



**CORPORATION OF THE
CITY OF CLARENCE-ROCKLAND
COMMITTEE OF ADJUSTMENT MEETING MINUTES**

September 20, 2017
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT: Serge Dicaire
Guy Desjardins
Marie-Eve Belanger
Michel Levert
Malcolm Duncan
Sylvie Lalonde
Charles Berlinguette

1. Opening of the meeting

The Chair opens the meeting at 7:04 pm.

2. Reading and Adoption of the agenda

Moved by Guy Desjardins

Seconded By Sylvie Lalonde

THAT the agenda be adopted as presented.

CARRIED

3. Pecuniary declarations

none

4. Adoption of the minutes

Moved by Guy Desjardins

Seconded By Charles Berlinguette

That the Committee of Adjustment approves the minutes of August 23rd, 2017.

5. Consent Applications

5.1 B-CR-025-2016

Moved by Michel Levert

Seconded By Sylvie Lalonde

THAT the Committee of Adjustment approve the consent application submitted by Jean-Guy Giroux for Robert Lalonde and Jean-Marc Lalonde, file number B-CR-025-2016, concerning the property described as Part of lot 16, concession 7 on Lacroix Road, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland two original paper copies of a registered Reference Plan (plan of survey) that identifies the severance B-CR-025-2016 as approved by the committee, as well as one copy to be submitted electronically in PDF format directly to the United Counties of Prescott and Russell and to the City of Clarence-Rockland.
2. That the Ontario Land Surveyor retained by the applicant(s) determine the width of the road right-of-way presently in place along Lacroix Road and where such right-of-way is less than 20 metres that a parcel of land representing the missing portion required to achieve a width of 10 metres (measured from the centre line of the road right of way) along the frontage of the severed and retained parcels be transferred to the City of Clarence-Rockland free of fees or encumbrances. In addition, the lawyer of the applicant(s) must register a by-law dedicating the land as public. Fees will need to be paid to the City of Clarence-Rockland for the preparation of the by-law. A copy of the registered by-law must be sent to the Infrastructure and Planning Services Department in order for the condition to be considered as fulfilled.
3. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the assessed value of the parcel to be severed as cash in lieu of parkland payment.
4. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a written engagement stating that they will ensure that any purchase and sale agreement for the severed parcel mentions

that the lot must be connected to the municipal water service along Lacroix Road.

5. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a terrain analysis, to be prepared by a professional engineer, to demonstrate through testing, that the soil conditions can accommodate the effluent load from a septic field along with the replacement area. This report shall be completed and reviewed and approved by South Nation Conservation at the applicant's expense.
6. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland an Environmental Impact Study for the Fish Habitat, Significant Woodland, and Wildlife Travel Corridor to be prepared by a professional in the field and in accordance with the policies of Section 5.6 of the United Counties of Prescott and Russell Official Plan, to demonstrate that there will be no negative impacts on the natural features or on the ecological functions for which the features are identified. This report shall be completed and reviewed and approved by South Nation Conservation at the applicant's expense.
7. That the applicant(s) submit to the Approval Authority of the City of Clarence-Rockland the following mineral aggregate impact studies demonstrating that the proposed lot creation and construction of a dwelling on the proposed lot can proceed without impeding the continued operation of the licensed extraction operation and future operations and that there will be no negative impacts on either the dwelling or the continued operation of the licensed extraction operation: a noise study and an air quality study. The mineral aggregate impact studies shall be completed by a qualified professional in the field according to established principles and shall be completed and reviewed at the applicant's expense.
8. That the applicant(s) obtain an amendment to Zoning By-law No. 2016-10 for the severed parcel in order to reduce the minimum separation distance between a dwelling and the adjacent Mineral Aggregate – Pit (MAP) Zone. The required mineral aggregate impact studies and a complete location plan for the proposed dwelling including the location of the septic system and replacement area and distances to the property lines shall be required as supporting documentation to be submitted along with the application for the amendment to the Zoning By-law.

9. That the applicant provide the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent.
10. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

CARRIED

5.2 B-CR-026-2016

Moved by Charles Berlinguette
Seconded By Guy Desjardins

THAT the Committee of Adjustment approve the consent application submitted by Jean-Guy Giroux for Robert Lalonde and Jean-Marc Lalonde, file number B-CR-026-2016, concerning the property described as Part of lot 16, concession 7 on Lacroix Road, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland two original paper copies of a registered Reference Plan (plan of survey) that identifies the severance B-CR-026-2016 as approved by the committee, as well as one copy to be submitted electronically in PDF format directly to the United Counties of Prescott and Russell and to the City of Clarence-Rockland.
2. That the Ontario Land Surveyor retained by the applicant(s) determine the width of the road right-of-way presently in place along Lacroix Road and where such right-of-way is less than 20 metres that a parcel of land representing the missing portion required to achieve a width of 10 metres (measured from the centre line of the road right of way) along the frontage of the severed and retained parcels be transferred to the City of Clarence-Rockland free of fees or encumbrances. In addition, the lawyer of the applicant(s) must register a by-law dedicating the land as public. Fees will need to be paid to the City of Clarence-Rockland for the preparation of the by-law. A copy of the registered by-law must be sent to the Infrastructure and Planning Services Department in order for the condition to be considered as fulfilled.

3. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the assessed value of the parcel to be severed as cash in lieu of parkland payment.
4. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a written engagement stating that they will ensure that any purchase and sale agreement for the severed parcel mentions that the lot must be connected to the municipal water service along Lacroix Road.
5. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a terrain analysis, to be prepared by a professional engineer, to demonstrate through testing, that the soil conditions can accommodate the effluent load from a septic field along with the replacement area. This report shall be completed and reviewed and approved by South Nation Conservation at the applicant's expense.
6. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland an Environmental Impact Study for the Fish Habitat, Significant Woodland, and Wildlife Travel Corridor to be prepared by a professional in the field and in accordance with the policies of Section 5.6 of the United Counties of Prescott and Russell Official Plan, to demonstrate that there will be no negative impacts on the natural features or on the ecological functions for which the features are identified. This report shall be completed and reviewed and approved by South Nation Conservation at the applicant's expense.
7. That the applicant(s) submit to the Approval Authority of the City of Clarence-Rockland the following mineral aggregate impact studies demonstrating that the proposed lot creation and construction of a dwelling on the proposed lot can proceed without impeding the continued operation of the licensed extraction operation and future operations and that there will be no negative impacts on either the dwelling or the continued operation of the licensed extraction operation: a noise study and an air quality study. The mineral aggregate impact studies shall be completed by a qualified professional in the field according to established principles and shall be completed and reviewed at the applicant's expense.
8. That the applicant(s) obtain an amendment to Zoning By-law No. 2016-10 for the severed parcel in order to reduce the minimum separation distance between a dwelling and the adjacent Mineral Aggregate – Pit (MAP) Zone. The required mineral aggregate impact studies and a complete location plan for the proposed dwelling

including the location of the septic system and replacement area and distances to the property lines shall be required as supporting documentation to be submitted along with the application for the amendment to the Zoning By-law.

9. That the applicant provide the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent.
10. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

CARRIED

5.3 B-CR-016-2017

Katie Morphet indicated that it's a severance for the eastlink building, being a utility use.

Sylvie Lalonde asks where the residential zoning is located. Malcolm indicates that the residential zone is along the east side of the lot.

Moved by Sylvie Lalonde

Seconded By Michel Levert

THAT the Committee of Adjustment approve the consent application submitted by Katie Morphet, file number B-CR-016-2017, concerning the property described as 1819 Russell Road, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland two original paper copies of a registered Reference Plan (plan of survey) that identifies the severance B-CR-016-2017 as approved by the committee, as well as one copy to be submitted electronically in PDF and DWG format directly to the United Counties of Prescott and Russell and a PDF copy to the City of Clarence-Rockland.
2. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 2% of the assessed value of the parcel to be severed as cash in lieu of parkland payment.
3. That the Ontario Land Surveyor retained by the applicant(s) determine the width of the road right-of-way presently in place along Marcil Road and where such right-of-way is less than 20 metres that a parcel of land representing the missing portion required to achieve a width of 10

metres (measured from the centre line of the road right of way) along the frontage of the severed and retained parcels be transferred to the City of Clarence-Rockland free of fees or encumbrances. In addition, the lawyer of the applicant(s) must register a by-law dedicating the land as public. Fees will need to be paid to the City of Clarence-Rockland for the preparation of the by-law. A copy of the registered by-law must be sent to the Infrastructure and Planning Services Department in order for the condition to be considered as fulfilled.

4. That a deed for the road right of way along the detached and retained parcels along County Road 2 be transferred free of encumbrances to the United Counties of Prescott and Russell for the fee of \$1.00 such that the road right of way of the west side of this road be widened so as to attain 13.11 metres in width (half of the minimum right of way).
5. That the applicant(s) accept to register a 0.3 metre reserve on the lot along County Road 2 (Russell Road) for a distance of approximately 180 metres starting at the south-east corner of the lot, and that the applicant(s) accept to transfer the 0.3 metre reserve free of fees or encumbrances to the United Counties of Prescott and Russell.
6. That the severed lot (A) be positioned exactly as proposed on the application for consent and that the entrance for the severed parcel (A) is developed on the retained lot (B) by a registered right-of-way.
7. That the applicant provide to the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent.
8. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

CARRIED

5.4 B-CR-017-2017

Moved by Sylvie Lalonde

Seconded By Guy Desjardins

THAT the Committee of Adjustment approve the consent application submitted by Marc Y. Simard, file number B-CR-017-2017, concerning the property described as 2568 du Lac Road, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland two original paper copies of a registered Reference Plan (plan of survey) that identifies the severance B-CR-009-2017 as approved by the committee, as well as one copy to be submitted electronically in DWG and PDF format directly to the United Counties of Prescott and Russell and a PDF copy to the City of Clarence-Rockland.
2. That the Ontario Land Surveyor retained by the applicant(s) determine the width of the road right-of-way presently in place along du Lac Road and where such right-of-way is less than 20 meters that a parcel of land representing the missing portion required to achieve a width of 10 meters (measured from the centre line of the road right of way) along the frontage of the enlarged parcel and the retained parcel be transferred to the City of Clarence-Rockland free of encumbrances. In addition, the lawyer of the applicant(s) must register a by-law dedicating the land as public. Fees will need to be paid to the City of Clarence-Rockland for the preparation of the by-law. A copy of the registered by-law must be sent to the Infrastructure and Planning Services Department in order for the condition to be considered fulfilled.
3. That the applicant(s) obtain an amendment to Zoning By-law No. 2016-10 to change the zoning for the severed parcel from RV1-h and AR to RV1.
4. That the applicant(s) provide the Approval Authority of the City of Clarence-Rockland the following:
 - a. A copy of the legal description of the severed land and the deed or instrument conveying the severed land to the owner of the abutting property to the south known municipally as 2568 du Lac Road, so that no new lot is being created in accordance with paragraph (b) below;
 - b. A certificate of Official attached to the deed/transfer required by paragraph (a) above containing the following endorsement:

"The lands to be severed are for the purpose of a lot addition only to the abutting lands owned by (insert name) described as PIN (insert plan number), not for the creation of a new lot, and any subsequent transfer, charge or other transaction involving the lands to be severed shall be subject to compliance with Section 50(3) or Section 50(5) of the Planning Act, as applicable. Neither the lands to be severed nor the abutting lands are to be transferred, charged or otherwise re-conveyed in the future without the other parcel unless a further consent is obtained. The Owner shall cause the lands to be severed to be consolidated on title with the

abutting lands and for this condition to be entered on the parcel register for the consolidated parcel as a restriction."

1. An Undertaking from a solicitor authorized to practice law in the Province of Ontario, and in good standing with the Law Society of Upper Canada as follows:

"In consideration of, and notwithstanding the issuance of the Certificate under Section 50(12) of the Planning Act in respect of the subject Application of Consent, I undertake on behalf of the Owner, within 10 days of the registration on title of the transfer document containing the endorsement set out in the Certificate of Official issued by the Committee of Adjustment, to file an Application to Consolidate Parcels including the severed land (Part of PIN insert number) and the abutting land (PIN insert number). This PIN consolidation is intended to reinforce the Planning Act stipulation in the condition outline above that both parcels have merged on Title and cannot be conveyed separately in the future. I further undertake to forward a copy of the registered Application to Consolidate Parcels and a copy of the Consolidated Parcel abstract page(s) to the Committee office within 21 days of the registration of the Application to Consolidate Parcels".

CARRIED

5.5 B-CR-018-2017

Mr. Landry indicates that he understands the policies of the Official Plan. He indicates that there are no restrictions in regards to slope or visibility on the road and that the traffic is low. He also indicates that both lots are vacant.

Moved by Michel Levert

Seconded By Sylvie Lalonde

QUE le Comité de derogation accepte la demande d'autorisation soumise par Luc Landry, dossier B-CR-018-2017, concernant la propriété décrite comme étant Partie du lot 19, con 9, partie 3 sur plan 50R-1834;

1. Que le requérant fournisse à la Cité de Clarence-Rockland deux copies originales en papier du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande B-CR-018-2017 telle qu'accordée ainsi qu'une copie en format PDF et DWG pour les Comtés unis de Prescott et Russell et la Cité de

Clarence-Rockland. Ces plans sont à remettre directement aux agences ci-haut mentionnées.

2. Que le requérant remette à la Cité de Clarence-Rockland un montant représentant 5% de la valeur de la parcelle à être détachée pour fins de parc.
3. Qu'un acte de cession pour l'emprise du chemin longeant la partie du lot détaché et retenue le long du chemin de Comté numéro 21 soit transféré sans encombre aux Comtés unis de Prescott et Russell pour la somme de 1.00 \$ pour que l'emprise du côté est de ce même chemin soit élargie de façon à atteindre 13.11 mètres de largeur (moitié de l'emprise minimale).
4. Que le requérant obtienne une dérogation mineure, à l'effet de de réduire la façade minimum pour un lot sur un collecteur mineure de 100 m à 75 m.
5. Que le requérant fournisse à l'autorité approbatrice de la Cité de Clarence-Rockland une analyse du sol préparée par un professionnel qualifié, afin de démontrer par voie de tests que les conditions du sol peuvent accommoder les effluents d'un champ septique et de sa surface de remplacement. L'étude sera complétée et sa révision et approbation seront donnée par Conservation de la Nation Sud, aux frais du requérant.
6. Que le requérant fournisse à l'autorité approbatrice de la Cité de Clarence-Rockland une étude d'impact environnementale pour le boisé d'importance et l'habitat de poisson, réalisée par un professionnel qualifié, afin de démontrer que le morcellement n'aura aucun impact négatif sur les éléments naturels ou sur les fonctions écologiques pour lesquels le secteur est identifié. L'étude sera complétée et sa révision et approbation seront donnée par la Conservation de la Nation Sud, aux frais du requérant.
7. Que le requérant fournisse à l'autorité approbatrice de la Cité de Clarence-Rockland un Transfert/Acte de cession transférant le terrain divisé dans le but d'émettre un certificat d'autorisation.
8. Que chaque condition soit remplie et que l'Autorité approbatrice de la Cité de Clarence-Rockland en soit avisée par écrit pas plus tard qu'un (1) an après la date de l'avis de la décision par les départements ou les agences qui ont imposé la/les conditions respectives.

CARRIED, as modified

5.6 B-CR-019-2017

Mr. Rochon inquired why Condition 3 states that Clark road be enlarged when his request is on Claudette Street. The Mayor, Mrs. Bélanger and Mrs. Lalonde explains that the City has a right to request such enlargement. Mrs. Lalonde indicated to him that he can submit plans that shows the width of the right-of-way and that he does not need a surveyor.

Moved by Michel Levert

Seconded By Charles Berlinguette

QUE le Comité de dérogation approuve la demande d'autorisation soumise par Ronald Rochon, dossier B-CR-019-2017, concernant la propriété décrite comme étant le 2029 chemin Clark;

Sujette aux conditions suivantes :

1. Que le requérant fournisse à la Cité de Clarence-Rockland deux copies originales en papier du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande B-CR-019-2017 telle qu'accordée ainsi qu'une copie en format PDF et DWG pour les Comtés unis de Prescott et Russell et la Cité de Clarence-Rockland. Ces plans sont à remettre directement aux agences ci-haut mentionnées.
2. Que le(s) requérant(s) remette(nt) à la Cité de Clarence-Rockland un montant représentant 5% de la valeur de la parcelle à être détachée pour fins de parc.
3. Que l'arpenteur-géomètre embauché par le(s) requérant(s) détermine la largeur de l'emprise du chemin Clark et Claudette et si ladite emprise est inférieure à 20 mètres, qu'une bande de terrain d'une largeur égale à la dimension requise pour atteindre 10 mètres (mesurée à partir de la ligne centrale de l'emprise de chemin), longeant la partie du lot à être détachée au long du chemin soit transférée sans frais et sans encombre à la Cité de Clarence-Rockland. De plus, l'avocat du (des) requérant(s) devra procéder à l'enregistrement d'un règlement municipal dédiant cette partie de terrain public. Un frais devra être payé à la Cité de Clarence-Rockland pour la rédaction du règlement. Une copie du règlement enregistré doit être remise au Département des Services d'infrastructure de l'aménagement du territoire pour que la condition soit considérée comme étant remplie.
4. Que le(s) requérant(s) fournisse(nt) à l'autorité approbatrice de la Cité de Clarence-Rockland une étude hydrogéologique et analyse du sol

préparée par un professionnel qualifié, afin de démontrer que l'aquifère peut fournir une réserve d'eau viable à long terme et de qualité et quantité acceptables. L'étude doit aussi démontrer par voie de tests que les conditions du sol peuvent accommoder les effluents d'un champ septique et de sa surface de remplacement. L'étude sera complétée et sa révision et approbation seront donnée par la Conservation de la Nation Sud, aux frais du(des) requérant(s).

5. Que le demandeur fournisse à la Conservation de la Nation Sud une lettre originale signée reconnaissant que tous les systèmes d'égout privé existants sont à plus de trois (3) mètres des lignes de propriété existantes et proposées.
6. Que le requérant fournisse à l'Autorité approbatrice de la Cité de Clarence-Rockland un Transfert/Acte de cession transférant le terrain divisé dans le but d'émettre un certificat d'autorisation.
7. Que chaque condition soit remplie et que l'Autorité approbatrice de la Cité de Clarence-Rockland en soit avisée par écrit pas plus tard qu'un (1) an après la date de l'avis de la décision par les départements ou les agences qui ont imposé la/les conditions respectives.

CARRIED

5.7 B-CR-020-2017

Mrs. Taylor indicated to the Committee that she is more than 120 metres from the fish habitat and inquired if she needed to complete the study anyways. The Committee indicated that she needed to complete it.

Mrs. Lalonde asked why the land is within an aggregate reserve zone. Mrs. Bélanger indicated that following the new County Official Plan, a great number of lots are now included in this reserve zone. The City needs to evaluate each property separately to verify the potential.

Moved by Sylvie Lalonde

Seconded By Charles Berlinguette

THAT the Committee of Adjustment approve the consent application submitted by Andrew Showers, Matthew Taylor and Chantal Taylor, file number B-CR-020-2017, concerning the property described as Part of Lot 16, concession 10 on Belvedere Road, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland two original paper copies of a registered Reference Plan (plan of survey)

that identifies the severance B-CR-020-2017 as approved by the committee, as well as one copy to be submitted electronically in PDF and DWG format directly to the United Counties of Prescott and Russell and to the City of Clarence-Rockland.

2. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the assessed value of the parcel to be severed as cash in lieu of parkland payment.
3. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a hydrogeological study and terrain analysis, to be prepared by a professional engineer, to demonstrate that the aquifer can provide a long term sustainable water supply of acceptable quality and quantity, as well as providing evidence through testing, that the soil conditions can accommodate the effluent load from a septic field along with the replacement area. This report shall be completed and reviewed and approved by South Nation Conservation at the applicant's expense.
4. That the Ontario Land Surveyor retained by the applicant(s) determine the width of the road right-of-way presently in place along Belvedere Road and where such right-of-way is less than 20 metres that a parcel of land representing the missing portion required to achieve a width of 10 metres (measured from the centre line of the road right of way) along the frontage of the severed and retained parcels be transferred to the City of Clarence-Rockland free of fees or encumbrances. In addition, the lawyer of the applicant(s) must register a by-law dedicating the land as public. Fees will need to be paid to the City of Clarence-Rockland for the preparation of the by-law. A copy of the registered by-law must be sent to the Infrastructure and Planning Services Department in order for the condition to be considered as fulfilled.
5. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland an Environmental Impact Study for the Fish Habitat to be prepared by a professional in the field, to demonstrate that there will be no negative impacts on the natural features or on the ecological functions for which the features are identified. This report shall be completed and reviewed and approved by South Nation Conservation at the applicant's expense.
6. That the applicant provide to the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent.

7. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

CARRIED

6. Minor Variance Applications

6.1 D-13-17-13

Moved by Guy Desjardins

Seconded By Michel Levert

QUE le Comité de dérogation accepte la demande de dérogation mineure soumise par Robert Jaquemet, dossier A/13/17, concernant la propriété décrite comme étant le 1928 chemin Russell, dans le but de :

- Réduire la distance minimale de séparation entre la grange et un usage de Type A de 143 m à 77 m;
- Réduire la distance minimale de séparation entre la grange et un usage de Type B de 286 m à 25 m;
- Réduire la distance minimale de séparation entre la grange et le chemin de 29 m à 25 m; et
- Augmenter le nombre d'unités animales permise dans la zone rurale de 150 à 184.

CARRIED

6.2 D-13-17-14

Sylvie Lalonde advises the owner to not start any process until the 20 day appeal period is over since the Counties have not recommended both files.

Moved by Charles Berlinguette

Seconded By Michel Levert

QUE le Comité de dérogation accepte la demande de dérogation mineure soumise par Luc Landry, dossier A/14/17, concernant la propriété décrite comme Partie du lot 19, concession 9, dans le but de :

- Réduire la façade minimale sur un collecteur mineur de 100m à 75m pour les terrains détachée et retenue du morcellement No. B-CR-018-2017

CARRIED

6.3 D-13-17-15

Mr. Berlinguette inquired why the height is set at 5 metres. Mrs. Bélanger indicated that the height is subject to all of the residential zones and since the accessory building can be located in the rear yard, a maximum was established.

Moved by Sylvie Lalonde

Seconded By Charles Berlinguette

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Guy Roy, for the property identified as 541 St-Jean St, to:

Increase the maximum height of an accessory building from: 5m to 7.5m

CARRIED

7. Follow-ups

8. Other Items

9. Adjournment

The meeting is adjourned at 8:06 pm.



Serge Dicaire President



W Marie-Eve Bélanger Secretary
Treasurer



**CORPORATION DE LA
CITÉ DE CLARENCE-ROCKLAND**

PROCÈS-VERBAL RÉUNION COMITÉ DE DÉROGATION

le 20 septembre 2017
Salle du Conseil
415 rue Lemay Street,
Clarence Creek, Ont.

PRÉSENT:

Serge Dicaire
Guy Desjardins
Marie-Eve Belanger
Michel Levert
Malcolm Duncan
Sylvie Lalonde
Charles Berlinguette

1. Ouverture de la réunion

Le président ouvre la réunion à 19h04.

2. Lecture et Adoption de l'ordre du jour

Proposé par Guy Desjardins

Appuyé par Sylvie Lalonde

QUE l'ordre du jour soit adopté tel que présenté.

ADOPTÉE

3. Déclarations pécuniaires

aucune

4. Adoption des procès-verbaux

Proposé par Guy Desjardins

Appuyé par Charles Berlinguette

Que le comité de dérogation approuve le procès-verbal de la réunion du 23 août 2017.

5. Demandes de morcellement

5.1 B-CR-025-2016

Proposé par Michel Levert

Appuyé par Sylvie Lalonde

THAT the Committee of Adjustment approve the consent application submitted by Jean-Guy Giroux for Robert Lalonde and Jean-Marc Lalonde, file number B-CR-025-2016, concerning the property described as Part of lot 16, concession 7 on Lacroix Road, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland two original paper copies of a registered Reference Plan (plan of survey) that identifies the severance B-CR-025-2016 as approved by the committee, as well as one copy to be submitted electronically in PDF format directly to the United Counties of Prescott and Russell and to the City of Clarence-Rockland.
2. That the Ontario Land Surveyor retained by the applicant(s) determine the width of the road right-of-way presently in place along Lacroix Road and where such right-of-way is less than 20 metres that a parcel of land representing the missing portion required to achieve a width of 10 metres (measured from the centre line of the road right of way) along the frontage of the severed and retained parcels be transferred to the City of Clarence-Rockland free of fees or encumbrances. In addition, the lawyer of the applicant(s) must register a by-law dedicating the land as public. Fees will need to be paid to the City of Clarence-Rockland for the preparation of the by-law. A copy of the registered by-law must be sent to the Infrastructure and Planning Services Department in order for the condition to be considered as fulfilled.
3. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the assessed value of the parcel to be severed as cash in lieu of parkland payment.
4. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a written engagement stating that they will ensure that any purchase and sale agreement for the severed parcel mentions

that the lot must be connected to the municipal water service along Lacroix Road.

5. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a terrain analysis, to be prepared by a professional engineer, to demonstrate through testing, that the soil conditions can accommodate the effluent load from a septic field along with the replacement area. This report shall be completed and reviewed and approved by South Nation Conservation at the applicant's expense.
6. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland an Environmental Impact Study for the Fish Habitat, Significant Woodland, and Wildlife Travel Corridor to be prepared by a professional in the field and in accordance with the policies of Section 5.6 of the United Counties of Prescott and Russell Official Plan, to demonstrate that there will be no negative impacts on the natural features or on the ecological functions for which the features are identified. This report shall be completed and reviewed and approved by South Nation Conservation at the applicant's expense.
7. That the applicant(s) submit to the Approval Authority of the City of Clarence-Rockland the following mineral aggregate impact studies demonstrating that the proposed lot creation and construction of a dwelling on the proposed lot can proceed without impeding the continued operation of the licensed extraction operation and future operations and that there will be no negative impacts on either the dwelling or the continued operation of the licensed extraction operation: a noise study and an air quality study. The mineral aggregate impact studies shall be completed by a qualified professional in the field according to established principles and shall be completed and reviewed at the applicant's expense.
8. That the applicant(s) obtain an amendment to Zoning By-law No. 2016-10 for the severed parcel in order to reduce the minimum separation distance between a dwelling and the adjacent Mineral Aggregate – Pit (MAP) Zone. The required mineral aggregate impact studies and a complete location plan for the proposed dwelling including the location of the septic system and replacement area and distances to the property lines shall be required as supporting documentation to be submitted along with the application for the amendment to the Zoning By-law.

9. That the applicant provide the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent.
10. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

ADOPTÉE

5.2 B-CR-026-2016

Proposé par Charles Berlinguette

Appuyé par Guy Desjardins

THAT the Committee of Adjustment approve the consent application submitted by Jean-Guy Giroux for Robert Lalonde and Jean-Marc Lalonde, file number B-CR-026-2016, concerning the property described as Part of lot 16, concession 7 on Lacroix Road, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland two original paper copies of a registered Reference Plan (plan of survey) that identifies the severance B-CR-026-2016 as approved by the committee, as well as one copy to be submitted electronically in PDF format directly to the United Counties of Prescott and Russell and to the City of Clarence-Rockland.
2. That the Ontario Land Surveyor retained by the applicant(s) determine the width of the road right-of-way presently in place along Lacroix Road and where such right-of-way is less than 20 metres that a parcel of land representing the missing portion required to achieve a width of 10 metres (measured from the centre line of the road right of way) along the frontage of the severed and retained parcels be transferred to the City of Clarence-Rockland free of fees or encumbrances. In addition, the lawyer of the applicant(s) must register a by-law dedicating the land as public. Fees will need to be paid to the City of Clarence-Rockland for the preparation of the by-law. A copy of the registered by-law must be sent to the Infrastructure and Planning Services Department in order for the condition to be considered as fulfilled.

3. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the assessed value of the parcel to be severed as cash in lieu of parkland payment.
4. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a written engagement stating that they will ensure that any purchase and sale agreement for the severed parcel mentions that the lot must be connected to the municipal water service along Lacroix Road.
5. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a terrain analysis, to be prepared by a professional engineer, to demonstrate through testing, that the soil conditions can accommodate the effluent load from a septic field along with the replacement area. This report shall be completed and reviewed and approved by South Nation Conservation at the applicant's expense.
6. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland an Environmental Impact Study for the Fish Habitat, Significant Woodland, and Wildlife Travel Corridor to be prepared by a professional in the field and in accordance with the policies of Section 5.6 of the United Counties of Prescott and Russell Official Plan, to demonstrate that there will be no negative impacts on the natural features or on the ecological functions for which the features are identified. This report shall be completed and reviewed and approved by South Nation Conservation at the applicant's expense.
7. That the applicant(s) submit to the Approval Authority of the City of Clarence-Rockland the following mineral aggregate impact studies demonstrating that the proposed lot creation and construction of a dwelling on the proposed lot can proceed without impeding the continued operation of the licensed extraction operation and future operations and that there will be no negative impacts on either the dwelling or the continued operation of the licensed extraction operation: a noise study and an air quality study. The mineral aggregate impact studies shall be completed by a qualified professional in the field according to established principles and shall be completed and reviewed at the applicant's expense.
8. That the applicant(s) obtain an amendment to Zoning By-law No. 2016-10 for the severed parcel in order to reduce the minimum separation distance between a dwelling and the adjacent Mineral Aggregate – Pit (MAP) Zone. The required mineral aggregate impact studies and a complete location plan for the proposed dwelling

including the location of the septic system and replacement area and distances to the property lines shall be required as supporting documentation to be submitted along with the application for the amendment to the Zoning By-law.

9. That the applicant provide the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent.
10. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

ADOPTÉE

5.3 B-CR-016-2017

Katie Morphet indique que le morcellement est pour le bâtiment de Eastlink.

Sylvie Lalonde demande où se localise le zonage résidentiel. Malcolm indique que le zonage résidentiel est situé le long de la ligne du côté est.

Proposé par Sylvie Lalonde

Appuyé par Michel Levert

THAT the Committee of Adjustment approve the consent application submitted by Katie Morphet, file number B-CR-016-2017, concerning the property described as 1819 Russell Road, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland two original paper copies of a registered Reference Plan (plan of survey) that identifies the severance B-CR-016-2017 as approved by the committee, as well as one copy to be submitted electronically in PDF and DWG format directly to the United Counties of Prescott and Russell and a PDF copy to the City of Clarence-Rockland.
2. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 2% of the assessed value of the parcel to be severed as cash in lieu of parkland payment.
3. That the Ontario Land Surveyor retained by the applicant(s) determine the width of the road right-of-way presently in place along Marciel Road and where such right-of-way is less than 20 metres that a parcel of land representing the missing portion required to achieve a width of 10

metres (measured from the centre line of the road right of way) along the frontage of the severed and retained parcels be transferred to the City of Clarence-Rockland free of fees or encumbrances. In addition, the lawyer of the applicant(s) must register a by-law dedicating the land as public. Fees will need to be paid to the City of Clarence-Rockland for the preparation of the by-law. A copy of the registered by-law must be sent to the Infrastructure and Planning Services Department in order for the condition to be considered as fulfilled.

4. That a deed for the road right of way along the detached and retained parcels along County Road 2 be transferred free of encumbrances to the United Counties of Prescott and Russell for the fee of \$1.00 such that the road right of way of the west side of this road be widened so as to attain 13.11 metres in width (half of the minimum right of way).
5. That the applicant(s) accept to register a 0.3 metre reserve on the lot along County Road 2 (Russell Road) for a distance of approximately 180 metres starting at the south-east corner of the lot, and that the applicant(s) accept to transfer the 0.3 metre reserve free of fees or encumbrances to the United Counties of Prescott and Russell.
6. That the severed lot (A) be positioned exactly as proposed on the application for consent and that the entrance for the severed parcel (A) is developed on the retained lot (B) by a registered right-of-way.
7. That the applicant provide to the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent.
8. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

ADOPTÉE

5.4 B-CR-017-2017

Proposé par Sylvie Lalonde

Appuyé par Guy Desjardins

THAT the Committee of Adjustment approve the consent application submitted by Marc Y. Simard, file number B-CR-017-2017, concerning the property described as 2568 du Lac Road, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland two original paper copies of a registered Reference Plan (plan of survey) that identifies the severance B-CR-009-2017 as approved by the committee, as well as one copy to be submitted electronically in DWG and PDF format directly to the United Counties of Prescott and Russell and a PDF copy to the City of Clarence-Rockland.
2. That the Ontario Land Surveyor retained by the applicant(s) determine the width of the road right-of-way presently in place along du Lac Road and where such right-of-way is less than 20 meters that a parcel of land representing the missing portion required to achieve a width of 10 meters (measured from the centre line of the road right of way) along the frontage of the enlarged parcel and the retained parcel be transferred to the City of Clarence-Rockland free of encumbrances. In addition, the lawyer of the applicant(s) must register a by-law dedicating the land as public. Fees will need to be paid to the City of Clarence-Rockland for the preparation of the by-law. A copy of the registered by-law must be sent to the Infrastructure and Planning Services Department in order for the condition to be considered fulfilled.
3. That the applicant(s) obtain an amendment to Zoning By-law No. 2016-10 to change the zoning for the severed parcel from RV1-h and AR to RV1.
4. That the applicant(s) provide the Approval Authority of the City of Clarence-Rockland the following:
 - a. A copy of the legal description of the severed land and the deed or instrument conveying the severed land to the owner of the abutting property to the south known municipally as 2568 du Lac Road, so that no new lot is being created in accordance with paragraph (b) below;
 - b. A certificate of Official attached to the deed/transfer required by paragraph (a) above containing the following endorsement:

"The lands to be severed are for the purpose of a lot addition only to the abutting lands owned by (insert name) described as PIN (insert plan number), not for the creation of a new lot, and any subsequent transfer, charge or other transaction involving the lands to be severed shall be subject to compliance with Section 50(3) or Section 50(5) of the Planning Act, as applicable. Neither the lands to be severed nor the abutting lands are to be transferred, charged or otherwise re-conveyed in the future without the other parcel unless a further consent is obtained. The Owner shall cause the lands to be severed to be consolidated on title with the

abutting lands and for this condition to be entered on the parcel register for the consolidated parcel as a restriction."

1. An Undertaking from a solicitor authorized to practice law in the Province of Ontario, and in good standing with the Law Society of Upper Canada as follows:

"In consideration of, and notwithstanding the issuance of the Certificate under Section 50(12) of the Planning Act in respect of the subject Application of Consent, I undertake on behalf of the Owner, within 10 days of the registration on title of the transfer document containing the endorsement set out in the Certificate of Official issued by the Committee of Adjustment, to file an Application to Consolidate Parcels including the severed land (Part of PIN insert number) and the abutting land (PIN insert number). This PIN consolidation is intended to reinforce the Planning Act stipulation in the condition outline above that both parcels have merged on Title and cannot be conveyed separately in the future. I further undertake to forward a copy of the registered Application to Consolidate Parcels and a copy of the Consolidated Parcel abstract page(s) to the Committee office within 21 days of the registration of the Application to Consolidate Parcels".

ADOPTÉE

5.5 B-CR-018-2017

M. Landry indique qu'il comprend les politiques du Plan officiel. Il indique qu'il n'y a aucune restriction par rapport avec la pente ou la visibilité sur le chemin et que le trafic est faible. Il indique également que les deux lots sont vacants.

Proposé par Michel Levert

Appuyé par Sylvie Lalonde

QUE le Comité de dérogation accepte la demande d'autorisation soumise par Luc Landry, dossier B-CR-018-2017, concernant la propriété décrite comme étant Partie du lot 19, con 9, partie 3 sur plan 50R-1834;

1. Que le requérant fournisse à la Cité de Clarence-Rockland deux copies originales en papier du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande B-CR-018-2017 telle qu'accordée ainsi qu'une copie en format PDF et

DWG pour les Comtés unis de Prescott et Russell et la Cité de Clarence-Rockland. Ces plans sont à remettre directement aux agences ci-haut mentionnées.

2. Que le requérant remette à la Cité de Clarence-Rockland un montant représentant 5% de la valeur de la parcelle à être détachée pour fins de parc.
3. Qu'un acte de cession pour l'emprise du chemin longeant la partie du lot détaché et retenue le long du chemin de Comté numéro 21 soit transféré sans encombre aux Comtés unis de Prescott et Russell pour la somme de 1.00 \$ pour que l'emprise du côté est de ce même chemin soit élargie de façon à atteindre 13.11 mètres de largeur (moitié de l'emprise minimale).
4. Que le requérant obtienne une dérogation mineure, à l'effet de de réduire la façade minimum pour un lot sur un collecteur mineure de 100 m à 75 m.
5. Que le requérant fournisse à l'autorité approbatrice de la Cité de Clarence-Rockland une analyse du sol préparée par un professionnel qualifié, afin de démontrer par voie de tests que les conditions du sol peuvent accommoder les effluents d'un champ septique et de sa surface de remplacement. L'étude sera complétée et sa révision et approbation seront donnée par Conservation de la Nation Sud, aux frais du requérant.
6. Que le requérant fournisse à l'autorité approbatrice de la Cité de Clarence-Rockland une étude d'impact environnementale pour le boisé d'importance et l'habitat de poisson, réalisée par un professionnel qualifié, afin de démontrer que le morcellement n'aura aucun impact négatif sur les éléments naturels ou sur les fonctions écologiques pour lesquels le secteur est identifié. L'étude sera complétée et sa révision et approbation seront donnée par la Conservation de la Nation Sud, aux frais du requérant.
7. Que le requérant fournisse à l'autorité approbatrice de la Cité de Clarence-Rockland un Transfert/Acte de cession transférant le terrain divisé dans le but d'émettre un certificat d'autorisation.
8. Que chaque condition soit remplie et que l'Autorité approbatrice de la Cité de Clarence-Rockland en soit avisée par écrit pas plus tard qu'un (1) an après la date de l'avis de la décision par les départements ou les agences qui ont imposé la/les conditions respectives.

5.6 B-CR-019-2017

M. Rochon demande pourquoi que la condition 3 requiert que le chemin Clark soit élargi quand sa demande est sur la rue Claudette. M. le maire, Mme Bélanger et Mme Lalonde explique que la municipalité a le droit de demander cette condition car c'est l'opportunité pour la Cité de le demander. Mme Lalonde indique qu'il peut soumettre des plans qui indiquent les largeurs des emprises et qu'il n'a pas besoin de payer un arpenteur.

Proposé par Michel Levert

Appuyé par Charles Berlinguette

QUE le Comité de dérogation approuve la demande d'autorisation soumise par Ronald Rochon, dossier B-CR-019-2017, concernant la propriété décrite comme étant le 2029 chemin Clark;

Sujette aux conditions suivantes :

1. Que le requérant fournisse à la Cité de Clarence-Rockland deux copies originales en papier du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande B-CR-019-2017 telle qu'accordée ainsi qu'une copie en format PDF et DWG pour les Comtés unis de Prescott et Russell et la Cité de Clarence-Rockland. Ces plans sont à remettre directement aux agences ci-haut mentionnées.
2. Que le(s) requérant(s) remette(nt) à la Cité de Clarence-Rockland un montant représentant 5% de la valeur de la parcelle à être détachée pour fins de parc.
3. Que l'arpenteur-géomètre embauché par le(s) requérant(s) détermine la largeur de l'emprise du chemin Clark et Claudette et si ladite emprise est inférieure à 20 mètres, qu'une bande de terrain d'une largeur égale à la dimension requise pour atteindre 10 mètres (mesurée à partir de la ligne centrale de l'emprise de chemin), longeant la partie du lot à être détachée au long du chemin soit transférée sans frais et sans encombre à la Cité de Clarence-Rockland. De plus, l'avocat du (des) requérant(s) devra procéder à l'enregistrement d'un règlement municipal dédiant cette partie de terrain public. Un frais devra être payé à la Cité de Clarence-Rockland pour la rédaction du règlement. Une copie du règlement enregistré doit être remise au Département des Services d'infrastructure de l'aménagement du territoire pour que la condition soit considérée comme étant remplie.

4. Que le(s) requérant(s) fournisse(nt) à l'autorité approbatrice de la Cité de Clarence-Rockland une étude hydrogéologique et analyse du sol préparée par un professionnel qualifié, afin de démontrer que l'aquifère peut fournir une réserve d'eau viable à long terme et de qualité et quantité acceptables. L'étude doit aussi démontrer par voie de tests que les conditions du sol peuvent accommoder les effluents d'un champ septique et de sa surface de remplacement. L'étude sera complétée et sa révision et approbation seront donnée par la Conservation de la Nation Sud, aux frais du(des) requérant(s).
5. Que le demandeur fournisse à la Conservation de la Nation Sud une lettre originale signée reconnaissant que tous les systèmes d'égout privé existants sont à plus de trois (3) mètres des lignes de propriété existantes et proposées.
6. Que le requérant fournisse à l'Autorité approbatrice de la Cité de Clarence-Rockland un Transfert/Acte de cession transférant le terrain divisé dans le but d'émettre un certificat d'autorisation.
7. Que chaque condition soit remplie et que l'Autorité approbatrice de la Cité de Clarence-Rockland en soit avisée par écrit pas plus tard qu'un (1) an après la date de l'avis de la décision par les départements ou les agences qui ont imposé la/les conditions respectives.

ADOPTÉE

5.7 B-CR-020-2017

Mme Taylor indique qu'elle sera à plus de 120 mètres de l'habitat du poisson et demande si elle doit faire l'étude. Le comité indique qu'elle doit faire l'étude quand même.

Sylvie Lalonde demande pourquoi le terrain est sous une zone de réserve d'aggrégat. Mme Bélanger indique que suite à une étude réalisé par les Comtés unis, plusieurs terrains sont inclus sous cette zone de réserve. Il faut alors évaluer chaque propriété à savoir s'il y a un potentiel.

Proposé par Sylvie Lalonde

Appuyé par Charles Berlinguette

THAT the Committee of Adjustment approve the consent application submitted by Andrew Showers, Matthew Taylor and Chantal Taylor, file number B-CR-020-2017, concerning the property described as Part of Lot 16, concession 10 on Belvedere Road, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland two original paper copies of a registered Reference Plan (plan of survey) that identifies the severance B-CR-020-2017 as approved by the committee, as well as one copy to be submitted electronically in PDF and DWG format directly to the United Counties of Prescott and Russell and to the City of Clarence-Rockland.
2. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the assessed value of the parcel to be severed as cash in lieu of parkland payment.
3. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a hydrogeological study and terrain analysis, to be prepared by a professional engineer, to demonstrate that the aquifer can provide a long term sustainable water supply of acceptable quality and quantity, as well as providing evidence through testing, that the soil conditions can accommodate the effluent load from a septic field along with the replacement area. This report shall be completed and reviewed and approved by South Nation Conservation at the applicant's expense.
4. That the Ontario Land Surveyor retained by the applicant(s) determine the width of the road right-of-way presently in place along Belvedere Road and where such right-of-way is less than 20 metres that a parcel of land representing the missing portion required to achieve a width of 10 metres (measured from the centre line of the road right of way) along the frontage of the severed and retained parcels be transferred to the City of Clarence-Rockland free of fees or encumbrances. In addition, the lawyer of the applicant(s) must register a by-law dedicating the land as public. Fees will need to be paid to the City of Clarence-Rockland for the preparation of the by-law. A copy of the registered by-law must be sent to the Infrastructure and Planning Services Department in order for the condition to be considered as fulfilled.
5. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland an Environmental Impact Study for the Fish Habitat to be prepared by a professional in the field, to demonstrate that there will be no negative impacts on the natural features or on the ecological functions for which the features are identified. This report shall be completed and reviewed and approved by South Nation Conservation at the applicant's expense.

6. That the applicant provide to the Approval Authority of the City of Clarence-Rockland a Transfer/Deed of land conveying the severed land for use for the issuance of a Certificate of Consent.
7. That each condition be fulfilled and that the Consent Approval Authority of the City of Clarence-Rockland be notified in writing within one (1) year of the date of the Decision by the departments and/or agencies having imposed the said conditions.

ADOPTÉE

6. Demandes de dérogation mineure

6.1 D-13-17-13

Proposé par Guy Desjardins

Appuyé par Michel Levert

QUE le Comité de dérogation accepte la demande de dérogation mineure soumise par Robert Jaquemet, dossier A/13/17, concernant la propriété décrite comme étant le 1928 chemin Russell, dans le but de :

- Réduire la distance minimale de séparation entre la grange et un usage de Type A de 143 m à 77 m;
- Réduire la distance minimale de séparation entre la grange et un usage de Type B de 286 m à 25 m;
- Réduire la distance minimale de séparation entre la grange et le chemin de 29 m à 25 m; et
- Augmenter le nombre d'unités animales permise dans la zone rurale de 150 à 184.

ADOPTÉE

6.2 D-13-17-14

Sylvie Lalonde avise le propriétaire de ne pas commencer aucune procédure avant que le 20 jour d'appel soit terminé car les Comtés unis s'oppose aux deux dossiers.

Proposé par Charles Berlinguette

Appuyé par Michel Levert

QUE le Comité de dérogation accepte la demande de dérogation mineure soumise par Luc Landry, dossier A/14/17, concernant la propriété décrite comme Partie du lot 19, concession 9, dans le but de :

- Réduire la façade minimale sur un collecteur mineur de 100m à 75m pour les terrains détachée et retenue du morcellement No. B-CR-018-2017

ADOPTÉE

6.3 D-13-17-15

M. Berlinguette demande pourquoi la hauteur est de 5 mètres maximum. Mme Bélanger indique que cette hauteur est sujette aux zones résidentielles seulement et puisque les bâtiment accessoires peuvent être construites dans une cour arrière, une limite a été établie.

Proposé par Sylvie Lalonde

Appuyé par Charles Berlinguette

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Guy Roy, for the property identified as 541 St-Jean St, to:

Increase the maximum height of an accessory building from: 5m to 7.5m

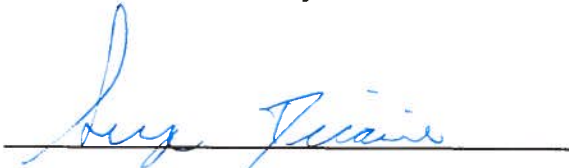
ADOPTÉE

7. Suivi

8. Autres items

9. Ajournement

La réunion est ajournée à 20h06.



Serge Dicaire Président



W Marie-Eve Bélanger Secrétaire-
Trésorière

