



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

April 24, 2019
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT: Marie-Ève Bélanger
Guy Desjardins
Michel Levert
Michel Bergeron
Samuel Cardarelli
Mario Zanth
Nicolas Denis
ABSENT: Serge Dicaire
Jean-Yves Lalonde

1. Opening of the meeting

The Chair opens the meeting at 7h02.

2. Reading and Adoption of the agenda

Moved by Guy Desjardins

Seconded By Michel Bergeron

THAT the agenda be adopted as presented.

CARRIED

4. Adoption of the minutes

Moved by Michel Levert

Seconded By Mario Zanth

That the minutes of the March 27th, 2019 meeting of the Adjustment Committee be approved.

5. Consent Applications

5.1 B-CR-006-2019

Mrs. Bélanger proceeds to present both severances at the same time. She explains Condition no. 2, in which the department deems that the lots should be smaller.

Jonah Bonn for Holzman planners explains the reasoning behind the bigger lots. They did a survey of surrounding properties and indicated that the proposed lots are a little bit bigger than surrounding properties. A realtor also suggested that lots be of 5 acres, which would give residents more privacy. He does not anticipate that the lots will be clearcut.

He continues on noting that an aggregate extraction at that location would have cumulative adverse impact for residences nearby (dust, noise, heavy truck traffic, etc.).

Mr. Zanth asks how many houses are proposed per lot. Mr. Bonn indicated that it will not be for a subdivision; only one house per lot.

Mr. Desjardins does not see why we should stop someone from severing 5 acres.

Mr. Bonn says that it is a new opportunity for this area.

Mr. Cardarelli asked the Committee if they are willing to affect the resource by creating bigger lots.

Mr. Desjardins indicated that it gives a choice for people to have bigger lots.

Mr. Levert suggest to remove condition 2.

Moved by Michel Levert

Seconded By Mario Zanth

THAT the Committee of Adjustment approve the consent application submitted by Holzman Consultants for Donald Hall, file number B-CR-006-2019, concerning the property described as Part of Lot 16, Concession 7, Bouvier Road, subject to the following conditions:

1. That a monetary compensation for revision fees amounting to \$350.00 be paid to the United Counties of Prescott and Russell.

2. That copy of all reference plans associated with this application be provided to the Secretary-Treasurer of the Committee of Adjustment for approval prior to registration.
3. That the applicant(s) provide to the City of Clarence-Rockland one original paper copy and one electronic copy (PDF format) of a registered Reference Plan (plan of survey) that identifies the severance B-CR-006-2019 as approved by the committee.
4. That the applicant(s) provide to the United Counties of Prescott and Russell one copy to be submitted electronically in PDF and DWG formats of a registered Reference Plan (plan of survey) that identifies the severance B-CR-006-2019 as approved by the committee.
5. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the value of the parcel to be severed as cash in lieu of parkland payment. The value of the land shall be determined by:
 - a. A market appraisal or a letter of opinion, obtained by and at the owner's expense, from a certified appraiser reviewed and accepted by the Infrastructure and Planning Department; or
 - b. The most recent land sale record of the subject property, no more than 24 months prior to the date of the decision, reviewed and accepted by the Infrastructure and Planning Department; provided the sale was at market value and there has been no change that may impact the land value, including but not limited to changes in the zoning, Official Plan designation, or severance.
6. 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 Bouvier Road.
7. That the applicant provides SNC with a revised Environmental Impact Assessment (EIA) that addresses South Nation Conservation's comments on the original EIA.
8. 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.
9. 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, as modified

5.2 B-CR-007-2019

This file was presented at the same time as file B-CR-006-2019.

Moved by Michel Levert

Seconded By Mario Zanth

THAT the Committee of Adjustment approve the consent application submitted by Holzman Consultants for Donald Hall, file number B-CR-007-2019, concerning the property described as Part of Lot 16, Concession 7, Bouvier Road, subject to the following conditions:

1. That a monetary compensation for revision fees amounting to \$350.00 be paid to the United Counties of Prescott and Russell.
2. That copy of all reference plans associated with this application be provided to the Secretary-Treasurer of the Committee of Adjustment for approval prior to registration.
3. That the applicant(s) provide to the City of Clarence-Rockland one original paper copy and one electronic copy (PDF format) of a registered Reference Plan (plan of survey) that identifies the severance B-CR-007-2019 as approved by the committee.
4. That the applicant(s) provide to the United Counties of Prescott and Russell one copy to be submitted electronically in PDF and DWG formats of a registered Reference Plan (plan of survey) that identifies the severance B-CR-007-2019 as approved by the committee.
5. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the value of the parcel to be severed as cash in lieu of parkland payment. The value of the land shall be determined by:
 - a. A market appraisal or a letter of opinion, obtained by and at the owner's expense, from a certified appraiser reviewed and accepted by the Infrastructure and Planning Department; or
 - b. The most recent land sale record of the subject property, no more than 24 months prior to the date of the decision, reviewed and accepted by the Infrastructure and Planning Department; provided

the sale was at market value and there has been no change that may impact the land value, including but not limited to changes in the zoning, Official Plan designation, or severance.

6. 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 Bouvier Road.
7. That the applicant provides SNC with a revised Environmental Impact Assessment (EIA) that addresses South Nation Conservation's comments on the original EIA.
8. 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.
9. 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, as modified

6. Minor Variance Applications

6.1 A/04/19

Mr. Robert Lévesque requested if a construction permit is necessary. Mrs. Bélanger indicated that it is.

Moved by Mario Zanth

Seconded By Michel Levert

QUE le Comité de dérogation accepte la demande de dérogation mineure soumise par Robert Levesque, dossier A/04/19, concernant la propriété décrite comme étant le 1429 chemin Vinette, dans le but d':

- Augmenter la taille des structures accessoires de 188 m² à 325,2 m².

CARRIED

6.2 A/05/19

Mr. Zanth requested if the second access will be paved. Mr. Picard indicated that they will pave it if it's necessary.

Mr. Lévesque wants to store his boat in the summer and his car in the winter. He also wants to respect the location of the entrance as per the entrance permit. He does not want to cut trees along Charlebois and will be more than 30 metres from Landry. He also indicated that he obtained consent from the two neighbors on Charlebois.

Moved by Michel Levert

Seconded By Michel Bergeron

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Steve Picard, for the property identified as 3 Adolphus Court, to:

- Allow a second driveway on Charlebois Street.

CARRIED

8. Other Items

8.1 B-CR-006-2018, B-CR-007-2018

Mrs. Bélanger indicated that she met with SNC's hydrogeologist, Mr. Rozon and Lascelles Engineering on Monday. SNC is not satisfied that the new lots will have enough water for the long term. It was agreed by all parties that more water pumping would be completed during a dry summer day as per the ministry's guideline. SNC then forwarded two new conditions to be added to the list. It is understood that one more year would be added to complete the conditions.

Moved by Mario Zanth

Seconded By Michel Levert

That the following conditions be added to the list of conditions for B-CR-006-2018 and B-CR-007-2018:

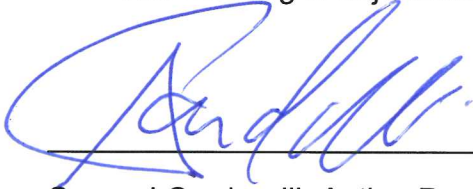
1A: The applicant provides to South Nation Conservation a pump test showing recovery that meets the D-5-5 Ministry of the Environment, Conservation, and Parks guidelines, conducted during a time of seasonal low groundwater level (e.g. July-September); and

1B: The applicant demonstrates to South Nation Conservation that the proposed septic systems will be located and/or designed appropriately to protect drinking water wells.

CARRIED

9. Adjournment

The meeting is adjourned at 7:53.



Samuel Cardarelli, Acting President



W Marie-Eve Bélanger Secretary
Treasurer



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

PROCÈS-VERBAL RÉUNION COMITÉ DE DÉROGATION

le 24 avril 2019
Salle du Conseil
415 rue Lemay Street,
Clarence Creek, Ont.

PRÉSENT: Marie-Ève Bélanger
Guy Desjardins
Michel Levert
Michel Bergeron
Samuel Cardarelli
Mario Zanth
Nicolas Denis

ABSENT: Serge Dicaire
Jean-Yves Lalonde

1. Ouverture de la réunion

Le président ouvre la réunion à 19h02.

2. Lecture et Adoption de l'ordre du jour

Proposé par Guy Desjardins

Appuyé par Michel Bergeron

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

ADOPTÉE

4. Adoption des procès-verbaux

Proposé par Michel Levert

Appuyé par Mario Zanth

Que le procès-verbal de la rencontre du comité de dérogation du 27 mars 2019 soit approuvé.

5. Demandes de morcellement

5.1 B-CR-006-2019

Mme Bélanger présente les deux dossiers de morcellement en même temps. Elle explique la condition no. 2, dans lequel le département estime que les lots devraient être plus petits.

Jonah Bonn, pour Holzman, explique le raisonnement des lots plus grands. Ils ont fait une enquête sur les propriétés environnantes et ont indiqué que les lots proposés sont un peu plus grands que les propriétés environnantes. Un agent immobilier a également suggéré que les terrains soient d'une superficie de 5 acres, ce qui donnerait aux résidents plus d'intimité. Il ne prévoit pas que les lots seront coupés à blanc.

Il continue en notant qu'une extraction de granulats sur le site aurait un impact négatif cumulatif sur les résidences à proximité (poussière, bruit, circulation dense de camions, etc.).

M. Zanth demande combien de maisons sont proposées par lot. M. Bonn a indiqué que ce ne serait pas pour une subdivision; une seule maison par lot.

M. Desjardins ne voit pas pourquoi on devrait empêcher quelqu'un de couper 5 acres.

M. Bonn dit que c'est une nouvelle opportunité pour cette région.

M. Cardarelli a demandé au Comité s'il était prêt à créer un impact sur la ressource en créant de plus grands lots.

M. Desjardins a indiqué que cela donnait le choix aux personnes d'avoir de plus grands terrains.

M. Levert suggère de supprimer la condition 2.

Proposé par Michel Levert

Appuyé par Mario Zanth

THAT the Committee of Adjustment approve the consent application submitted by Holzman Consultants for Donald Hall, file number B-CR-006-2019, concerning the property described as Part of Lot 16, Concession 7, Bouvier Road, subject to the following conditions:

1. That a monetary compensation for revision fees amounting to \$350.00 be paid to the United Counties of Prescott and Russell.
2. That copy of all reference plans associated with this application be provided to the Secretary-Treasurer of the Committee of Adjustment for approval prior to registration.
3. That the applicant(s) provide to the City of Clarence-Rockland one original paper copy and one electronic copy (PDF format) of a registered Reference Plan (plan of survey) that identifies the severance B-CR-006-2019 as approved by the committee.
4. That the applicant(s) provide to the United Counties of Prescott and Russell one copy to be submitted electronically in PDF and DWG formats of a registered Reference Plan (plan of survey) that identifies the severance B-CR-006-2019 as approved by the committee.
5. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the value of the parcel to be severed as cash in lieu of parkland payment. The value of the land shall be determined by:
 - a. A market appraisal or a letter of opinion, obtained by and at the owner's expense, from a certified appraiser reviewed and accepted by the Infrastructure and Planning Department; or
 - b. The most recent land sale record of the subject property, no more than 24 months prior to the date of the decision, reviewed and accepted by the Infrastructure and Planning Department; provided the sale was at market value and there has been no change that may impact the land value, including but not limited to changes in the zoning, Official Plan designation, or severance.
6. 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 Bouvier Road.
7. That the applicant provides SNC with a revised Environmental Impact Assessment (EIA) that addresses South Nation Conservation's comments on the original EIA.
8. 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.

9. 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, telle que modifiée

5.2 B-CR-007-2019

Ce dossier a été présenté en même temps que le dossier B-CR-006-2019.

Proposé par Michel Levert

Appuyé par Mario Zanth

THAT the Committee of Adjustment approve the consent application submitted by Holzman Consultants for Donald Hall, file number B-CR-007-2019, concerning the property described as Part of Lot 16, Concession 7, Bouvier Road, subject to the following conditions:

1. That a monetary compensation for revision fees amounting to \$350.00 be paid to the United Counties of Prescott and Russell.
2. That copy of all reference plans associated with this application be provided to the Secretary-Treasurer of the Committee of Adjustment for approval prior to registration.
3. That the applicant(s) provide to the City of Clarence-Rockland one original paper copy and one electronic copy (PDF format) of a registered Reference Plan (plan of survey) that identifies the severance B-CR-007-2019 as approved by the committee.
4. That the applicant(s) provide to the United Counties of Prescott and Russell one copy to be submitted electronically in PDF and DWG formats of a registered Reference Plan (plan of survey) that identifies the severance B-CR-007-2019 as approved by the committee.
5. That the applicant(s) pay the City of Clarence-Rockland an amount equivalent to 5% of the value of the parcel to be severed as cash in lieu of parkland payment. The value of the land shall be determined by:
 - a. A market appraisal or a letter of opinion, obtained by and at the owner's expense, from a certified appraiser reviewed and accepted by the Infrastructure and Planning Department; or

- b. The most recent land sale record of the subject property, no more than 24 months prior to the date of the decision, reviewed and accepted by the Infrastructure and Planning Department; provided the sale was at market value and there has been no change that may impact the land value, including but not limited to changes in the zoning, Official Plan designation, or severance.
6. 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 Bouvier Road.
7. That the applicant provides SNC with a revised Environmental Impact Assessment (EIA) that addresses South Nation Conservation's comments on the original EIA.
8. 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.
9. 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, telle que modifiée

6. Demandes de dérogation mineure

6.1 A/04/19

Robert Levesque demande s'il a besoin d'un permis de construction. Mme Bélanger indique que oui.

Proposé par Mario Zanth

Appuyé par Michel Levert

QUE le Comité de dérogation accepte la demande de dérogation mineure soumise par Robert Levesque, dossier A/04/19, concernant la propriété décrite comme étant le 1429 chemin Vinette, dans le but d':

- Augmenter la taille des structures accessoires de 188 m² à 325,2 m².

6.2 A/05/19

M. Zanth demande si la deuxième entrée sera pavée. M. Picard indique que ce serait fait si nécessaire.

M. Lévesque veut entreposer son bateau l'été et auto l'hiver. Il veut également respecter la localisation d'après le permis d'entrée. Il ne veut pas couper des arbres le long de la rue Charlebois. Il sera également à plus de 30 mètres du chemin Landry. De plus, il a obtenu le consentement des 2 voisins sur Charlebois.

Proposé par Michel Levert

Appuyé par Michel Bergeron

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Steve Picard, for the property identified as 3 Adolphus Court, to:

- Allow a second driveway on Charlebois Street.

8. Autres items

8.1 B-CR-006-2018, B-CR-007-2018

Mme Bélanger indique qu'elle a rencontré lundi l'hydrogéologue de la CNS avec M. Rozon et Lascelles Engineering. Elle indique que la CNS n'est pas satisfaite que les nouveaux terrains auront assez d'eau. Il a été entendu par toutes les parties que le puit serait à nouveau pomper pendant une journée sèche d'été, tel que convenu pas les guides du ministère. La CNS a donc soumise deux nouvelles conditions à être ajoutées à la liste de condition. Il est entendu que le délai pour compléter les conditions sera prolongée de 1 an.

Proposé par Mario Zanth

Appuyé par Michel Levert

Que les conditions suivantes soient ajoutées à la liste de condition pour les dossiers B-CR-006-2018 et B-CR-007-2018:

1A: The applicant provides to South Nation Conservation a pump test showing recovery that meets the D-5-5 Ministry of the Environment,

Conservation, and Parks guidelines, conducted during a time of seasonal low groundwater level (e.g. July-September); and

1B: The applicant demonstrates to South Nation Conservation that the proposed septic systems will be located and/or designed appropriately to protect drinking water wells.

ADOPTÉE

9. Ajournement

La réunion est ajournée à 19h53.



Samuel Cardarelli, Président par intérim



W Marie-Eve Bélanger Secrétaire-
Trésorière

