



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

PROCÈS-VERBAL RÉUNION COMITÉ DE DÉROGATION

le 18 décembre 2019
Salle du Conseil
415 rue Lemay Street,
Clarence Creek, Ont.

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

ABSENT: Guy Desjardins
 Michel Bergeron
 Mario Zanth
 Nicolas Denis

1. Ouverture de la réunion

Le président ouvre la réunion à 19h02.

2. Lecture et Adoption de l'ordre du jour

Proposé par Samuel Cardarelli

Appuyé par Michel Levert

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

ADOPTÉE

3. Déclarations pécuniaires

aucune

4. Adoption des procès-verbaux

Proposé par Michel Levert

Appuyé par Samuel Cardarelli

Que le procès-verbal de la réunion du comité de dérogation du 27 nov 2019 soit approuvée.

ADOPTÉE

5. Demandes de morcellement

5.1 B-CR-023-2018

Proposé par Samuel Cardarelli

Appuyé par 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 30th, 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.

ADOPTÉE

5.2 B-CR-023-2019

Le comité se demande si c'est nécessaire d'enlever les usages résidentiels sur le terrain retenu. Mme Lemay indique que c'est une demande des Comtés car aucun détachement sera permis sur Russell Road. M. Campbell, l'avocat pour Mme Lavigne est d'accord avec les conditions.

Proposé par Michel Levert

Appuyé par 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.

ADOPTÉE

6. Demandes de dérogation mineure

6.1 Minor Variance

Proposé par Michel Levert

Appuyé par 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.

ADOPTÉE

7. Suivi

8. Autres items

8.1 Date des rencontres 2020

La rencontre en janvier sera le 16 janvier au lieu du 30 janvier.

Le 27 février, M. Dicaire ne sera pas présent.

Proposé par Samuel Cardarelli

Appuyé par Michel Levert

Que la cédule des réunions soit approuvé pour 2020.

ADOPTÉE

9. Ajournement

La réunion est ajournée à 19h36.

Serge Dicaire Président

W Marie-Eve Bélanger Secrétaire-Trésorière