



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

**PROCÈS-VERBAL RÉUNION COMITÉ DE DÉROGATION**

le 28 mai 2019  
Salle du Conseil  
415 rue Lemay Street,  
Clarence Creek, Ont.

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

**ABSENT:** Michel Bergeron  
Jean-Yves Lalonde

**1. Ouverture de la réunion**

Le président ouvre la réunion à 19h04.

**2. Lecture et Adoption de l'ordre du jour**

**Proposé par** Mario Zanth

**Appuyé par** Samuel Cardarelli

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

**ADOPTÉE**

**3. Déclarations pécuniaires**

aucune

**4. Adoption des procès-verbaux**

**Proposé par** Samuel Cardarelli

**Appuyé par** Guy Desjardins

Que le procès-verbal de la réunion du comité de dérogation du 24 avril 2019 soit approuvé.

**ADOPTÉE**

## **5. Demandes de morcellement**

### **5.1 B-CR-008-2019**

M. Lalonde a de la difficulté à comprendre pourquoi il doit appliquer pour 2 demandes. Mme Bélanger explique que c'est un morcellement de 2 terrains complètement différent, donc c'est 2 demandes qui sont requises.

M. Lalonde indique que la condition 2 va couter cher d'après son avocat. Mme Bélanger indique que ceci est une condition standard que nous incluons dans toutes les demandes d'agrandissements de terrains. C'est une technicalité donc elle ne comprends pas que ceci va être plus dispendieux.

**Proposé par** Mario Zanth

**Appuyé par** Guy Desjardins

THAT the Committee of Adjustment approve the consent application submitted by François D. Lalonde, file number B-CR-008-2019, concerning the property described as 2081 Laval Street, subject to the following conditions:

1. That the applicant provide to the City of Clarence-Rockland one original paper copy of a registered Reference Plan (plan of survey) that identifies the severance B-CR-008-2019 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) provide to the Approval Authority of the City of Clarence-Rockland the following:

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 north known municipally as part of lot 20, concession 5, part 1 on plan 50R-10526, so that no new lot is being created, in accordance with paragraph (b) below;

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 property identification number)* being Part(s) *(insert numbers)* on Plan *(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."

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 for 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 outlined 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".

3. That the landowner provides South Nation Conservation with the following written undertaking "I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage system.
4. That any mortgage on the property be discharged from any lands being severed and for any lands to be added to a lot with a mortgage, that mortgage shall be extended onto the additional land and that the solicitor provide an undertaking in writing that this condition will be fulfilled.



5. 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.
6. 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-009-2019**

Le procès-verbal est le même pour le dossier B-CR-008-2019.

**Proposé par** Samuel Cardarelli

**Appuyé par** Michel Levert

THAT the Committee of Adjustment approve the consent application submitted by François D. Lalonde, file number B-CR-009-2019, concerning the property described as part of lot 20, concession 5, part 1 on plan 50R-10526, subject to the following conditions:

1. That the applicant provide to the City of Clarence-Rockland one original paper copy of a registered Reference Plan (plan of survey) that identifies the severance B-CR-009-2019 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) provide to the Approval Authority of the City of Clarence-Rockland the following:
  - 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 east known municipally as 2081 Laval Street, so that no new lot is being created, in accordance with paragraph (b) below;
  - 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 property identification number)* being Part(s) *(insert numbers)* on Plan *(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."

- 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:
  1. "In consideration of, and notwithstanding the issuance of the Certificate under Section 50(12) of the Planning Act in respect of the subject Application for 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 outlined 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".
  3. That the landowner provides South Nation Conservation with the following written undertaking "I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage system.
  4. That any mortgage on the property be discharged from any lands being severed and for any lands to be added to a lot with a mortgage, that mortgage shall be extended onto the additional land and that the solicitor provide an undertaking in writing that this condition will be fulfilled.

5. 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.
6. 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-010-2019**

M. Lemieux veut agrandir son terrain et M. Koch a de la difficulté avec ses tracteurs à cet endroit et n'a pas besoin de ce terrain.

**Proposé par** Mario Zanth

**Appuyé par** Guy Desjardins

THAT the Committee of Adjustment approve the consent application submitted by Martin Lemieux, file number B-CR-010-2019, concerning the property described as 2310 Du Lac Road, subject to the following conditions:

1. That the applicant provide to the City of Clarence-Rockland one original paper copy of a registered Reference Plan (plan of survey) that identifies the severance B-CR-010-2019 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 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 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 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) provide to the Approval Authority of the City of Clarence-Rockland the following:
  - 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 2751 St-Pascal Street, so that no new lot is being created, in accordance with paragraph (b) below;
  - 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 property identification number*) being Part(s) (*insert numbers*) on Plan (*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."

- 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:
  1. "In consideration of, and notwithstanding the issuance of the Certificate under Section 50(12) of the Planning Act in respect of the subject Application for 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 outlined 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".

4. That the landowner provides South Nation Conservation with the following written undertaking "I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage system".
5. That the applicant obtain an amendment to Zoning By-law No. 2016-10 for the severed parcel in order to change the zoning and remove the holding symbol from the Village Residential First Density Zone (RV1).
6. That any mortgage on the property be discharged from any lands being severed and for any lands to be added to a lot with a mortgage, that mortgage shall be extended onto the additional land and that the solicitor provide an undertaking in writing that this condition will be fulfilled.
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**

## **6. Demandes de dérogation mineure**

### **6.1 A/06/19**

Mme Brunet mentionne que le terrain est présentement à vendre. Les acheteurs sont également dans la salle.

L'acheteur et la propriétaire sont d'accord avec la dérogation mineure.

**Proposé par** Michel Levert

**Appuyé par** Guy Desjardins

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Vickie Brunet, for the property identified as part of


lot 8, concession 6, part 1 on plan 50R-2252 & part 4 on plan 50R-4082,  
to:

- Allow the reduction of the minimum distance separation from the livestock barn at 2058 Landry Road from 134 meters to 90 meters; and
- Allow the reduction of the minimum distance separation from the manure storage facility at 2058 Landry Road from 134 meters to 70 meters.

**ADOPTÉE**

## **7. Ajournement**

La réunion est ajournée à 19h50.



Serge Dicaire Président



W Marie-Eve Bélanger Secrétaire-  
Trésorière







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

May 28, 2019  
Council Chambers  
415 rue Lemay Street, Clarence Creek, Ont.

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

**1.     Opening of the meeting**

The Chair opens the meeting at 7:04 pm.

**2.     Reading and Adoption of the agenda**

**Moved by** Mario Zanth

**Seconded By** Samuel Cardarelli

THAT the agenda be adopted as presented.

**CARRIED**

**3.     Pecuniary declarations**

none

**4.     Adoption of the minutes**

**Moved by** Samuel Cardarelli

**Seconded By** Guy Desjardins

That the minutes of the Committee of Adjustment meeting of April 24th, 2019 be approved.

**CARRIED**

## **5. Consent Applications**

### **5.1 B-CR-008-2019**

Mr. Lalonde does not understand why he needs to apply for two severances. Mrs. Bélanger indicated that it's a severance of two different properties and thus requires two applications.

Mr. Lalonde also indicated that condition No. 2 will be expensive with his lawyer. Mrs. Bélanger indicated that it's a standard condition included in every lot enlargement file. It's a technicality and does not understand that it will be more expensive.

**Moved by Mario Zanth**

**Seconded By Guy Desjardins**

THAT the Committee of Adjustment approve the consent application submitted by François D. Lalonde, file number B-CR-008-2019, concerning the property described as 2081 Laval Street, subject to the following conditions:

1. That the applicant provide to the City of Clarence-Rockland one original paper copy of a registered Reference Plan (plan of survey) that identifies the severance B-CR-008-2019 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) provide to the Approval Authority of the City of Clarence-Rockland the following:
  - 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 north known municipally as part of lot 20, concession 5, part 1 on plan 50R-10526, so that no new lot is being created, in accordance with paragraph (b) below;
  - 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 property identification number)* being Part(s) *(insert numbers)* on Plan *(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."

- 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:
  1. "In consideration of, and notwithstanding the issuance of the Certificate under Section 50(12) of the Planning Act in respect of the subject Application for 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 outlined 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".
  3. That the landowner provides South Nation Conservation with the following written undertaking "I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage system.
  4. That any mortgage on the property be discharged from any lands being severed and for any lands to be added to a lot with a mortgage, that mortgage shall be extended onto the additional land and that the solicitor provide an undertaking in writing that this condition will be fulfilled.



5. 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.

6. 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-009-2019**

The minutes are the same as for File No. B-CR-008-2019.

**Moved by** Samuel Cardarelli

**Seconded By** Michel Levert

THAT the Committee of Adjustment approve the consent application submitted by François D. Lalonde, file number B-CR-009-2019, concerning the property described as part of lot 20, concession 5, part 1 on plan 50R-10526, subject to the following conditions:

1. That the applicant provide to the City of Clarence-Rockland one original paper copy of a registered Reference Plan (plan of survey) that identifies the severance B-CR-009-2019 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) provide to the Approval Authority of the City of Clarence-Rockland the following:
  - 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 east known municipally as 2081 Laval Street, so that no new lot is being created, in accordance with paragraph (b) below;
  - 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 property identification number)* being Part(s) *(insert numbers)* on Plan *(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."

- 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:
  1. "In consideration of, and notwithstanding the issuance of the Certificate under Section 50(12) of the Planning Act in respect of the subject Application for 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 outlined 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".
  3. That the landowner provides South Nation Conservation with the following written undertaking "I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage system.
  4. That any mortgage on the property be discharged from any lands being severed and for any lands to be added to a lot with a mortgage, that mortgage shall be extended onto the additional land and that the solicitor provide an undertaking in writing that this condition will be fulfilled.

5. 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.
6. 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-010-2019**

Mr. Lemieux would like to enlarge his property. Mr. Koch has issues with his tractors in the area and does not need the land.

**Moved by** Mario Zanth

**Seconded By** Guy Desjardins

THAT the Committee of Adjustment approve the consent application submitted by Martin Lemieux, file number B-CR-010-2019, concerning the property described as 2310 Du Lac Road, subject to the following conditions:

1. That the applicant provide to the City of Clarence-Rockland one original paper copy of a registered Reference Plan (plan of survey) that identifies the severance B-CR-010-2019 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 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 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 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) provide to the Approval Authority of the City of Clarence-Rockland the following:
  - 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 2751 St-Pascal Street, so that no new lot is being created, in accordance with paragraph (b) below;
  - 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 property identification number*) being Part(s) (*insert numbers*) on Plan (*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."

- 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:
  1. "In consideration of, and notwithstanding the issuance of the Certificate under Section 50(12) of the Planning Act in respect of the subject Application for 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 outlined 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".

4. That the landowner provides South Nation Conservation with the following written undertaking "I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage system".
5. That the applicant obtain an amendment to Zoning By-law No. 2016-10 for the severed parcel in order to change the zoning and remove the holding symbol from the Village Residential First Density Zone (RV1).
6. That any mortgage on the property be discharged from any lands being severed and for any lands to be added to a lot with a mortgage, that mortgage shall be extended onto the additional land and that the solicitor provide an undertaking in writing that this condition will be fulfilled.
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**

## **6. Minor Variance Applications**

### **6.1 A/06/19**

Mrs. Brunet indicated that the land is presently for sale. The buyer is in the room also.

Both the owner and the buyer are in agreement with the minor variance.

**Moved by Michel Levert**

**Seconded By Guy Desjardins**

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Vickie Brunet, for the property identified as part of

lot 8, concession 6, part 1 on plan 50R-2252 & part 4 on plan 50R-4082,  
to:

- Allow the reduction of the minimum distance separation from the livestock barn at 2058 Landry Road from 134 meters to 90 meters; and
- Allow the reduction of the minimum distance separation from the manure storage facility at 2058 Landry Road from 134 meters to 70 meters.

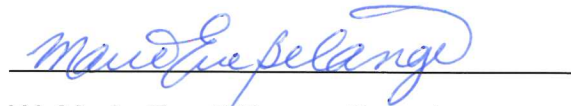
**CARRIED**

## **7. Adjournment**

The meeting is adjourned at 7:50 pm.



Serge Dicaire President



W Marie-Eve Bélanger Secretary  
Treasurer

