



**CORPORATION OF THE CITY OF  
CLARENCE-ROCKLAND**

**COMMITTEE OF ADJUSTMENT**

February 27, 2020, 7:00 pm

Council Chambers

415 rue Lemay Street, Clarence Creek, Ont.

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2. Reading and Adoption of the agenda
3. Pecuniary declarations
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Marc Bourbonnais  
645 Edwards
7. Follow-ups
8. Other Items
9. Adjournment



CORPORATION DE LA CITÉ DE  
CLARENCE-ROCKLAND

COMITÉ DE DÉROGATION

le 27 février 2020, 19 h 00

Salle du Conseil

415 rue Lemay Street, Clarence Creek, Ont.

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Pages

1. Ouverture de la réunion
2. Lecture et Adoption de l'ordre du jour
3. Déclarations pécuniaires
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5. Demandes de morcellement
6. Demandes de dérogation mineure
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Marc Bourbonnais  
645 Edwards
7. Suivi
8. Autres items
9. Ajournement



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

January 16, 2020  
Council Chambers  
415 rue Lemay Street, Clarence Creek, Ont.

PRESENT:                   Serge Dicaire  
                                Guy Desjardins  
                                Marie-Eve Belanger  
                                Michel Bergeron  
                                Samuel Cardarelli  
                                Mario Zanth  
                                Nicolas Denis

ABSENT:                   Michel Levert

**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** Guy Desjardins

THAT the agenda be adopted as presented.

**CARRIED**

**3.     Pecuniary declarations**

none

**4.     Adoption of the minutes**

**Moved by** Michel Bergeron

**Seconded By** Samuel Cardarelli

That the minutes of December 18, 2019 be approved.

**CARRIED**

## **5. Minor Variance Applications**

### **5.1 A/18/19**

Mr. Zanth inquired what was the proposed setback between the driveway and the side lot line. Mr. Denis indicated that it was 1.3 metre. The zoning requires 1 metre.

**Moved by** Samuel Cardarelli

**Seconded By** Guy Desjardins

QUE le Comité de dérogation accepte la demande de dérogation mineure soumise par Jocelyne Potvin et Marcel Lafontaine, dossier A/18/19, concernant la propriété décrite comme 2140 rue Catherine, dans le but d' :

- Augmenter la largeur maximale de la voie d'accès de 9,0 mètres à 11,0 mètres.

**CARRIED**

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Serge Dicaire President

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W Marie-Eve Bélanger Secretary Treasurer



**CORPORATION DE LA  
CITÉ DE CLARENCE-ROCKLAND  
PROCÈS-VERBAL RÉUNION COMITÉ DE DÉROGATION**

le 16 janvier 2020  
Salle du Conseil  
415 rue Lemay Street,  
Clarence Creek, Ont.

PRÉSENT:                   Serge Dicaire  
                                Guy Desjardins  
                                Marie-Eve Belanger  
                                Michel Bergeron  
                                Samuel Cardarelli  
                                Mario Zanth  
                                Nicolas Denis

ABSENT:                   Michel Levert

**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** Guy Desjardins

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

**ADOPTÉE**

**3. Déclarations pécuniaires**

aucune

**4. Adoption des procès-verbaux**

**Proposé par** Michel Bergeron

**Appuyé par** Samuel Cardarelli

Que le procès-verbal de la réunion du 18 décembre soit approuvé.

**ADOPTÉE**

**5. Demandes de dérogation mineure**

**5.1 A/18/19**

M. Zanth demande la distance de l'entrée et de la ligne de côté. M. Denis indique que la distance proposée est de 1,30 mètre. Le zonage requiert 1 mètre.

**Proposé par** Samuel Cardarelli

**Appuyé par** Guy Desjardins

QUE le Comité de dérogation accepte la demande de dérogation mineure soumise par Jocelyne Potvin et Marcel Lafontaine, dossier A/18/19, concernant la propriété décrite comme 2140 rue Catherine, dans le but d' :

- Augmenter la largeur maximale de la voie d'accès de 9,0 mètres à 11,0 mètres.

**ADOPTÉE**

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Serge Dicaire Président

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W Marie-Eve Bélanger Secrétaire-Trésorière



## COMMITTEE OF ADJUSTMENT

### REPORT N° AMÉ-20-08-R

<b>Date received</b>	31/01/2020
<b>Date of the meeting</b>	27/02/2020
<b>Submitted by</b>	Nicolas Denis
<b>Object</b>	Minor Variance
<b>File n°</b>	D-13-20-01
<b>Owner</b>	2247201 Ontario Inc.
<b>Applicant</b>	Marc Bourbonnais
<b>Civic address</b>	645 Edwards Street, Rockland
<b>Legal Description</b>	Andrew Bell Plan 1908, Lot 32

#### 1) GENERAL INFORMATION:

##### **Designation of the Official Plan of the United Counties of Prescott and Russell:**

Urban Policy Area

##### **Designation of the Official Plan of the Urban Area of the City of Clarence-Rockland:**

Commercial Core Area

##### **Designation of the Official Plan of Bourget:**

N/A

##### **Classification of Zoning By-Law No. 2006-3:**

Urban Core Area (CA)

##### **Services:**

**Municipal water:**

Yes

**Municipal Sewer:**

Yes

**Road access :**

Edwards Street

#### 2) PURPOSE :

Minor Variance in order to reduce the minimum width of a two-way traffic access driveway from 6.0 m to 5.5 m. This would allow the construction of a wheelchair ramp.

3) **VARIANCE REQUESTED :**

	<b>Permitted</b>	<b>Proposed</b>
Minimum width of an access driveway	6 metres	5.5 metres

4) **CONDITIONS AND COMMENTS RECEIVED :**

**Finance Department:**

No objections.

**Infrastructure Services:**

The handicap ramp might encroach onto the fire route.

**Protective Services:**

No concerns.

**Community Services:**

No objections.

**Construction Division:**

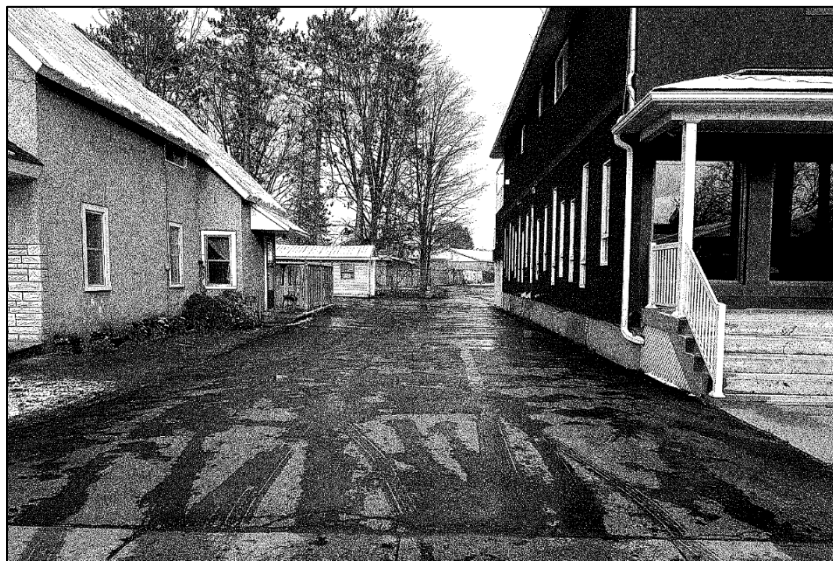
No objections.

**United Counties of Prescott and Russell:**

No objections.

**Planning Services:**

On January 31<sup>st</sup>, Mr. Bourbonnais submitted an application for a minor variance in order reduce the minimum width of a two-way traffic access driveway from 6.0 m to 5.5 m located at 645 Edwards Street (Figure 1). This would allow the construction of a wheelchair ramp.

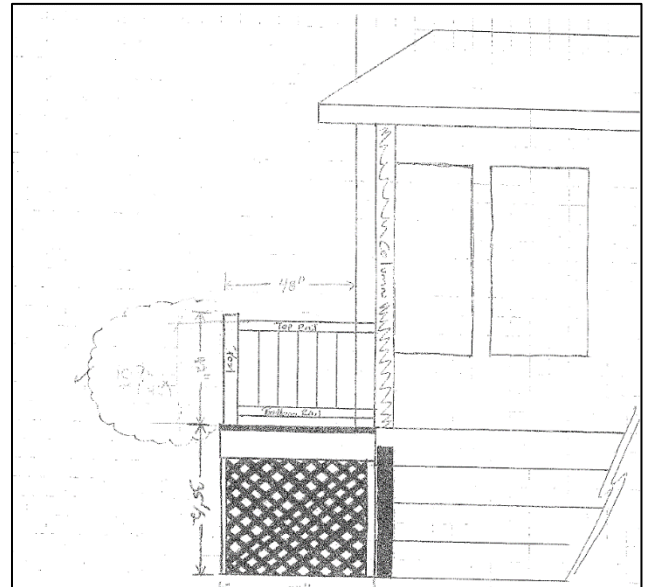
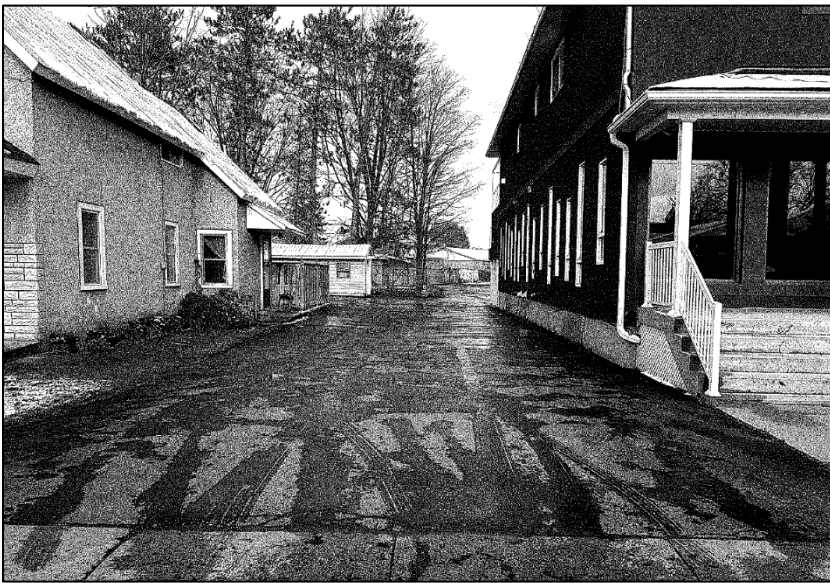


**Figure 1: Keymap**



The building is currently used for residential and commercial uses. There is a single apartment located on the second floor, seven commercial spaces located on the ground floor and three commercial spaces located in the basement. All parking spaces are located at the rear of the property and are accessible by a two-way traffic access driveway facing Edwards Street.

The owner has recently agreed to accommodate the Canadian Mental Health Association on the ground floor of the building. This tenant will often be providing resources to a group of individuals with disabilities requiring adequate accessibility to the building. Currently, there is no wheelchair ramp available to assist these needs. The owner of the building considered erecting the structure at the rear of the building. This location would have been the least invasive to pedestrian and vehicular circulation. Unfortunately, the current layout of the building does not allow the handicap ramp to be built at this particular location. Alternatively, a wheelchair ramp, built in an accordion pattern, in front of the public entrance would require significantly more space and would encroach on the City's right of way. The only viable option for the owner is to utilize the space available in the access driveway next to the building and gradually slope a wheelchair ramp to the elevation of the current public entrance (Figure 2).



**Figure 2: Proposed location of the wheelchair ramp.**

Section 5.7 of the Zoning By-law 2016-10 requires that all access driveways designated for two-way traffic have a minimum width of 6.0 meters. That being said, the proposed wheelchair ramp located on the north side of the building would reduce the access driveway width to 5.5 meters. All of the subject property is included under the "*Urban Policy Area*" on Schedule "A" of the Official Plan of the United Counties

of Prescott and Russell. Under this policy, mixed uses are permitted.

The entire property is zoned "*Urban Core Area (CA)*" under the Zoning By-law 2016-10.

5) **FOUR TESTS :**

**I. The general intent and purpose of the Official Plan are maintained:**

All of the subject property is included under the "*Urban Policy Area*" on Schedule "A" of the Official Plan of the United Counties of Prescott and Russell. The existing mix uses are permitted within this designation.

Section 3.3 "*Transport*" of the Official Plan explains that the road system, independent from the level of government, needs to be efficient and safe. In this case, the reduced access driveway is not anticipated to add additional circulation onto the property and create any difficulties accessing the property, therefore, maintaining a safe and efficient environment along Edwards Street. In addition, the wheelchair ramp will be located far enough in order to maintain a good visibility for motorists accessing the road network. Furthermore, the proposed reduced access driveway will not impede the activities of the City of Clarence-Rockland in regards to regular services such as snow removal, garbage collection or future road work. The request maintains the general intent and purpose of the Official Plan.

**II. The general intent and purpose of the Zoning By-law are maintained:**

Although Section 5.7 of the Zoning By-law 2016-10 requires that all access driveways designated for two-way traffic have a minimum width of 6.0 meters, it also states that access driveways designated for two-way traffic in the Urban Core Area along Laurier Street may be 3.0 metres wide. The subject property is located within the Urban Core Area according to Schedule B of the same By-law but is not located along Laurier Street. The property is located approximately 60 meters from the intersection of Laurier Street and Edwards Street (Figure 1). Its close proximity and legal description does inherit general characteristics, lot dimensions and uses found on Laurier Street. The proposed access driveway would be 2.5 meters wider than what is acceptable on Laurier Street.

Moreover, the preliminary plan submitted to the Infrastructure and Planning Department indicates that the access driveway and wheelchair ramp will respect all other prescribed setbacks by the Zoning By-law.

### **III. The variance is minor:**

The variance requested by Mr. Bourbonnais seeks to reduce the minimum width from 6.0 m to 5.5 m. This represents an 8.34% reduction. The Department deems this amendment as minor since the proposed width is not anticipated to have any impact on pedestrian and vehicular circulation. A good visibility will be maintained for motorists accessing Edwards Street.

As previously mentioned, the proposed reduced access driveway will not impede the activities of the City of Clarence-Rockland in regards to regular services such as snow removal, garbage collection or future road work.

Finally, the proposed access driveway will respect all other provisions of the Zoning By-law 2016-10. The variance can therefore be considered minor.

### **IV. The proposed use of land, building or structure is desirable for appropriate development:**

The proposed use of the land is permitted by the Provincial Policy Statement, by the Official Plan of the United Counties of Prescott and Russell, by the Official Plan of the Urban Area of the City of Clarence-Rockland, and by the Zoning By-law 2016-10. The proposed access driveway will respect every other provisions of the Zoning By-law.

#### **6) RECOMMENDATION FROM THE PLANNING DIVISION**

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by Marc Bourbonnais, for the property identified as 645 Edwards Street, to:

- Allow the reduction of the minimum width of a two-way traffic driveway from 6.0 m to 5.5 m.