



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

August 13, 2020
Council Chambers
415 rue Lemay Street, Clarence Creek, Ont.

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

ABSENT: Serge Dicaire

1. Opening of the meeting

The Chair opens the meeting at 7:02 pm.

2. Acting President

RESOLUTION

Moved by Samuel Cardarelli

Seconded By Guy Desjardins

That Mario Zanth be elected as president for the meeting.

CARRIED

3. Reading and Adoption of the agenda

RESOLUTION

Moved by Guy Desjardins

Seconded By Michel Bergeron

THAT the agenda be adopted as presented.

CARRIED

4. Pecuniary declarations

none

5. Adoption of the minutes

RESOLUTION

Moved by Michel Levert

Seconded By Guy Desjardins

That the minutes of the meeting of June 24, 2020 be approved.

CARRIED

6. Consent Applications

6.1 D-10-890 - 2606406 Ontario Inc

Samuel Cardarelli inquired if the property was between the old StoneRiver dining and Lamarche Électrique. Claire Lemay indicated that it was.

Michel Levert inquired why the file was brought to the Committee without the studies completed. Claire Lemay indicated that the file was brought forward because the department is not recommending the application and did not want the Owner to complete the studies if we did not recommend.

Guy Desjardins indicated to the Committee that the Counties will appeal the decision because it's clear in the OP that it is not permitted to approve a new severance for a residential property on County Road 17. He recommends that the Committee does not recommend the application.

Samuel Cardarelli indicated that they wish to build a new shared entrance and if this makes a difference. Claire Lemay indicated that the current entrance will be shared with 3 lots. It is still one additional lot.

Mario Zanth inquired what the difference was between building on Woods which is waterfront and this one. Claire Lemay indicated that the main reason is the County Road 17 which is an arterial road. The goal is to limit

access to County Road 17. An enlargement will also be required in the future for road. Mario Zanth inquired if an exception could be made to the OP to approve one more lot. Claire indicated that M. Prévost from the Counties would be better to answer this.

Michel Levert inquired if a traffic study was submitted for Lamarche Électrique. Claire Lemay indicated that Lamarche Électrique went through a Site Plan but no traffic study was required. Marie-Eve Bélanger also commented that StoneRiver Dining did a traffic study and that the Counties possibly reviewed this study and confirmed that the works that had to be completed were ok for this additional use. However, the works were never completed as StoneRiver Dining closed.

Mario Zanth think it's reasonable to add a new lot which will have a approximately just 3 cars while StoneRiver had a lot more cars.

Guy Desjardins reads the comments from the Counties out loud and reiterate that the creation of a new lot is not permitted. EQ homes was allowed a new entrance to their project which is permitted.

Marc Daigneault, planner for the owner, indicated that the Official Plan states that a new lot with direct access is not permitted. In this case, the new lot to be created does not have a direct access, it will have a right of way. He indicated that the Counties are clear with their comments and a 0.3 metre reserve is present along County Road 17. He indicated that the Golf Condos and Charette storage also have an access to County Road 17. He agrees that County Road 17 is an important road and that private accesses should be limited. The restaurant that was there before could accommodate over 80 clients which is over 40 cars. He reiterates that the Planning Department indicated that the restaurant was not recommended by the department at the time. The restaurant is not there anymore and the intention of the Owner is to create a new lot to make a little profit on the land.

Mario Zanth indicates that it would be best to meet with the Counties to see what can be done. Guy Desjardins indicated that a meeting could be scheduled with the Planning Committee at the Counties. Marc Daigneault indicated that it's the decision of the City to approve or refuse an application. He appreciates the decision but he indicates that he does not think there is much space for discussion with the County as it was clear in the letter that they were not in agreement.

Louis Prévost, Planning Director at the Counties, indicates that this policy is in the Official Plan since 1999 to protect the most important artery in Prescott-Russell and Clarence-Rockland. In order to approve an enlargement to County Road 17, we must restrict the accesses. He indicated that the Counties only gave one severance approval for a residential property in 2003 adjacent to Lamarche Electrique and that he wasn't the director at the time. He indicated that this approval was not in conformity to the Official Plan. The OP policy is clear that no new lot is permitted. He also confirms that a new street for a residential project is permitted in the Official Plan. The Counties are strict and firm in restricting the creation of new lots on County Road 17.

Marc Simard, Owner, indicates that in 2003 a severance was issued adjacent to this property. The County created a precedent. The OP policy does not say that it's not permitted to create an indirect access; it says that a direct access is not permitted. He indicated that the 200 metre facade is not required because the 200 metres is there to restrict access from one entrance to the other. In the law principles, if something is not strictly prohibited, it is permitted. The Counties limit the severance to 2 new lots since 1999. In this case, only one new lot was created. Also, traffic will be less than the restaurant. He indicates that he will appeal the decision if the Committee refuses the application.

Marie-Eve Bélanger indicates that if the Committee wishes to approve the file, that the reports and studies needs to be submitted first and a list of conditions will be provided for the Committee's approval later on.

The president requested a vote on the resolution to refuse the application. Mr. Desjardins proposes the refusal of the request and Mr. Cardarelli seconded the motion. However, Mr. Levert and Mr. Bergeron objects to the refusal. Mr. Zanth also objects. The resolution is defeated.

The Committee discusses how to bring forward a new resolution to approve the file. Mr. Levert does not think the traffic study is required. Mr. Simard and Mr Daigneault also indicated that he does not think this study should be completed. Mrs. Bélanger suggests that the new resolution included that all the studies be completed before the Committee makes a decision.

The Committee discussed the merit of redoing some of the studies that were already completed in the past.

Mr. Prévost suggests that the Committee conditionally approves the file because the Counties will appeal the decision and he does not wish that the applicant spend all their money to complete the studies. Mrs. Bélanger suggests that the Committee defer the files in order for the department to bring forward a list of conditions. Currently there is no list of conditions established. Mr. Prévost approves.

The Committee voted to defer the application to the next Committee. Mr. Simard wanted the file to be approved tonight. Mrs. Bélanger indicated that Mrs. Lemay can prepare a list of conditions to be discussed at the end of the meeting. The Committee agrees and the other files on the agenda are presented.

Following the presentation of the other files on the agenda, Mrs. Lemay presents the conditions.

Mr. Levert commented that the department is requesting to remove the restaurant use and that less cars would use the land. The traffic study should then be removed. Mrs. Bélanger also commented that the zoning was amended a few years ago to remove the restaurant use, but the changes were only made to the zoning schedule and not to the text. The Owners agreed to remove the use of the restaurant.

Mr. Daigneault does not agree that the traffic study be completed since the restaurant is being removed. The new lot will only bring a few vehicles only. He also indicated that the slope stability study and other studies were completed in the past for the restaurant and Lamarche Électrique and that they should only be validated.

Mr. Simard indicated that on Page 5 of the report Mrs. Lemay indicated only six conditions and now the department is recommending 18 conditions. He thinks the department is exaggerating and forcing too many conditions which would make the severance not feasible. He indicated that he does not wish to complete the traffic study. It might cost him a lot of money to complete the works that will be necessary. He agrees with the first 5 conditions. He stipulates that if the department wanted to include all of the proposed conditions, they should have noted it in the report on page 5 also. He thinks the department is trying to make it difficult for him to sever. Mrs. Lemay indicated that what is listed on page 5 is a list of conditions that is required to consider an application complete only. The conditions that were added tonight are standard conditions and not unreasonable. These are conditions that are added for every file and that the goal is not to put a hold on the request and make it not feasible. Mr.

Simard indicated that he agrees that some conditions are standard conditions but is worried about the other conditions.

Mrs. Bélanger indicated that everyone agrees that Conditions 1-5 are not an issue. Conditions 6 and 7 are conditions related to the hydrogeological study which are indicated in the report. Condition 8 is a standard condition. Condition 9 is the condition for the traffic study in which the Committee would like to remove. Condition 10 is relating to the Zoning Amendment in which the owner agreed.

Mr. Zanth requested why a hydrogeological study is required. Mrs. Lemay indicated that if a study was made in the past that it could potentially be used for this file. Mr. Zanth indicated that he wishes to remove Condition 9 being the traffic impact study. Mr. Cardarelli inquired if the condition is removed, what would the impact be and what is looked at in this traffic study. Mrs. Bélanger did indicate that a traffic study will look into the access and the number of cars turning into the driveway. The Committee is all in favor to remove Condition 9, being the traffic study.

Mrs. Bélanger indicated that Condition 11 is a SNC condition, Condition 12 is an Environmental Impact Assessment condition, Condition 13 is the slope stability study, Condition 14 is in regards to the flood plain elevation. Mr. Zanth thinks it's a good idea to have a flood plain condition following two flood events. Mr. Desjardins stipulated that the land is high enough that it will not flood. Mr. Levert indicated that the construction department will verify at the time of the construction of the building the flood plain elevation. Mrs. Lemay indicated that this plan will need to be completed either now or when the construction permit is issued. Mr. Zanth would really like to keep this condition there. Conditions 15 to 18 are standard conditions.

Mr. Daigneault wants to reassure the Committee in regards to the slope and flood plain. He indicated that the current survey plan does illustrate the lands that are under an easement for the floodplain.

Mr. Simard does not agree with Condition 14 since it refers to the retained parcel where the house is located. It is not necessary. He indicated that he communicated with SNC in regards to Condition 11. Mrs. Lemay indicated that he must confirm Condition 11 with SNC. In regards to Condition 14, Mrs. Lemay wants to confirm the location of the retained buildings on the lot once the new lot is created. This would only be required for the new side lot line. Mr. Simard would like to know if a letter from a surveyor

would be sufficient. Mrs. Lemay indicated that it would be sufficient. This condition was amended.

Mr. Simard returns to Condition 8 in regards to the right of way of County Road 17. Mrs. Lemay confirms that the condition was submitted by the United Counties. She indicated that usually the surveyor confirms that the right of way is a certain width and if necessary that the land be transferred to the County. The City agrees and supports the owner that if the surveyor determines that the right of way is already at 25 metres on their side, that the condition is fulfilled.

The City also confirms that the existing studies can and will be sent to SNC for review and that no new studies will be required if SNC deems that the existing studies are sufficient.

RESOLUTION

Moved by Guy Desjardins

Seconded By Samuel Cardarelli

THAT the Committee of Adjustment refuse the consent application submitted by Marc Daigneault for 2606406 Ontario Inc, file number D-10-890, concerning the property described as 9370 County Road 17, because it does not conform to the Zoning By-law, to the Official Plan of the United Counties of Prescott and Russell, or to the Provincial Policy Statement.

DEFEATED

RESOLUTION

Moved by Michel Levert

Seconded By Michel Bergeron

That the Committee approves the consent application.

DEFERRED

RESOLUTION

Moved by Michel Bergeron

Seconded By Michel Levert

THAT the Committee of Adjustment accept the consent application submitted by Marc Daigneault for 2606406 Ontario Inc, file number D-10-

890, concerning the property described as 9370 County Road 17, 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 D-10-890 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 D-10-890 as approved by the committee.
3. That the reference plan provided and registered include a part on the lot to be severed, identified for a right-of-way easement in order to provide access to the existing dwelling on the retained parcel.
4. That a right-of-way for a shared access driveway be registered on title of the concerned properties and a copy of the registration be provided to the United Counties of Prescott and Russell.
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:
 1. 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
 2. 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 water assessment report, as per the Official Plan of the United Counties, section 7.4.2, policy 14.1, to demonstrate that the aquifer can provide a long term sustainable water supply of acceptable quality and quantity. This report shall be prepared by a qualified professional at the applicant's expense, and shall be reviewed and approved by South Nation Conservation.

7. That the applicant(s) provide to the Approval Authority of the City of Clarence-Rockland a terrain analysis, to be prepared by a professional engineer, to demonstrate through testing, that the soil conditions can accommodate the effluent load from a septic field along with the replacement area. This report shall be completed and reviewed and approved by South Nation Conservation at the applicant's expense.
8. That a deed for the road right of way along the detached and retained parcels along County Road 17 be transferred free of encumbrances to the United Counties of Prescott and Russell for the fee of \$1.00 such that the road right of way of the west side of this road be widened so as to attain 25 metres in width (half of the minimum right of way).
9. That the applicant(s) obtain an amendment to Zoning By-Law No. 2016-10 for the severed and retained parcels in order to remove the special exception zone RU-42 from the text of the Zoning By-law 2016-10 and that all possibility of appeal to the Local Planning Appeal Tribunal be exhausted.
10. That the applicant 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 systems".
11. That the applicant complete a scoped Environmental Impact Study that demonstrates there will be no negative impact from the proposed residential development on Fish Habitat, Area of Natural and Scientific Interest, or on the Provincially Significant Wetland to the satisfaction of South Nation Conservation and the City of Clarence-Rockland.
12. That the applicant retain a qualified professional to complete a Slope Stability evaluation to determine the appropriate geotechnical setbacks for proposed residential development to the satisfaction of South Nation Conservation and the City of Clarence-Rockland.
13. That the Ontario Land Surveyor provide a letter confirming that the side yard of the retained parcel complies with the zoning by-law.
14. That the Site Plan Agreement be removed from the title of the property and that confirmation of its removal be provided to the City of Clarence-Rockland.

15. An undertaking from the applicant's solicitor confirming that the deeds will be registered on title within two (2) years of the date of the certificate.
16. 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.
17. 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

6.2 D-10-891 - Maxime Meloche

RESOLUTION

Moved by Michel Levert

Seconded By Samuel Cardarelli

QUE le Comité de dérogation approuve la demande d'autorisation soumise par Maxime Meloche, dossier D-10-891, concernant la propriété décrite comme étant la partie du lot A, concession 6, parties 1, 2 et 3 sur le plan 50R-505;

Sujette aux conditions suivantes :

1. Que le(s) requérant(s) fournisse(nt) à la Cité de Clarence-Rockland une copie originale en papier et une copie numérique en format PDF du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande D-10-891 telle qu'accordée.
2. Que le(s) requérant(s) fournisse(nt) aux Comtés Unis de Prescott et Russell une copie en format PDF et une copie en format DWG du plan de référence (plan d'arpentage) dûment enregistrées qui se conforment essentiellement à la demande D-10-891 telle qu'accordée.
3. Qu'un acte de cession pour l'emprise du chemin longeant la partie du lot retenu le long du chemin de Comté numéro 8 soit transféré sans encombre aux Comtés unis de Prescott et Russell pour la somme de 1.00 \$ pour que l'emprise du côté ouest de ce même chemin soit élargie de façon à atteindre 13.0 mètres de largeur (moitié de l'emprise minimale).

4. Que le(s) requérant(s) remette à la Cité de Clarence-Rockland un montant représentant 5% de la valeur de la parcelle à être détachée pour fins de parc. La valeur de la parcelle sera déterminée par:
5. Une évaluation de marché ou lettre d'opinion, obtenu par le propriétaire et au dépenses du propriétaire, d'un évaluateur certifié, révisé et accepté par le Département d'infrastructures et aménagement; ou
6. L'enregistrement de la vente du terrain le plus récent, pas plus que 24 mois avant la date de la décision, révisé et accepté par le Département d'infrastructures et aménagement; pourvu que la vente était au valeur du marché et qu'il n'y a pas eu des modifications qui pourraient affecter la valeur du terrain, incluant mais pas limité à des changements de zonage, de désignation du Plan officiel, ou de morcellement.
7. Que l'arpenteur-géomètre embauché par le(s) requérant(s) détermine la largeur de l'emprise du chemin Baseline et si ladite emprise est inférieure à 26 mètres, qu'une bande de terrain d'une largeur égale à la dimension requise pour atteindre 13 mètres (mesurée à partir de la ligne centrale de l'emprise de chemin), longeant la partie du lot à être détachée et retenue au long du chemin soit transférée sans frais et sans encombre à la Cité de Clarence-Rockland. De plus, l'avocat du (des) requérant(s) devra procéder à l'enregistrement d'un règlement municipal dédiant cette partie de terrain public. Un frais devra être payé à la Cité de Clarence-Rockland pour la rédaction du règlement. Une copie du règlement enregistré doit être remise au Département des Services d'infrastructure de l'aménagement du territoire pour que la condition soit considérée comme étant remplie.
8. Que le(s) requérant(s) fournisse(nt) à l'autorité approbatrice de la Cité de Clarence-Rockland une étude hydrogéologique et analyse du sol préparée par un professionnel qualifié, afin de démontrer que l'aquifère peut fournir une réserve d'eau viable à long terme et de qualité et quantité acceptables. L'étude doit aussi démontrer par voie de tests que les conditions du sol peuvent accommoder les effluents d'un champ septique et de sa surface de remplacement. L'étude sera préparée par un professionnel qualifié aux frais du(des) requérant(s) et sera révisée et approuvée par la Conservation de la Nation Sud.
9. Que le(s) requérant(s) obtienne(nt) une modification au Règlement de zonage 2016-10, afin de permettre la réduction de la façade minimale de la parcelle détachée et modifier la zone de « Zone agricole (AG) » à « Zone rurale (RU) » sur la parcelle détachée.

10. Qu'une demande de modification au règlement de zonage soit soumise et approuvée afin de retirer « Maison Unifamiliale Détachée » et « Unité d'Habitation Accessoire » des usages permis sur la parcelle retenue (B).

11. Que le(s) requérant(s) fournisse(nt) à la Conservation de la Nation Sud une lettre originale signée reconnaissant que tous les systèmes d'égouts privés existants sont à plus de trois (3) mètres des lignes de propriété existantes et proposées

12. Que le(s) requérant(s) fournisse(nt) à la Conservation de la Nation Sud une étude d'impact environnemental (scope) qui démontre qu'il n'y aura aucun impact négatif sur l'habitat du poisson, à la satisfaction de la Conservation de la Nation Sud et la Cité de Clarence-Rockland.

13. Que le(s) requérant(s) accepte(nt) de mettre à jour la liste des propriétaires de la cédule d'évaluation du bassin versant du cours d'eau municipal Pilon (1953).

14. Que le(s) requérant(s) fournisse(nt) à l'Autorité approbatrice de la Cité de Clarence-Rockland un Transfert/Acte de cession transférant le terrain divisé dans le but d'émettre un certificat d'autorisation.

15. Que chaque condition soit remplie et que l'Autorité approbatrice de la Cité de Clarence-Rockland en soit avisée par écrit pas plus tard qu'un (1) an après la date de l'avis de la décision par les départements ou les agences qui ont imposé la/les condition(s) respective(s).

CARRIED

6.3 D-10-894 - Martin and France Besner

Michel Levert asked when the file was lapsed. Mrs. Bélanger indicated that the file lapsed a year ago. Mr. Levert requested if the fees were reduced for this application since most of the work was done. Mrs. Lemay indicated to the owners that they could make a request to Council.

RESOLUTION

Moved by Samuel Cardarelli

Seconded By Michel Levert

QUE le Comité de dérogation approuve la demande d'autorisation soumise par Martin et France Besner, dossier D-10-894, concernant la

propriété décrite comme étant le 200 chemin Belvédère, partie du lot 16, concession 11;

Sujette aux conditions suivantes :

1. La partie détachée est la partie 2 sur le Plan 50R-10924.
2. Que le requérant fournisse aux Comtés unis de Prescott et Russell une (1) copie du plan de référence (plan d'arpentage) en PDF et DWG dûment enregistré qui se conforme essentiellement à la demande D-10-894 telle que soumise.
3. Que les parties 1 et 5 sur le Plan 50R-10924 soient enregistrés pour une servitude de droit de passage pour donner accès à la parcelle de terrain au sud du terrain visé, identifiée comme une partie du lot 16, concession 11, 200 chemin Belvédère.
4. Que la partie 7 sur Plan 50R-10924 soit transférée sans frais et sans encombre à la Cité de Clarence-Rockland. De plus, l'avocat du (des) requérant(s) devra procéder à l'enregistrement d'un règlement municipal dédiant cette partie de terrain public. Un frais devra être payé à la Cité de Clarence-Rockland pour la rédaction du règlement. Une copie du règlement enregistré doit être remise au Département des Services d'infrastructure de l'aménagement du territoire pour que la condition soit considérée comme étant remplie.
5. Que le(s) requérant(s) fournisse(nt) à l'autorité approbatrice de la Cité de Clarence-Rockland une étude hydrogéologique et analyse du sol préparée par un professionnel qualifié, afin de démontrer que l'aquifère peut fournir une réserve d'eau viable à long terme et de qualité et quantité acceptables. L'étude doit aussi démontrer par voie de tests que les conditions du sol peuvent accommoder les effluents d'un champ septique et de sa surface de remplacement. L'étude sera préparée par un professionnel qualifié aux frais du(des) requérant(s) et sera révisée et approuvée par la Conservation de la Nation Sud.
6. Que le(s) propriétaire(s) fournisse(nt) une confirmation que les taxes sont à jour.
7. Que le procureur de l'auteur de la demande fournisse un engagement confirmant que la demande D-10-894 soit estampillé et enregistré avant la demande D-10-895.

8. Que le procureur de l'auteur de la demande fournisse un engagement confirmant que les actes seront enregistrés dans les deux (2) ans suivant la date du certificat.
9. Que le(s) requérant(s) fournisse(nt) à l'Autorité approbatrice de la Cité de Clarence-Rockland un Transfert/Acte de cession transférant le terrain divisé et un Transfert/Acte de cession afin d'enregistrer une servitude sur la partie identifiée pour le droit de passage, dans le but d'émettre un certificat d'autorisation.
10. Que chaque condition soit remplie et que l'Autorité approbatrice de la Cité de Clarence-Rockland en soit avisée par écrit pas plus tard qu'un (1) an après la date de l'avis de la décision par les départements ou les agences qui ont imposé la/les condition(s) respective(s).

CARRIED

6.4 D-10-895 - Martin and France Besner

RESOLUTION

Moved by Samuel Cardarelli

Seconded By Michel Levert

QUE le Comité de dérogation approuve la demande d'autorisation soumise par Martin et France Besner, dossier D-10-895, concernant la propriété décrite comme étant le 200 chemin Belvédère, partie du lot 16, concession 11;

Sujette aux conditions suivantes :

1. La partie détachée est la partie 2 sur le Plan 50R-10924.
2. Que le requérant fournisse aux Comtés unis de Prescott et Russell une (1) copie du plan de référence (plan d'arpentage) en PDF et DWG dûment enregistré qui se conforme essentiellement à la demande D-10-895 telle que soumise.
3. Que les parties 1 et 5 sur le Plan 50R-10924 soient enregistrés pour une servitude de droit de passage pour donner accès à la parcelle de terrain au sud du terrain visé, identifiée comme une partie du lot 16, concession 11, 200 chemin Belvédère.

4. Que la partie 7 sur Plan 50R-10924 soit transférée sans frais et sans encombre à la Cité de Clarence-Rockland. De plus, l'avocat du (des) requérant(s) devra procéder à l'enregistrement d'un règlement municipal dédiant cette partie de terrain public. Un frais devra être payé à la Cité de Clarence-Rockland pour la rédaction du règlement. Une copie du règlement enregistré doit être remise au Département des Services d'infrastructure de l'aménagement du territoire pour que la condition soit considérée comme étant remplie.
5. Que le(s) requérant(s) fournisse(nt) à l'autorité approbatrice de la Cité de Clarence-Rockland une étude hydrogéologique et analyse du sol préparée par un professionnel qualifié, afin de démontrer que l'aquifère peut fournir une réserve d'eau viable à long terme et de qualité et quantité acceptables. L'étude doit aussi démontrer par voie de tests que les conditions du sol peuvent accommoder les effluents d'un champ septique et de sa surface de remplacement. L'étude sera préparée par un professionnel qualifié aux frais du(des) requérant(s) et sera révisée et approuvée par la Conservation de la Nation Sud.
6. Que le(s) propriétaire(s) fournisse(nt) une confirmation que les taxes sont à jour.
7. Que le procureur de l'auteur de la demande fournisse un engagement confirmant que la demande D-10-894 soit estampillé et enregistré avant la demande D-10-895.
8. Que le procureur de l'auteur de la demande fournisse un engagement confirmant que les actes seront enregistrés dans les deux (2) ans suivant la date du certificat.
9. Que le(s) requérant(s) fournisse(nt) à l'Autorité approbatrice de la Cité de Clarence-Rockland un Transfert/Acte de cession transférant le terrain divisé et un Transfert/Acte de cession afin d'enregistrer une servitude sur la partie identifiée pour le droit de passage, dans le but d'émettre un certificat d'autorisation.
10. Que chaque condition soit remplie et que l'Autorité approbatrice de la Cité de Clarence-Rockland en soit avisée par écrit pas plus tard qu'un (1) an après la date de l'avis de la décision par les départements ou les agences qui ont imposé la/les condition(s) respective(s).

CARRIED

6.5 Validation of Title

RESOLUTION

Moved by Guy Desjardins

Seconded By Michel Levert

That the request for validation of title be approved as presented.

CARRIED

7. Minor Variance Applications

7.1 D-13-20-06

RESOLUTION

Moved by Samuel Cardarelli

Seconded By Michel Bergeron

QUE le Comité de dérogation accepte la demande de dérogation mineure soumise par Geneviève Chartrand et Cedric Campagna, dossier D-13-20-06, concernant la propriété décrite comme 2568 chemin du Lac, Partie du lot 12, Concession 3, Parties 1 et 2 sur le Plan de Référence 50R-5985, dans le but de :

- Augmenter la hauteur maximale pour un bâtiment accessoire à 5,9 mètres.

CARRIED

10. Adjournment

The meeting is adjourned at 9:31pm.

Mario Zanth, Acting President

Marie-Eve Bélanger, Secretary
Treasurer