenge the proposed provincial legislation banning ASE programs;
2. Whether the cancellation of ASE programs constitutes an infringement on municipal authority or violates any existing agreements, contracts, or statutory provisions;
3. What legal options, if any, are available to the Municipality to preserve or continue ASE operations under a modified framework;
4. The potential for collective municipal action or advocacy through AMO or other bodies to oppose the legislation.

BE IT FURTHER RESOLVED THAT the legal opinion will be submitted to Council as soon as possible to guide future actions and advocacy.

CARRIED

12. Council Members' Items

None

13. Consent Items

RESOLUTION 2025-88

Moved by Samuel Cardarelli

Seconded by Carl Grimard

BE IT RESOLVED THAT the following items, as identified under the consent items category on the regular meeting agenda of October 8, 2025, be adopted:

13.1 Adoption of the minutes of the regular Council meeting of September 10, 2025

13.2 Receipt of the Minutes of the Municipal Grant Program Committee of May 12, 2025

13.3 Receipt of the Weekly Correspondence Packages for the month of September 2025

13.4 Resolution to approve the salaries paid from August 17 to September 13, 2025

13.5 Resolution to approve the accounts paid from September 3 to September 29, 2025

13.6 Resolution to authorize tax reductions under Section 357-358 of the Municipal Act

13.7 The following recommendations from Committee of the Whole of September 10, 2025 :

a. Resolution to approve the new Communications Strategic Plan

CARRIED

Text of the resolutions as adopted by consent under Resolution 2025-88:

13.1 *BE IT RESOLVED THAT the minutes of the regular Council meeting of September 10, 2025, be adopted.*

13.2 *BE IT RESOLVED THAT the minutes of the Municipal Grant Program Committee meeting of May 12, 2025, be received.*

- 13.3 *BE IT RESOLVED THAT the weekly correspondence packages no. 2025-36, 2025-37, 2025-38 and 2025-39, be received and filed.*
- 13.4 *BE IT RESOLVED that the salaries paid from August 17th, 2025, to September 13th, 2025, in the gross amount of \$1,423,151.78 and in the net amount of \$1,020,596.32 be adopted as recommended.*
- 13.5 *BE IT RESOLVED that the accounts paid from September 3rd, 2025, to September 29th, 2025, in the amount of \$7,709,825.50, be adopted as recommended.*
- 13.6 *BE IT RESOLVED THAT Council hereby adopts tax reductions in the amount of \$3,526.15, being the City's share, under sections 357 & 358 of the Municipal Act, against all lands concerned, as described in Schedule "A" to Report No. FIN2025-43.*
- 13.7a. *BE IT RESOLVED THAT Council approve the new Clarence-Rockland 5-Year Communications and Marketing Strategy as recommended in report CORP-2025-14.*

14. Committee/Staff Reports

None

15. By-laws

RESOLUTION 2025-89

Moved by Kyle Cyr

Seconded by Samuel Cardarelli

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

15.1 2025-87 being a by-law to adopt an alternative voting method for the 2026 Municipal Elections and any subsequent by-election in the following term of Council

15.2 2025-89 being a By-law to adopt the Terms of Reference for a Multi Workplace Joint Health and Safety Committee under the Occupational Health and Safety Act

15.3 2025-90 being a By-law to amend the Zoning by-law 2016-10 for the removal of holding - Mainville Subdivision

15.4 2025-91 being a By-law to amend schedule A - Working Conditions of By-law 2024-121 and By-law 2024-12.

CARRIED

16. Confirmatory By-law

RESOLUTION 2025-90

Moved by Simon-Olivier Péladeau-Houle

Seconded by Carl Grimard

BE IT RESOLVED THAT By-law no. 2025-88, being a confirmatory by-law for the regular meeting of October 8th, 2025, be adopted.

CARRIED

17. Adjournment

Mayor Mario Zanth adjourns the meeting at 9:16 p.m.

Mario Zanth, Mayor

Karine McCulloch, Deputy Clerk