



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

December 18, 2019  
Council Chambers  
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT:               Serge Dicaire  
                              Marie-Ève Bélanger  
                              Michel Levert  
                              Claire Lemay  
                              Samuel Cardarelli

ABSENT:               Guy Desjardins  
                              Michel Bergeron  
                              Mario Zanth  
                              Nicolas Denis

**1.     Opening of the meeting**

The Chair opens the meeting at 7:02 pm.

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

**Moved by** Samuel Cardarelli

**Seconded By** Michel Levert

THAT the agenda be adopted as presented.

**CARRIED**

**3.     Pecuniary declarations**

none

**4.     Adoption of the minutes**

**Moved by** Michel Levert

**Seconded By** Samuel Cardarelli

That the minutes of the Committee of Adjustment of Nov 27, 2019 be approved.

**CARRIED**

**5. Consent Applications**

**5.1 B-CR-023-2018**

**Moved by** Samuel Cardarelli

**Seconded By** Michel Levert

THAT the Committee of Adjustment issue a revised decision in order to add the following condition to the provisional consent for the application submitted by ZanderPlan Inc. for Rockland Wheels Inc. and Gerard and Jocelyne Charrette, file number B-CR-023-2018, concerning the property described as Part of Lot 11, Concession 1 (O.S.), 8132 County Road 17:

That the applicant(s) provide a conceptual site plan that demonstrates how the proposed uses and buildings will comply with the provisions Zoning By-law, to the satisfaction of the City of Clarence-Rockland.

AND THAT the Committee of Adjustment include in its revised decision all of the conditions which were attached to the provisional consent given on January 30<sup>th</sup>, 2019;

AND THAT the Committee of Adjustment extend the time period allocated to complete the aforementioned conditions of approval to 1 year from the date of the notice of this revised decision.

**CARRIED**

**5.2 B-CR-023-2019**

The Committee is wondering if it is necessary to remove the residential uses from the retained parcel. Mrs. Lemay states that it was a condition of the Counties since no severance is allowed on Russell Road. Mr. Campbell, lawyer for Mrs. Lavigne does not have any issues with the conditions.

**Moved by** Michel Levert

**Seconded By** Samuel Cardarelli

THAT the Committee of Adjustment approve the consent application submitted by James D. Campbell, agent for Hortense Lavigne, file number B-CR-023-2019, concerning the property described as 1750 Russell Road, subject to the following conditions:

1. That the applicant(s) provide to the City of Clarence-Rockland one original paper copy and a digital copy (PDF format) of a registered Reference Plan (plan of survey) that identifies the severance B-CR-023-2019 as approved by the committee.
2. 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-023-2019 as approved by the committee.
3. That the owner(s) obtain a change of use permit and that all final inspections be completed in order to modify the existing barn into a storage shed.
4. That the applicant(s) obtain an amendment to Zoning By-Law No. 2016-10 and that all possibility of appeals to the LPAT be exhausted, in order to prohibit residential uses and in order to reduce the minimum lot frontage to 45m for the severed parcel.
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**

## **6. Minor Variance Applications**

### **6.1 Minor Variance**

**Moved by** Michel Levert

**Seconded By** Samuel Cardarelli

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by CH Clement Construction Inc., for the property identified as Part of Lots 20 and 21, Concession 1 (O.S.), Parts 25 to 41 on Plan 50R-10509, 302 & 304 Masters Lane, to:

- Reduce the minimum distance from 3.0m to 2.0m between an exterior stairway and the adjacent building for stacked townhouses.

**CARRIED**

**7. Follow-ups**

**8. Other Items**

**8.1 Meeting dates 2020**

The meeting in January will be on January 16 instead of January 30th.

On February 27th, Mr. Dicaire will not be present.

**Moved by** Samuel Cardarelli

**Seconded By** Michel Levert

That the schedule of meetings of 2020 be approved.

**CARRIED**

**9. Adjournment**

The meeting is adjourned at 7:36 pm.

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Serge Dicaire President

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W Marie-Eve Bélanger Secretary Treasurer