



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

April 9, 2025  
Council Chambers  
415 rue Lemay Street, Clarence Creek, Ont.

**PRESENT:** Mario Zanth, Mayor  
Kyle Cyr, Councillor Ward 1  
Stephane Fournier, Councillor Ward 2  
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

**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**

The presentation of the Development Charges Updates by Hemson Consulting remain on the agenda.

**RESOLUTION 2025-26**

**Moved by** Kyle Cyr  
**Seconded by** Simon-Olivier Péladeau-Houle

BE IT RESOLVED THAT the agenda be adopted, with the removal of the Statutory Public Meeting.

**CARRIED**

**5. Disclosure of pecuniary interests**

None

**6. Closed Meeting**

Members of Council move to the conference room adjacent to the Council Chambers at 7:05 p.m. and return to the Council Chambers at 7:28 p.m.

**RESOLUTION 2025-27**

**Moved by** Stephane Fournier  
**Seconded by** Diane Choinière

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 Adoption of the Closed Meeting Minutes of March 19, 2025

6.2 Sale of Surplus Property

6.3 Human Ressources Department

**CARRIED**

**7. Resolution to resume open meeting**

**RESOLUTION 2025-28**

**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.

**9. Announcements / Special Presentations**

None

**10. Committee of the Whole items**

**10.1 Item to be considered as part of a Statutory Public Meeting**

The statutory public meeting has been postponed to give the developer more time to consider the report. The presentation is made this evening for Council members.

**a. Presentation of the Development Charges Updates by Hemson Consulting**

Presentation by Andrew Mirabella from Hemson Consulting.

**b. Comments / Questions**

Following questions, Andrew Mirabella explain that projects included in the DC Study were looked at with staff and they did try to phase it out as much as possible.

Following questions, Julian Lenhart explains that the administration did look at phasing out some of the projects. Within Clarence-Rockland, there are two area where four lanes' roads are proposed and in those two areas, the capacity as already exceed the capacity of 2 lanes roads. The City is also looking at the bigger picture and trying to avoid having to replace infrastructure because the capacity does not respond to the demand in the future.

Following question, Andrew Mirabella acknowledge that the CD Charges only looked at residence with both water and sewer services or none. It was to put a range of the DC rates.

Following questions, Andrew Mirabella explains that there are restrictions under the act, preventing builders from applying now with lower DC rates and constructing in 3-4 years. The DC Charges are to be paid when applying for the building permit only, so they would not be able to pay them now for a building permit in the future.

Following questions, Andre Mirabella explained that high density and apartment buildings would have a higher occupation and therefore requires more services. That is why the DC rates are based on occupancy.

Pierre Voisine adds that DC Charges are based on growth and projects that are needed to support the growth. We do not know what grant and when it would be available. We apply for grants for project that we know are moving forward and are needed now, like for St-Jean St.

Concerning the phase in of the DC rates increase, Pierre Voisine explain that it is something that is based on comments from developers. Council needs to consider the expected revenue loss of it. Those revenue loss are attributed to projects, that will need to move forward at some point and alternate means of financing those projects will need to be considered.

Following questions, Andrew Mirabella explains that according to the Act, any loss revenue imposes from a rate that is lower than the calculation rate cannot be offset by future DC. That loss revenue needs to be funded from other sources, like taxes or utilities rates.

Following questions about the documents requested by developers, Julian Lenhart explained that the DC charges are based on the current Master Plans. The Transportation Master plan is in draft stage but quite moved along, so it was used for the calculation of the new DC charges. However, it as not been presented to council and administration is apprehensive to provide it to developers, before it as been shared with Council. Other Master Plans will be shared.

Following questions, Andrew Mirabella confirms that the only ways to pay for growth to infrastructure is DC charges and taxes.

Following questions, Andrew Mirabella explain that the by-law would be in force for 10 years, but at any time the City can open the by-law and update it earlier if they see fit.

Following questions, Julian Lenhart explain that the number of units shown in the DC reports are an average, based on the last 10 years. You cannot compare to only the last year.

Following questions, Andrew Mirabella, explains that if money comes in that was not anticipated, that money would be applied to that project and it would reflect on the next DC background study.

Council members expressed concern about the challenges of funding future growth, emphasizing that without adequate development charges (DCs), the financial burden will fall on residents. They highlighted the dilemma of needing to build more homes to meet government expectations while facing increasing debt and limited funding. There was also concern over the absence of provincial funding to support infrastructure and housing priorities, which could hinder the ability to meet development targets and delay essential projects.

**c. Report / Recommendation**

The recommendation will be considered at the public meeting to be held at a later date. The motion is deferred.

**10.2 Delegations/Presentations**

**a. Presentation of the Ward Boundary Review Preliminary Options Report**

Presentation by Dr Williams.

Following questions, Dr Williams explained that a hybrid system, where Rockland would vote at large for 4 councillors and the rural area by ward, would be permitted under the legislation, but not recommended, as there would be no equity. It goes against the model of one person, one vote.

Following questions, Dr Williams explained that it is not required by law to present all the options to the public. It is just good practice to give the chance to the community to understand. It is required to give notification to the public to pass a by-law, when it comes to adopting one of the options.

Following questions, Dr Williams explained all options are to be presented to the community, to gather comments. The objective is to narrow it down to two options for council to choose.

Following questions, Dr Williams explained that going at large would make the representation of all the different area of the municipality hard. Certain part would be over influential on the choice of council. Wards also permits representation of all areas, especially between rural and urban. It also limits the amount of constituent that would solicitate a councillor.

Following comments on splitting some villages in the options presented, Dr Williams says that is why it is important to hear from the community. They can propose alternatives where to put the line.

**10.3 Petitions and Correspondence**

**a. Flags at the Clarence-Rockland Arena**

Following questions, Jean-Luc Jubinville mentions that there is no standardization in other municipalities: some display only a few flags, while others have removed the American flag.

Jean-Luc Jubinville mentions that he has had discussions with the CIH. They would like to keep the flags because of the cultural level of the academy and the heritage.

**Moved by** Simon-Olivier Péladeau-Houle  
**Seconded by** Carl Grimard

THAT the Committee of the Whole recommends that the proposed resolution to confirm that the flags representing the students enrolled in the hockey academy remain in place and that the tradition be maintained, be considered in regular meeting.

**CARRIED**

**10.4 Notice of motion**

None

**10.5 Committee/Staff Reports**

None

**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 2025-29**

**Moved by** Simon-Olivier Péladeau-Houle  
**Seconded by** Stephane Fournier

Whereas flags from various countries, representing the nationality of each student enrolled in the hockey academy, have been displayed on the ceiling of the Clarence-Rockland Arena since its opening in 2011; and

WHEREAS when the City of Clarence-Rockland took over the operation of the Clarence-Rockland arena in 2022, this tradition was maintained since this practice demonstrates the cultural diversity of the academy's students and is in no way a political support for one country or another; and

WHEREAS comments are sometimes received by some citizens expressing their dissatisfaction with the display of these flags, given the situations of war and other political reasons;

BE IT RESOLVED THAT the Council of the City of Clarence-Rockland confirms that the flags representing the students enrolled in the hockey academy remain in place and that the tradition be maintained.

**CARRIED**

**12. Council Members' Items**

None

**13. Consent Items**

**RESOLUTION 2025-30**

**Moved by** Carl Grimard

**Seconded by** Stephane Fournier

BE IT RESOLVED THAT the following items, as identified under the consent items category on the regular meeting agenda of April 9, 2025, be adopted:

13.1 Adoption of the minutes of the regular Council meeting of March 19, 2025

13.2 Receipt of the Weekly Correspondence Packages for March 2025

13.3 Resolution to approve the salaries paid from February 16, 2025, to March 15, 2025

13.4 Resolution to approve the accounts paid from March 9, 2025, to March 30, 2025

13.5 Resolution to approve the Governance Management Framework Policy

13.7 Resolution to appoint members to the Community Development Advisory Committee

**CARRIED**

***Text of the resolutions as adopted by consent under Resolution 2025-30:***

**13.1** *BE IT RESOLVED THAT the minutes of the regular Council meeting of March 19, 2025, be adopted.*

**13.2** *BE IT RESOLVED THAT the weekly correspondence packages no. 2025-10, 2025-11, 2025-12 and 2015-13, be received and filed.*

**13.3** *BE IT RESOLVED THAT the salaries paid from February 16th, 2025, to March 15th, 2025, in the gross amount of \$1,279,214.20 and in the net amount of \$887,410.09, be adopted as recommended.*

**13.4** *BE IT RESOLVED THAT the accounts paid from March 9th, 2025, to March 30th, 2025, in the amount of \$7,405,383.05 be adopted as recommended.*

**13.5** *BE IT RESOLVED THAT Council approve the proposed Governance Management Framework Policy to enhance organizational governance,*

*accountability, and consistency in policy management across all City departments.*

**13.7** *WHEREAS RES2023-90 and RES2025-04 appoint the members of the Community Development Advisory Committee;*

*BE IT RESOLVED THAT Council hereby replace both resolutions and appoint the following members to the Community Development Advisory Committee;*

- *Melanie Warren*
- *Johanne Fredette Meloche*
- *Casey Billing*
- *Gabriel Rousselle*
- *Jason Manikkam*
- *Emmanuel Doucet*
- *Councillor Stéphane Fournier*

**13.6 Resolution to appoint members to the Economic Development Advisory Committee**

Following questions, Julian Lenhart explained that the terms of reference of the Economic Development Advisory Committee specified certain areas of expertise for the sought-after members, including agri-tourism. He mentions that both rural and urban perspectives were sought in the selection process.

**RESOLUTION 2025-31**

**Moved by** Kyle Cyr

**Seconded by** Carl Grimard

BE IT RESOLVED THAT Municipal Council hereby appoints the following members to the Economic Development Advisory Committee:

- Benoit Jean
- Priscilla Corbeil
- Chantal Sarkisian
- Jocelyn Peloquin
- Sara-Ann Perron

- Councillor Stephane Fournier

**CARRIED**

**14. Committee/Staff Reports**

**14.1 Improving the Project Management Division**

**RESOLUTION 2025-32**

**Moved by** Carl Grimard

**Seconded by** Simon-Olivier Péladeau-Houle

WHEREAS in October 2024, a mandate to analyze and evaluate the Project Management Division was entrusted to the project management expert firm, Colliers Project Leaders; and

WHEREAS the analysis and the evaluation were completed in January 2025, including recommendations to improve the division;

BE IT RESOLVED THAT the Administration be authorized to use funds from the general reserve to award a contract of \$88,400 (excluding HST) to Colliers Project Leaders for the development of the Project Management Division.

**CARRIED**

**15. By-laws**

**RESOLUTION 2025-33**

**Moved by** Stephane Fournier

**Seconded by** André J. Lalonde

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

15.1 2025-30 being a By-law to adopt the 2025 tax rates and to provide for penalties and interest on default payments

15.2 2025-31 being By-law to dedicate public Part 2 and 4 on Plan 50R-11731

15.3 2025-32 being a By-law to designate a lot not subject to part-lot control for Block 43 on Plan 50M-386

15.4 2025-33 being a By-law to regulate the Management of the Clarence-Rockland Waste Disposal Site

**CARRIED**

**16. Confirmatory By-law**

**RESOLUTION 2025-34**

**Moved by** Diane Choinière

**Seconded by** Samuel Cardarelli

BE IT RESOLVED THAT By-law no. 2025-34, being a confirmatory by-law for the regular meeting of April 9, 2025, be adopted.

**CARRIED**

**17. Adjournment**

Mayor Mario Zanth adjourns the meeting at 9:35 p.m.

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Mario Zanth, Mayor

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Karine McCulloch, Deputy Clerk