



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

December 8, 2025
Teleconference

PRESENT: Marie-Eve Belanger, Secretary Treasurer
Fabien Lalande, Municipal Staff
Christian Simard, Member
Michel Levert, Member
Melissa Gaudreau, Member
Sylvie Lalonde, Member

ABSENT: Kyle Cyr, President

1. Opening of the meeting

The Secretary-Treasurer opens the meeting at 6 pm.

1.1 Acting President

Moved by Christian Simard, Member
Seconded By Sylvie Lalonde, Member

That Michel Levert be elected as acting president for this meeting only.

CARRIED

2. Reading and Adoption of the agenda

Moved by Christian Simard, Member
Seconded By Sylvie Lalonde, Member

THAT the agenda be adopted as presented.

CARRIED

3. Pecuniary declarations

none

4. Adoption of the minutes

Moved by Melissa Gaudreau, Member

Seconded By Christian Simard, Member

That the minutes of the meeting of November 10th, 2025 be approved.

CARRIED

5. Minor Variance Applications

5.1 D-13-25-10

Sylvie Lalonde asked if there is space to add the missing parking spot at the front of the property. Mrs. Tremblay indicated that they have reviewed all options and that the zoning change has already modified the rear setback to create more space at the front, so it is not possible to add an additional parking space.

Melissa Gaudreau requested more information about the parking ratio. Mrs. Tremblay explained that visitor parking spaces are calculated at 25% of the total required, so a total of 2.25 spaces is required, which rounds to 2. The accessible parking space is not an extra space; it is included in the total number of required parking spaces.

Moved by Sylvie Lalonde, Member

Seconded By Christian Simard, Member

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by ZDD Properties Inc., for the property identified as 363–369 Yves Street, Rockland, to permit a parking ratio of 1.33 spaces per unit (8 spaces total) for a proposed 6-unit apartment building.

CARRIED

5.2 D-13-25-15

Mr. Simard asks if any comments were received from the neighbors. Mrs. Bélanger indicated that no comments were received from neighbors.

Moved by Christian Simard, Member

Seconded By Melissa Gaudreau, Member

That the Committee of Adjustment approve the minor variance application submitted by 1001051911 Ontario Inc, for the property described as 169 Adrien Street, to reduce the interior side yard setback for the garage portion to 1.2 meters, representing a reduction from the required 3.0 meters.

CARRIED

6. Adjournment

The meeting is adjourned at 6:24 pm.

Michel Levert, Acting President ;

Marie-Eve Belanger, Secretary
Treasurer