



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

April 16, 2025  
Teleconference

PRESENT: Marie-Eve Belanger  
Fabien Lalande  
Christian Simard  
Michel Levert  
Melissa Gaudreau  
Sylvie Lalonde

ABSENT: Kyle Cyr

**1. Opening of the meeting**

The Chair opens the meeting at 5:04 pm.

**2. Election of an Acting President**

**Moved by** Michel Levert

**Seconded By** Christian Simard

That Sylvie Lalonde be elected as the acting president for this meeting only.

**CARRIED**

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

**Moved by** Christian Simard

**Seconded By** Michel Levert

THAT the agenda be adopted as presented.

**CARRIED**

**4. Pecuniary declarations**

none

**5. Adoption of the minutes**

**Moved by** Christian Simard

**Seconded By** Melissa Gaudreau

That the minutes of the meeting of February 18, 2025 be approved.

**CARRIED**

**6. Minor Variance Applications**

**6.1 Minor Variance**

Marc Daigneault, agent presents the file. The Owner is also present.

Sylvie Lalonde indicated that at the time of the building permit, it said that a driveway was not allowed and does not understand why a driveway was built. She does not see it as a minor variance since the change is huge and has concerns with that. The Owner indicated that he had an architect that was directly communicating with the City. He was not aware of every discussion.

Sylvie Lalonde indicated that there was a letter submitted from a neighbor regarding drainage. The Owner indicated that a swale was built, and no water is going onto her property.

Sylvie Lalonde indicated that his existing driveway is wide enough for 4 cars and she is wondering why a second driveway is needed. The owner said that the garage is for an RV and that a driveway is necessary. If no driveway is built, the ground will not be able to accept the weight of the RV and will create some ponding issues.

Fabien Lalonde indicated that the addition of the garage meets the zoning. The engineering department did not perform their final grading inspection yet.

Marc Daigneault cannot request half a driveway in the variance. He indicated that at the corner of Sterling and Jasper there is a property that built a walkway where the new owner parks his car. Mrs. Bélanger indicated that the walkway was permitted under 3 meters wide.

The owner indicated that on his street there are 7 properties with 2 entrances.

Sylvie Faulkner, neighbor at 2298 Woods, does not have any issues with the two driveways. She has concerns with the drainage and is worried about water going into her house.

Fabien Lalande indicated that if the works are completed as per plan, there should not be a grading or drainage issue.

Fabien Lalande indicated that the department recommends a permeable driveway that would achieve the same purpose and would respect the zoning. It would be permitted without any variances.

Marc Daigneault indicated that the alternative at this time is to build 2 walkways instead of a driveway. It is a way to get around the by-law and why they are requesting a variance.

**Moved by Michel Levert**

**Seconded By Christian Simard**

THAT the Committee of Adjustment accept the application for Minor Variance submitted by Marc Daigneault for Emanuel Lepindea and Sarah Lepindea, for the property at 2274 Woods, in order to:

- Increase the maximum driveway width from 9 meters to 11.45 meters for the existing driveway.
- Reduce the minimum landscaping buffer along the east side lot line from 1.0 meter wide to 0.25 meter for the area in front of the detached garage (east side), for the existing driveway.

**CARRIED**

**Moved by Michel Levert**

**Seconded By Christian Simard**

THAT the Committee of Adjustment refuse the application for Minor Variance submitted by Marc Daigneault for Emanuel Lepindea and Sarah Lepindea, for the property at 2274 Woods, in order to:

- Permit a second private entrance of 5.8 meters in width for the new attached garage on the west side of the house.

**CARRIED**

**7. Adjournment**

The meeting is adjourned at 6:02 pm.

---

Sylvie Lalonde, Acting President

---

W Marie-Eve Bélanger Secretary  
Treasurer