



CANTON D'ALFRED ET PLANTAGENET
ORDRE DU JOUR
RÉUNION SPÉCIALE

le mardi 19 octobre 2021, 19 h 00
PAR VOIE DE PARTICIPATION ÉLECTRONIQUE

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CORPORATION OF THE TOWNSHIP OF ALFRED AND PLANTAGENET

Engineering

Plantagenet Sanitary System – Municipal Class Environmental Assessment – Bid Closing and Recommendation

DATE: October 19th, 2021
FILE: ENG-05-2021

INTRODUCTION

This report is presented to Council as a notification of the closing of the request for proposal submitted on Bids and Tenders by the Township for the Municipal Class Environmental Assessment of the Plantagenet sanitary collection and treatment system.

Two (2) proposals were received by the Township from CIMA+ and J.L. Richards and Associates Ltd.

The proposal evaluations were completed by the Township engineer as well as two engineers from the Ontario Clean Water Agency.

The request for proposal was posted online on July 19th, 2021 and closed on September 7th, 2021. A detailed evaluation of the proposals was conducted followed by interviews with every team that submitted a bid.

PURPOSE OF THE APPLICATION

The Township engineer presents this report to Council in order to obtain a resolution to enter into an agreement with the winning bidder.

LEGAL FRAMEWORK

Pursuant to Section 12 of the Township's Procurement and Tendering Policy :

"No announcement concerning the successful bid shall be made at the opening. A complete report shall be prepared by the appropriate Department Head or Consultant, as the case may be, to be submitted to Council for a decision."

COMMENTS FROM OTHER DEPARTMENTS

Attached to this report is the recommendation letter prepared by the Ontario Clean Water Agency.

FINANCIAL IMPLICATIONS

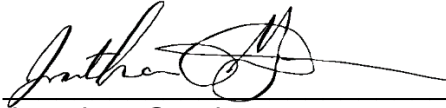
An amount of \$250,000.00 was budgeted in 2021 for this specific project. The recommended bid of \$223,714.50 (excluding taxes) respects this budget.

DEPARTMENT COMMENTS

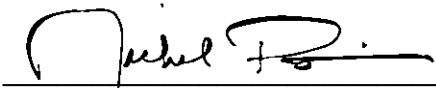
Both submitters demonstrated the capacity and knowledge to fulfill the requirements of the project.

DEPARTMENT RECOMMENDATION

The Township engineer recommends entering into an agreement with J.L. Richards and Associates Limited to conduct a Municipal Class Environmental Assessment of the Plantagenet sanitary collection and treatment system.

A handwritten signature in black ink, appearing to read 'Jonathan Gendron', written over a horizontal line.

Jonathan Gendron
Municipal Engineer

A handwritten signature in black ink, appearing to read 'Michel Potvin', written over a horizontal line.

Michel Potvin
Chief Administrative Officer

October 12, 2021

Jonathan Gendron, P.Eng.
Municipal Engineer
Township of Alfred and Plantagenet
205 Old Highway 17
Plantagenet, ON
K0B 1L0

**Re: Review and Evaluation of Proposals
Consulting Engineering Services for the Plantagenet WW Class EA
RFP No. RFP-ENG-01-2021**

Dear Mr. Gendron,

The Ontario Clean Water Agency (OCWA) is pleased to submit the results of the review of the two Consulting Engineering Services proposals for the undertaking of the Plantagenet Wastewater Municipal Class Environmental Assessment (EA), RFP-ENG-01-2021.

Background

OCWA was retained by the Township of Alfred and Plantagenet to develop the Request for Proposal (RFP) documentation and assist with the procurement of a consulting engineering firm for the execution of a Class Environmental Assessment of the Plantagenet Wastewater system. The RFP was issued on the Township's Bids and Tenders site on July 19, 2021. Two proposals were received by the Township by the deadline of September 7, 2021.

The proposal submissions were made by the following Consultants:

- CIMA Canada Inc. (CIMA)
- J.L. Richards & Associates Limited (JLR).

Methodology

OCWA's methodology used to review the proposals was as follows:

- OCWA prepared the RFP with input from the Township and sent to the Township to issue. This document was used as a basis for the requirements of the evaluation. The scoring system was included in the RFP.
- The Township received and distributed two proposals to the Evaluation Committee for review. OCWA extracted information from each of the proposals and transferred the information to a spreadsheet using the scoring criteria.
- The Evaluation Committee consisted of the following members:
 - Jonathan Gendron Municipal Engineer, Township of Alfred and Plantagenet
 - Natalie Colantonio Project Engineer, OCWA
 - Lisa Babel Director of Project Planning and Delivery, OCWA

- The Evaluation Committee reviewed and scored the proposals.
- The Evaluation Committee had several specific questions for each CE firm's proposal that needed to be addressed before coming to a final scoring and decision.
- Follow up questions were provided the week of October 4, 2021 to each CE firm and virtual face-to-face meetings were conducted on October 7 and 8 where each firm was able to provide a presentation to clarify their proposal and answer the questions
- Documentation including follow up questions and scoring by the Evaluation Committee can be made available upon request.
- OCWA prepared a letter to document the process and make recommendations

Evaluation of Proposals

The proposals were evaluated based on the four stages of Proposal Evaluation specified in the RFP. The stages are shown in Table 1 and their results for each CE firm is described below.

Table 1: Stages of Proposal Evaluation

STAGE	EVALUATION OF CRITERIA	POINTS ALLOCATED
I	Mandatory Submission	Pass/Fail
II	Rated Requirements	75
III	Pricing	25
IV	Cumulative Score	Total Points Available in Stage II and III = 100

Stage I – Mandatory Submission

Stage I is the mandatory submission requirements and was assigned a pass or fail based on proposal completeness. All consultants provided Appendix A – Form of Offer, Appendix B – References and Appendix C – Declaration of Sub Consultants. All consultant's proposals were complete and successfully passed Stage I.

Stage II – Evaluation of Rated Requirements

Stage II consists of reviewing and scoring the proposals based on their Project Implementation Plan (50%) and Project Team Experience (25%) for a total maximum score of 75%. Each CE firm's scoring along with the breakdown of this criteria is shown in Table 2. Each criteria was scored out of ten by the evaluators and then the average score was used. Responses to the Q&A session were factored into the scoring of this stage.

Table 2: Rated Requirements Scoring

CRITERIA	WEIGHTING	MAX SCORE	CIMA SCORE	JLR SCORE
Project Implementation Plan	50%			
1. Project understanding	15%	1.5	1.4	1.3
2. Methodology	15%	1.5	1.1	1.2
3. QA/QC Policy	5%	0.5	0.4	0.4
4. Schedule	15%	1.5	1.1	1.1
Project Team Experience	25%			
1. Qualifications specific to project	10%	1	0.9	0.9
2. Past experience on similar projects	15%	1.5	1.3	1.4
Total	75%	7.5	6.2	6.1

- Both proposals received very similar scores, with CIMA scoring slightly higher at with 6.2/7.5 followed by JLR at 6.1/7.5
- Both consultants demonstrated a good project understanding and have worked on very similar projects concerning lagoon-based treatment facilities.
- All consultants demonstrated that they would meet the deliverables outlined in the RFP.
- JLR has substantial experience working with smaller communities similar to Plantagenet.
- CIMA's project manager demonstrated considerable technical knowledge with regards to lagoon treatment
- In terms of Schedule, all CE firms met the specified milestones in the RFP. Both schedules had sections that were unrealistic with review periods during holiday time and improper sequence of deliverables, and were scored accordingly.

Follow up Questions with CE

Follow up interviews were conducted with each CE firm to clarify aspects of their proposal. Both CE firms were asked questions regarding their evaluation criteria, the climate change impact memo, their QA/QC process, and their proposed schedule.

- JLR was well-prepared and presented their responses through a PowerPoint presentation. They also provided an updated schedule with what they considered to be a more reasonable timeline to produce the deliverables. They provided insight into several of the anticipated studies based on their past project experience with the area.
- CIMA also prepared some slides to respond to the questions. They provided some more in-depth detail into a similar project they worked on and the challenges they have previously faced.
- Overall, JLR was able to respond to all questions and clarifications in a professional manner, and their method of evaluating criteria using a quantitative approach is a method preferred by OCWA

versus CIMA's approach of using a more qualitative method through a "pie-chart" system. OCWA has found the quantitative method easier to score and rank alternatives.

Stage III – Evaluation of Pricing

JLR was the lowest price at \$223,714.50 followed by CIMA at \$264,885.00 as per Table 3. The lowest bid was scored the full 2.5 points and other consultant's score was scaled based on this.

Table 3: Mandatory Pricing Items

TASKS	FEES	
	CIMA	JLR
Phase 1		
1.1 Phase 1 Scope excluding studies	\$33,502.00	\$20,795.25
1.2 Assimilative Capacity Study	\$18,500.00	\$26,423.25
Phase 2		
2.1 Phase 2 Scope excluding studies	\$48,661.00	\$33,169.50
2.2 Natural Environment Study	\$7,820.00	\$3,601.50
2.3 Stage 1 Archaeological Study	\$5,200.00	\$7,570.50
2.4 Hydrogeological Assessment	\$11,420.00	\$47,187.00
2.5 Collection System Flow Monitoring	\$26,900.00	\$20,674.50
Phase 3		
3.1 Phase 3 Scope excluding studies	\$66,695.00	\$21,168.00
3.2 Allowance for Additional Investigations/Studies in Phase 3	\$30,000.00	\$30,000.00
Phase 4		
Phase 4 scope	\$16,187.00	\$13,125.00
TOTAL	\$264,885.00	\$223,714.50
PROVISIONAL ITEMS		
Extra for in-person Team Meeting (each)	\$500.00	\$1,420.00
Credit for Virtual Public Information Centre (Each)	\$1,100.00	\$1,040.00

Stage IV – Cumulative Score

JLR had the highest score at 8.6 followed by CIMA at 8.3. The final scores are shown in Table 4.

CRITERIA	WEIGHTING	MAX SCORE	CIMA SCORE	JLR SCORE
Project Implementation Plan	50%	5	4	3.9
Project Team Experience	25%	2.5	2.2	2.2
Project Pricing	25%	2.5	2.1	2.5
Total	100%	10	8.3	8.6

Recommendation

Based on the final cumulative scoring, and the consideration of Proponents' overall prices and follow up interviews, OCWA recommends awarding the contract to JLR to provide Consulting Engineering Services for the Plantagenet Wastewater Class EA in the amount of \$223,714.50 (excluding HST).

If you have any questions or concerns, please feel free to contact the undersigned. In addition, we are pleased to meet and discuss our recommendation, should the Township require further assistance prior to making a final decision.

Sincerely,



Natalie Colantonio, P.Eng.
Project Engineer
Ontario Clean Water Agency

cc: Lisa Babel, Ontario Clean Water Agency



CORPORATION DU CANTON D'ALFRED ET PLANTAGENET

Urbanisme

**Demande de modification au Règlement de zonage No. 2009-50
du Canton d'Alfred et Plantagenet
par Denise et Diane Guindon**

DATE: 19 octobre 2021
FILIÈRE : URB-39-2021

INTRODUCTION

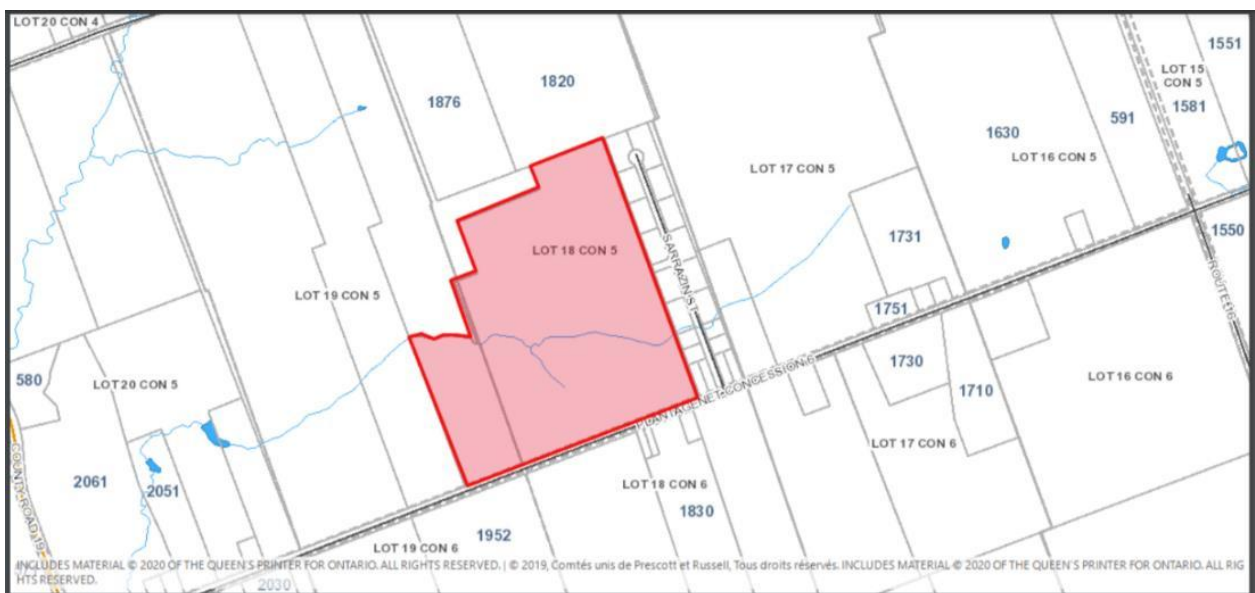
Ce rapport consiste à présenter une demande de modification au Règlement de zonage No. 2009-50 du Canton d'Alfred et Plantagenet soumise Madame Denise Guindon et Madame Diane Guindon, propriétaires.

NATURE DE LA DEMANDE

La demande de modification au Règlement de zonage No. 2009-50 du Canton d'Alfred et Plantagenet, dossier ZON-7-2021, affecte la propriété située à l'ouest de la rue Sarrazin, au nord de la Concession 6 – Plantagenet à Plantagenet, décrite comme étant une partie des Lots 18 et 19, Concession 5 de l'ancien Canton de Plantagenet Nord.

La modification au Règlement de zonage a pour but de changer la catégorie de zonage de la propriété, identifiée en rouge sur le croquis ci-bas, de la zone « Rurale – Exception 40 (RU-40)» à la zone «Rurale (RU)».

La catégorie de zonage «RU» permettra la construction d'une maison unifamiliale sur la propriété.



 Propriété concernée par la modification au Règlement de zonage

CONTEXTE LÉGAL

DÉCLARATION DE PRINCIPES PROVINCIALE 2020 (DPP)

La Déclaration de principes provinciale stipule ce qui suit:

1.1.5 Terres rurales dans les municipalités

1.1.5.2 Dans les terres rurales situées dans des municipalités, les utilisations permises sont :

- a) la gestion ou l'utilisation des ressources;*
- c) un aménagement résidentiel, comprenant la création de lots, qui est approprié sur le plan local;*

1.1.5.4 Il faut favoriser l'aménagement compatible avec le paysage rural et pouvant être soutenu par les niveaux de services ruraux.

1.1.5.5 L'aménagement convient à l'infrastructure existante ou prévue et évite le recours à l'expansion injustifiée ou coûteuse de cette infrastructure.

PLAN OFFICIEL DES COMTÉS UNIS DE PRESCOTT ET RUSSELL – 2015

La propriété en question est inscrite sous l'affectation « Secteur des Politiques Rurales » à l'annexe « A » du Plan officiel des Comtés unis.

Le plan stipule également ce qui suit :

2.5.2 Rural Policy Area Boundaries

8. The following residential uses are permitted in the Rural Policy Area subject to other relevant policies in this Plan:

- a) single dwelling unit*
- b) semi-detached and duplex dwellings*
- c) individual mobile homes may be permitted subject to a local zoning by-law amendment or through a temporary use by-law*
- d) accessory apartment*
- e) the conversion of existing single detached dwellings into two family unit dwellings may be permitted in accordance with the provisions of the local Zoning By-law*
- f) mobile home parks subject to a local zoning by-law amendment*

2.5.3 Non-residential Development Policies

The following non-residential uses are permitted in the Rural Policy Area:

Resource Uses

- 1. agricultural uses in accordance with the Nutrient Management Act and Minimum Separation Distance standards established by the Ministry of Agriculture, Food and Rural Affairs*
- 2. uses which are secondary to a principal agricultural use and which add value to agricultural products or support the agricultural resource use*
- 3. hobby farms in accordance with local zoning by-laws*
- 4. forestry uses subject to Section 5*
- 5. parks and open spaces*
- 6. recreational trails*

7. *wayside pits and quarries, portable asphalt plants and concrete plants used on public authority contracts shall be permitted except in areas of existing development or particular environmental sensitivity as identified in local zoning by-laws*

Il y a des composantes du patrimoine naturel qui affectent la propriété sujette à la demande, selon l'annexe « B » du Plan officiel : habitat du poisson, habitat faunique d'importance et boisés d'importance.

L'article 5.5.4 du plan stipule ce qui suit en ce qui concerne l'habitat faunique d'importance :

1. *Development and site alteration within the habitat area or on adjacent lands that are within 120 metres of these areas may be permitted provided that such development will not negatively affect the natural features or ecological functions of the habitat area. An environmental impact assessment, in accordance with Section 5.6 shall be required in order to assess the impact of the development and site alteration.*

L'article 5.5.6.1 du plan stipule ce qui suit en ce qui concerne les boisés d'importance :

2. *Development (subdivisions, site plan, zoning amendments, minor variances, consents) and site alteration within significant woodlands may take place in accordance with the underlying land use designation shown on Schedule A to this Plan only when it has been demonstrated through an Environmental Impact Study carried out in accordance with the policies of Section 5.6 and prepared by a qualified professional that there shall be no negative impacts on the natural features or ecological functions of the woodland.*
3. *Development (subdivisions, site plan, zoning amendments, minor variances, consents) and site alteration within 120 m of a significant woodland, may take place in accordance with the land use designation shown on the Schedule to this Plan only when it has been demonstrated through an Environmental Impact Study carried out in accordance with the policies of Section 5.6 and prepared by a qualified professional, that there shall be no negative impacts on the natural features or ecological functions of the woodland. This is not a setback requirement, but rather a requirement for a review of development proposals within the 120 metres adjacent lands.*

L'article 5.5.7 du plan stipule ce qui suit en ce qui concerne l'habitat du poisson :

2. *Development and site alterations shall not be permitted in fish habitat except in accordance with provincial and federal requirements. Where development is proposed within 120 metres of an area of fish habitat as identified on Schedule B or adjacent to an area of fish habitat identified through consultation with the South Nation Conservation or the federal Department of Fisheries and Oceans it must be demonstrated through an environmental impact study carried out in accordance with Section 5.6 that there will be no negative impacts on the natural feature or on the ecological functions for which the feature is identified.*

RÈGLEMENT DE ZONAGE

La propriété sujette à la demande de modification au Règlement de zonage est actuellement zonée «Rurale – Exception 40 (RU-40)» dans le Règlement de zonage No. 2009-50 du Canton d'Alfred et Plantagenet.

L'article 23.2 (c) du Règlement fixe la superficie minimum d'un lot destiné à des fins résidentielles à 4 000.0 mètres carrés et la façade minimum à 45.0 mètres. L'article 23.2 (a) du Règlement fixe la superficie minimum d'un lot destiné à des fins agricoles à 30.0 hectares et la façade minimum à 60.0 mètres. La propriété concernée par la présente demande est conforme à toutes ces dispositions.

COMMENTAIRES DES AGENCES

Le service d'urbanisme n'a reçu aucun commentaire de la part des agences avisées de cette demande.

COMMENTAIRES

La réunion publique virtuelle pour cet amendement a eu lieu le 5 octobre 2021. Deux résidents, avisés de la demande, ont soumis des commentaires auprès du maire, Monsieur Stéphane Sarrazin.

Les commentaires reçus ne concernent pas directement le terrain sujet à la demande de modification au Règlement de zonage mais plutôt le chemin qui y donne accès. Les deux résidents relatent la mauvaise condition de la Concession 6 – Plantagenet. Ils mentionnent que la route est dans un état pitoyable et qu'elle ne peut permettre plus de circulation routière.

À la lumière de ces commentaires, il est important de préciser que la présente demande ne permettra seulement qu'une seule résidence. La circulation engendrée par la présence d'une seule maison de plus dans le secteur n'aura pas d'impact significatif sur l'état actuelle de la route.

La zone d'exception « RU-40 » avait été mise en place en juillet 2020, suite à une condition imposée à un morcellement de terrain, dossier B-061-2019. La construction de tout bâtiment utilisé à des fins résidentielles était interdite sur la propriété, jusqu'à ce qu'une étude d'impact environnemental soit produite. L'étude a été produite et elle a révélé que la construction d'une maison n'aura pas d'impact négatif sur les éléments du patrimoine naturel qui affectent la propriété (boisé d'importance, habitat du poisson et habitat faunique) si les recommandations de l'étude sont suivies.

RECOMMANDATION

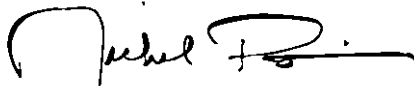
Le service recommande au Conseil municipal d'approuver la demande de modification au Règlement de zonage No. 2009-50 du Canton d'Alfred et Plantagenet, dossier ZON-7-2021, soumise par Madame Denise Guindon et Madame Diane Guindon, propriétaires, affectant la propriété située à l'ouest de la rue Sarrazin, au nord de la Concession 6 – Plantagenet à Plantagenet, décrite comme étant une partie des Lots 18 et 19, Concession 5 de l'ancien Canton de Plantagenet Nord.

La modification au Règlement de zonage a pour but de changer la catégorie de zonage de la propriété de la zone «Rurale – Exception 40 (RU-40)» à la zone «Rurale (RU)».

La catégorie de zonage «RU» permettra la construction d'une maison unifamiliale sur la propriété.



Guylaine Poirier
Administratrice du zonage



Michel Potvin
Directeur général

RÈGLEMENT NO. 2021-69

Amendant le Règlement de zonage détaillé No. 2009-50

Corporation du Canton d'Alfred et Plantagenet

Propriété située à l'ouest de la rue Sarrazin et au nord de la
Concession 6 – Plantagenet à Plantagenet
Partie des Lots 18 et 19, Concession 5 de l'ancien Canton de Plantagenet Nord
par Denise et Diane Guindon

rédigé par

Service de l'urbanisme
205 Vieille Route 17
C.P. 350
Plantagenet, Ontario
K0B 1L0
(613) 673-4797

BY-LAW NO. 2021-69

Amending Comprehensive Zoning By-law No. 2009-50

Corporation of the Township of Alfred and Plantagenet

Property situated west of Sarrazin Street, on the north side of Concession 6 –
Plantagenet in Plantagenet
Part of Lots 18 and 19, Concession 5 of the former Township of North Plantagenet
by Denise and Diane Guindon

prepared by

Planning Department
205 Old Highway 17
P.O. Box 350
Plantagenet, Ontario
K0B 1L0
(613) 673-4797

Corporation of the Township of Alfred and Plantagenet

BY-LAW NO. 2021-69

Being a By-law to amend Zoning By-law No. 2009-50, as amended.

WHEREAS the Zoning By-law No. 2009-50 regulates the uses of land, the use and erection of buildings and structures within the Township of Alfred and Plantagenet;

WHEREAS an application has been received to change the zoning of a parcel of land in the Township of Alfred and Plantagenet;

AND WHEREAS the Council of the Corporation of the Township of Alfred and Plantagenet considers appropriate to amend the Zoning By-law No. 2009-50, as described;

NOW THEREFORE the Council of the Corporation of the Township of Alfred and Plantagenet enacts as follows:

1. The property affected by this By-law is situated west of Sarrazin Street, on the north side of Concession 6 – Plantagenet in Plantagenet. It is described as being a part of Lots 18 and 19, Concession 5 of the former Township of North Plantagenet, as shown on schedule "A" attached hereto and forming part of this By-law.
2. The schedule "A" of the Zoning By-law No. 2009-50, as amended, is hereby further amended by changing, from the "Rural – Exception 40 (RU-40)" zone to the "Rural (RU)" zone, the symbol of the land indicated "ZONE CHANGE TO RU" on the schedule "A" attached hereto made fully part of this By-law.
3. Subject to the giving of the notice of the passing of this By-law, in accordance with Section 34(18) of the *Planning Act*, R.S.O. 1990 as amended, this By-law shall come into force on the date of its passing by the Council of the Corporation of the Township of Alfred and Plantagenet, subject to the approbation of the Ontario Land Tribunal or where no notice of appeal or objection is received by the deadline, pursuant to Section 34(21) of the *Planning Act*, R.S.O. 1990 as amended.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED this 19th day of October 2021.

Stephane Sarrazin, Mayor

Annie Rochefort, Clerk

Corporation du Canton d'Alfred et Plantagenet

RÈGLEMENT NO. 2021-69

Règlement pour amender le Règlement de zonage No. 2009-50, tel qu'amendé.

ATTENDU QUE le Règlement de zonage No. 2009-50 régit l'utilisation des terrains, la construction et l'utilisation des bâtiments et structures sur le territoire du Canton d'Alfred et Plantagenet;

ATTENDU QU'UNE demande a été déposée en vue de changer le zonage d'un terrain dans le Canton d'Alfred et Plantagenet;

ATTENDU QUE le Conseil de la Corporation du Canton d'Alfred et Plantagenet estime qu'il est opportun d'amender le Règlement de zonage No. 2009-50 tel qui suit;

EN CONSÉQUENCE le Conseil de la Corporation du Canton d'Alfred et Plantagenet donne force de loi à ce qui suit:

1. La propriété affectée par ce Règlement est située à l'ouest de la rue Sarrazin et au nord de la Concession 6 – Plantagenet à Plantagenet. Elle est décrite comme étant une partie des Lots 18 et 19, Concession 5 de l'ancien Canton de Plantagenet Nord, comme identifiée dans la cédule «A» ci-jointe et faisant partie du présent Règlement.
2. L'annexe «A» du Règlement de zonage No. 2009-50, comme amendée, est par la présente à nouveau amendée en changeant, de la zone «Rurale – Exception 40 (RU-40)» à la zone «Rurale (RU)», le symbole de la propriété indiquée «CHANGEMENT DE ZONE À RU» apparaissant sur la cédule «A» ci-jointe, qui fait partie de ce Règlement.
3. Sujet à l'avis d'adoption de ce Règlement conformément aux dispositions de l'Article 34(18) de la *Loi sur l'Aménagement du territoire*, L.R.O. 1990 telle qu'amendée, le présent Règlement entrera en vigueur à la date de son adoption par le Conseil de la Corporation du Canton d'Alfred et Plantagenet, sous réserve de l'approbation du Tribunal ontarien de l'aménagement du territoire ou lorsqu'aucun avis d'appel ou d'opposition n'est reçu par la date limite, conformément à l'Article 34 (21) de la *Loi sur l'Aménagement du territoire*, L.R.O. 1990 telle qu'amendée.

PREMIÈRE, DEUXIÈME ET TROISIÈME LECTURE
ET FINALEMENT ADOPTÉ ce 19^e jour d'octobre 2021.

Stéphane Sarrazin, Maire

Annie Rochefort, Greffière

NOTE EXPLICATIVE

La présente modification au Règlement de zonage No. 2009-50 du Canton d'Alfred et Plantagenet concerne la propriété située à l'ouest de la rue Sarrazin et au nord de la Concession 6 – Plantagenet à Plantagenet. Elle est décrite comme étant une partie des Lots 18 et 19, Concession 5 de l'ancien Canton de Plantagenet Nord.

La modification proposée a pour but de changer la catégorie de zonage de la propriété, identifiée en rouge sur le croquis ci-joint, de la zone «Rurale – Exception 40 (RU-40)» à la zone «Rurale (RU)».

La catégorie de zonage «RU» permet la construction d'une maison unifamiliale sur la propriété.

La zone d'exception «RU-40» avait été mise en place en juillet 2020, suite à une condition imposée à un morcellement de terrain, dossier B-061-2019. La construction de tout bâtiment utilisé à des fins résidentielles était interdite sur la propriété, jusqu'à ce qu'une étude d'impact environnemental soit produite. L'étude a été produite et elle a révélé que la construction d'une maison n'aura pas d'impact négatif sur les éléments du patrimoine naturel qui affectent la propriété (boisé d'importance, habitat du poisson et habitat faunique) si les recommandations de l'étude sont suivies.

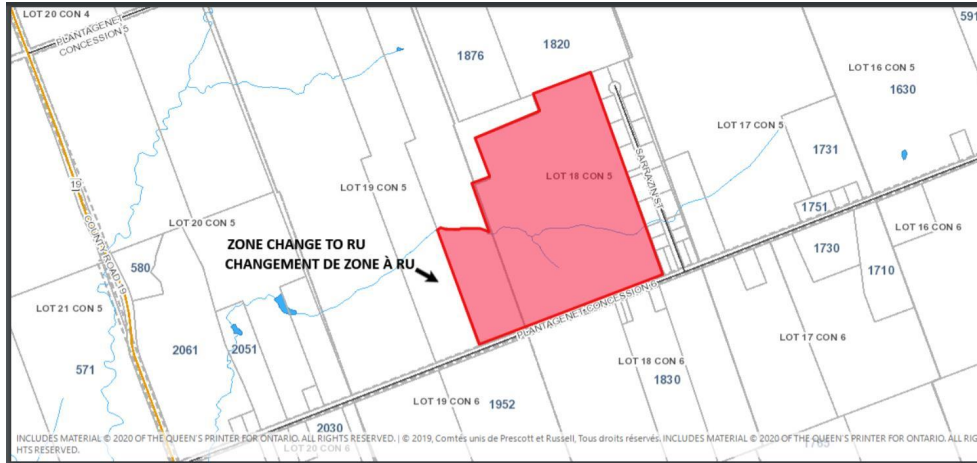
EXPLANATORY NOTE

The present amendment to the Zoning By-law No. 2009-50 of the Township of Alfred and Plantagenet concerns the property situated west of Sarrazin Street, on the north side of Concession 6 – Plantagenet in Plantagenet. It is described as being a part of Lots 18 and 19, Concession 5 of the former Township of North Plantagenet.

The purpose of the proposed amendment is to change the zoning category of the property, identified in red on the sketch included herewith, from the "Rural – Exception 40 (RU-40)" zone to the "Rural (RU)" zone.

The zoning category "RU" allows the construction of a single-family dwelling on the property.

The "RU-40" exception zone was put in place in July 2020, following a condition imposed on a land severance, file B-061-2019. The construction of any building used for residential purposes was prohibited on the property, until an environmental impact study was produced. The study was produced and found that the construction of a house will not have any negative impact on the natural heritage features affecting the property (significant woodland, fish habitat and wildlife habitat) if the study recommendations are followed.



Terrain touché par ce Règlement
Land affected by this By-law

Changement de zonage/*Zoning change*
de/from "RU-40" à/to "RU"

Certificat d'authenticité
Certificate of Authenticity

Ceci constitue la cédule «A» du
Règlement de zonage No. 2021-69 adopté
le 19^e jour d'octobre 2021.

*This is schedule "A" of the Zoning By-law
No. 2021-69 passed the 19th day of
October 2021.*

Stephane Sarrazin, Maire / *Mayor*

Propriété située à l'ouest de la rue
Sarrazin et au nord de la Concession 6 –
Plantagenet à Plantagenet
Partie des Lots 18 et 19, Concession 5
de l'ancien Canton de Plantagenet Nord
Canton d'Alfred et Plantagenet

*Property situated west of Sarrazin
Street, on the north side of Concession 6
– Plantagenet in Plantagenet
Part of Lots 18 and 19, Concession 5 of
the former Township of North
Plantagenet
Township of Alfred and Plantagenet*

Préparé par/*Prepared by*

Canton d'Alfred et Plantagenet
Township of Alfred and Plantagenet
205, Vieille Route 17
205 Old Highway 17
Plantagenet, Ontario
K0B 1L0

Pas à l'échelle/*Not to scale*

Annie Rochefort, Greffière / *Clerk*