

**AGENDA  
PUBLIC HEARING  
MINOR VARIANCE COMMITTEE  
TUESDAY, August 1st, 2023  
3:00 PM**

1. CALL TO ORDER
2. CHANGES AND ADDITIONS TO THE AGENDA
3. ADOPTION OF THE AGENDA
4. DISCLOSURE OF INTEREST
5. ADOPTION OF MINUTES OF PREVIOUS HEARING
  - meeting of the 26<sup>th</sup> day of June, 2023, files A-5-2023 & A-6-2023
6. APPLICATIONS
  - 6.1 No. A-7-2023, Loïselle Sports
  - 6.2 No. A-8-2023, 4213 County Rd 9, St. Isidore
7. ADJOURNMENT

**LA CORPORATION DE LA MUNICIPALITÉ DE LA NATION**

**ORDRE DU JOUR  
AUDIENCE PUBLIQUE  
COMITÉ DE DÉROGATION  
MARDI, LE 1 Août 2023  
15h**

1. OUVERTURE DE L'ASSEMBLÉE
2. MODIFICATIONS ET ADDITIONS À L'ORDRE DU JOUR
3. ADOPTION DE L'ORDRE DU JOUR
4. DÉCLARATION(S) D'INTÉRÊT
5. ADOPTION DES PROCÈS-VERBAUX DES AUDIENCES PRÉCÉDENTES
  - réunion du 26 juin 2023, filières A-5-2023 & A-6-2023
6. DEMANDES
  - 6.1 No. A-7-2023, Loïselle Sports
  - 6.2 No. A-8-2023, 4213 Chemin de Comté 9, St. Isidore
7. AJOURNEMENT

**LA CORPORATION DE LA MUNICIPALITÉ DE LA NATION**

**MINUTES / PROCÈS VERBAL**

**PUBLIC HEARING/AUDIENCE PUBLIQUE  
COMMITTEE OF ADJUSTMENT/COMITÉ DE DÉROGATION**

**MONDAY, June 26<sup>th</sup> 2023 / LUNDI LE 26 juin 2023**

Présents/

In attendance:

M./Mr. François St. Amour, membre/Member

M./Mr. Francis Briere, membre/Member

M./Mr. Alain Mainville, membre/Member

M./Mr. Guylain Lafèche, secrétaire-trésorier/Secretary-treasurer

Absent/

Absent:

**1. OUVERTURE DE L'AUDIENCE**

Proposé par: François St. Amour

Appuyé de: Alain Mainville

Qu'il soit résolu que la présente audience soit ouverte à 15h30.

Tous en faveur - ADOPTÉ

**1. OPENING OF THE HEARING**

Proposed by: François St. Amour

Seconded by: Alain Mainville

Be it resolved that the present hearing be opened at 3:30 pm.

All in favour - CARRIED

**2. ORDRE DU JOUR**

Proposé par: Alain Mainville

Appuyé de: François St. Amour

Qu'il soit résolu que l'ordre du jour soit accepté, incluant les modifications apportées séance tenante, le cas échéant.

Tous en faveur – ADOPTÉ

**2. AGENDA**

Proposed by: Alain Mainville

Seconded by: François St. Amour

Be it resolved that the agenda be accepted, including the modifications made forthwith, as applicable.

All in favour - CARRIED

**3. DÉCLARATION D'INTÉRÊT**

Aucune

**3. DISCLOSURE OF INTEREST**

Aucune

**4. ADOPTION DES PROCÈS-VERBAUX**

Proposé par: François St. Amour

Appuyé de: Alain Mainville

Qu'il soit résolu que le procès-verbal de l'audience du 15 mai 2023 soit adopté, tel que présenté.

Tous en faveur -ADOPTÉ

**4. ADOPTION OF MINUTES**

Proposed by: François St. Amour

Seconded by: Alain Mainville

Be it resolved that the minutes of the hearing of May 15<sup>th</sup>, 2023 be adopted as presented.

All in favor - CARRIED

**6.1 DÉCISION QUANT À LA DEMANDE A-5-2023**

M. Guylain Lafèche présente le rapport au Comité.

Proposé par: François St. Amour

Appuyé de: Alain Mainville

Qu'il soit résolu que la demande de dérogation mineure, filière A-5-2023, soumise par M. Guindon concernant la propriété vacante à l'ouest du 616 chemin Paul Latour, afin de réduire les distances minimums de séparation (DMS1) pour la construction d'une maison de 464 mètres à 320 mètres d'une lagune à fumier en terre et de 330 mètres à 300 mètres d'une grange situé au 570 chemin Paul Latour et de 267 mètres à 125 mètres d'une grange au 604 chemin Paul Latour, tel que stipulé par la disposition 5.16.3 du règlement de zonage #2-2006, soit acceptée.

Tous en faveur –ADOPTÉ

**6.2 DÉCISION QUANT À LA DEMANDE A-6-2023**

M. Guylain Lafèche présente le rapport au Comité.

Proposé par: Alain Mainville

Appuyé de: François St. Amour

Qu'il soit résolu que la demande de dérogation mineure, filière A-6-2023, soumise par Jackal Farm concernant la propriété portant le numéro civique 439 chemin de concession 6, afin de réduire la marge de recul avant minimum de 20 mètres à 13 mètres pour un nouvel entrepôt agricole, tel que stipulé par la disposition 5.16.2 du règlement de zonage #2-2006, soit acceptée.

Tous en faveur –ADOPTÉ

**6.1 DECISION ON THE APPLICATION A-5-2023**

Mr. Guylain Lafèche presents the report to the Committee.

Proposed by: François St. Amour

Seconded by: Alain Mainville

Be it resolved that the minor variance, file A-5-2023, submitted by Mr. Guindon, concerning the vacant property, west of 616 Paul Latour Road, in order to reduce the minimum distance separation (MDS1) for the construction of a house from 464 metres to 320 metres from an earth manure lagoon and 330 metres to 300 metres from a barn located at 570 Paul Latour Road and from 267 metres to 125 metres from a barn located at 604 Paul Latour Road, as stipulated in provision 5.16.3 of Zoning By-law 2-2006, be accepted.

All in favour – CARRIED

**6.2 DECISION ON THE APPLICATION A-6-2023**

Mr. Guylain Lafèche presents the report to the Committee.

Proposed by: Alain Mainville

Seconded by: François St. Amour

Be it resolved that the minor variance, file A-6-2023, submitted by Jackal Farm concerning the property bearing civic number 439 Concession Rd. 6 in order to reduce the minimum front yard setback from 20 metres to 13 metres for a new agricultural shed, as stipulated in provision 5.16.2.15 of Zoning By-law 2-2006, be accepted.

All in favour – CARRIED

**7 AJOURNEMENT DE L'AUDIENCE**

Proposé par: François St. Amour  
Appuyé de: Alain Mainville

Qu'il soit résolu que l'audience soit fermée à 15h37.

Tous en faveur - ADOPTÉ

**7 ADJOURNMENT OF THE HEARING**

Proposed by: François St. Amour  
Seconded by: Alain Mainville

Be it resolved that the hearing be closed at 3:37 pm.

All in favour - CARRIED

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Secrétaire-Trésorier

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Président

# PLANNING DEPARTMENT REPORT

MINOR VARIANCE  
A-7-2023

Loiselle Sports

**File: 001-005-15600**

Meeting August 1<sup>st</sup> 2023

## INTRODUCTION:

Loiselle Sports has applied for a minor variance concerning the property bearing civic number 1021 chemin Limoges, to enlarge the building and the showroom toward the front. To maximize its lot and the building's existing situation, the applicant proposes to extend his building to 8 metres from the front line instead of 10 metres.

This said, the application submitted on June 27 but considered complete on July 3, 2023 is influenced by the signing of the new 2022 official plan on July 7, 2023



## OFFICIAL PLAN

The property is in rural policies on the official plan. Recreational vehicle businesses are permitted uses.

However, the new Official Plan calls for Limoges Road to be a 40-metre right-of-way in the future instead of 26 metres.

## ZONING BY-LAW:

The property is zoned Highway Commercial (CH) in zoning bylaw 2-2006.

Provision 5.9.2.3 of Zoning By-law 2-2006 stipulates a 10-metre front setback from the road right-of-way.

## Minor Variance:

The variance consists of reducing the minimum front setback from 10 metres to 8 metres for an extension to the existing building, however with the new official plan, we anticipate a variance to allow the setback to be reduced to 1 metre, to compensate for the 7 metres that will join the right-of-way in the distant future. (See Annex 1)

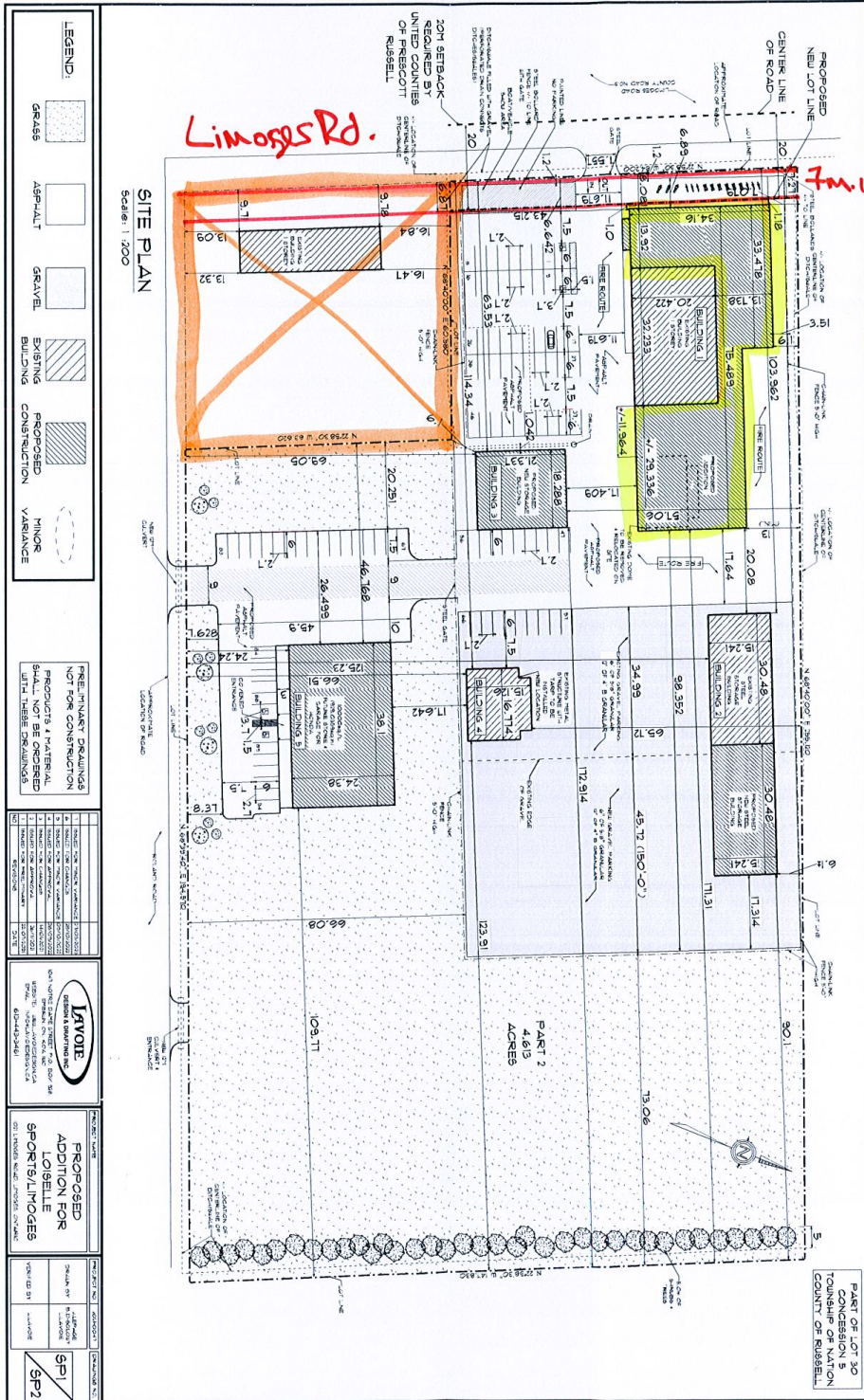
**RECOMMENDATION FROM THE PLANNING DEPARTMENT:**

The department is of the opinion that the building respects the intent of the official plan and zoning by-law, and that it has no impact on the enjoyment of neighbouring properties. The lot is within a line of commercial properties, all of which will be affected by this right-of-way.

The building will still be on private land and will not have any negative impact on the function of the right-of-way.

United Counties Public Works has no objection.

The department recommends that the Committee of Adjustment approve the application, file A-7-2023





# PLANNING DEPARTMENT REPORT

MINOR VARIANCE  
A-8-2023

4213 County Rd 9, St-Isidore

**File: 026-017-00610**

Meeting August 1<sup>st</sup> 2023

## **INTRODUCTION:**

The owner has applied for a minor variance concerning the property bearing civic number 4213 County Rd 9, to build a detached garage. To maximize its lot and the building's existing situation and the location of the septic field, the applicant proposes to build it, 7 metres from the front line instead of 12 metres.



## **OFFICIAL PLAN**

The property is in agricultural policies on the official plan. Residential uses are permitted.

## **ZONING BY-LAW:**

The property is zoned Agricultural (A) in zoning bylaw 2-2006.

Provision 5.16.2.15 of Zoning By-law 2-2006 stipulates a 12 metre front setback from the road right-of-way.

## **Minor Variance:**

The variance consists of reducing the minimum front setback from 12 metres to 7 metres for a detached garage, however with the new official plan, we anticipate a variance to allow the setback to be reduced to 1 metre, to compensate for the 7 metres that will join the right-of-way in the distant future. (See Annex 1)

## **RECOMMENDATION FROM THE PLANNING DEPARTMENT:**

The department is of the opinion that the building respects the intent of the official plan and zoning by-law, and that it has no impact on the enjoyment of neighbouring properties.

The building will still be on private land and will not have any negative impact on the function of the right-of-way.

United Counties Public Works has no objection.

The department recommends that the Committee of Adjustment approve the application, file A-8-2023

F. Plan de localisation (doit être dessiné à l'intérieur de l'espace fourni ou en annexe de cette formulaire)

Démontrez l'emplacement de la construction proposée sur le terrain.  
Marge de recul minimale : 1,5 m (5 pi.) de la fosse septique et 5,0 m (16 1/2 pi.) du champ d'épuration

N.B : La marge de recul avant devrait être mesurée à partir du centre du chemin ou de la ligne avant de propriété SEULEMENT.

The diagram shows a property layout with the following features and dimensions:

- Directions:** Nord (North), Sud (South), EST (East), Ouest (West).
- Boundaries:** Centre du chemin concession #17 (left), ligne de propriété (right), Du centre chemin Conté #9 (bottom).
- Buildings:** Maison (House), shed, tank Septique (Septic Tank), Future Garage.
- Septic System:** champ septique (septic field) located to the east of the Future Garage.
- Dimensions and Setbacks:**
  - 31' from the left boundary to the house.
  - 30' from the bottom boundary to the house.
  - 15' from the septic tank to the Future Garage.
  - 17' from the Future Garage to the septic field.
  - 10' from the Future Garage to the right boundary.
  - 66' from the Future Garage to the bottom boundary.
  - 100' from the bottom boundary to the bottom of the property.

G. Déclaration du demandeur

Je, soussigné(e) \_\_\_\_\_ atteste  
que : \_\_\_\_\_  
(nom en lettres moulées)

1. Les renseignements fournis dans cette demande, y compris dans les annexes, dans les plans et dans tout autre document qui y est joint, sont exacts au mieux de ma connaissance.