



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

March 12, 2018
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT:

Serge Dicaire
Guy Desjardins
Michel Levert
Claire Lemay
Malcolm Duncan
Sylvie Lalonde
Charles Berlinguette
Michel Bergeron
Jean-Yves Lalonde

1. Opening of the meeting

The Chair opens the meeting at 7:03 pm.

2. Reading and Adoption of the agenda

Moved by Michel Bergeron

Seconded By Charles Berlinguette

THAT the agenda be adopted as presented.

CARRIED

2.1 Secretary-Treasurer

Moved by Sylvie Lalonde

Seconded By Jean-Yves Lalonde

That the Committee recommends that Claire Lemay be Acting Secretary-Treasurer for this meeting.

CARRIED

3. Pecuniary declarations

4. Adoption of the minutes

4.1 Adoption of the minutes - January 24th, 2018

Moved by Charles Berlinguette

Seconded By Guy Desjardins

That the minutes of January 24th be approved.

CARRIED

4.2 Adoption of the minutes - February 28th, 2018

Moved by Charles Berlinguette

Seconded By Jean-Yves Lalonde

That the minutes of February 28th, 2018 be approved.

CARRIED

5. Consent Applications

6. Minor Variance Applications

6.1 A/1/18 Spacebuilders

Mr. Horton, 2224 Marble Crescent unit No. 9 inquired on which property lines are the subject of the variance request. There were also questions regarding the condominium corporation agreement and removal of property lines.

Malcolm Duncan, Julian Lenhart and Jocelyn Peloquin answers the questions.

Malcolm indicates that the townhouse adjacent to the existing building will respect zoning requirements.

Mr. Peloquin indicates that "Phased Condominium" development plan means that the lots will be merged into a single block. Condominium corporations may remain separate.

Mr. Horton says that he does not support the proposed variances and will have further discussions with the developer (on Monday) regarding the Condo agreement.

Moved by Charles Berlinguette

Seconded By Michel Levert

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Atriel Engineering Ltd. for Spacebuilders Ottawa Ltd., for the property identified as Block 282 Plan 50M-308, to:

- Reduce the exterior side yard for a townhouse from 3.5m to 1.8m
- Reduce the interior side yard for a stacked townhouse from 3m to 1.8m
- Reduce the interior side yard for a low rise apartment from 4.5m to 1.8m

CARRIED

7. Follow-ups

8. Other Items

The next meeting is April 25th, 2018.

9. Adjournment

The meeting is adjourned at 7:25 pm.

Serge Dicaire President

W Claire Lemay Acting Secretary
Treasurer