



## Committee of Adjustment

Report N° PE2025-032

Date received: 23/04/2025

Date of the meeting: 07/05/2025

Submitted by: Fabien Lalande

Subject: Minor variance

File no: D-13-25-04

Owner: 9444122 Canada Inc.

Agent: Marc Daigneault

Civic address: 2832 Laurier Street, Rockland

Legal description: Concession 1 (O.S.), Part of Lot 30, being Part 11 on plan 50R-4879 and Part 1 on plan 50R-6006

## General information

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

Urban

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

Service Commercial

Classification of Zoning By-Law No. 2016-10:

General Commercial - Exception 14 (CG-14) Zone

Services:

- Municipal water: Yes
- Municipal Sewer: Yes
- Road access: Laurier Street

## Purpose

This report addresses the minor variance application submitted by Duquette Électrique Ltée. The application seeks to increase the maximum lot coverage from 50% to 56% and reduce the minimum landscaping coverage from 10% to 9.5% for the property located at 2832 Laurier Street.

## Variances requested

	<b>Permitted</b>	<b>Proposed</b>
Maximum lot coverage	50%	56%
Minimum landscaping coverage	10%	9.5%

## Conditions and Comments Received

Finance Department:

No comments.

Infrastructure Services:

No comments

Protective Services:

No comments.

Community Services:

No comments

Construction Division:

No comments.

United Counties of Prescott and Russell:

No comments.

South Nation Conservation:

No comments.

Planning Services:

### Context:

In 2024, the City of Clarence-Rockland confirmed its support for a land swap between the properties at 2832 Laurier Street (Accent Furniture) and 2833 Chamberland Street (Duquette Électrique) following a meeting with the proponent, Michel Duquette. The proposed land swap involves a rectangular strip of grassed area, which Duquette Électrique intends to acquire. This acquisition aims to provide additional space for a rear building extension and to enlarge the parking area, facilitating better maneuverability for larger trucks and vans. The current rear parking space at Duquette Électrique is limited compared to the neighboring property, which was previously used by Rockland Hydro and has a significantly larger rear area.



Image 1 – Comparison of rear area between Duquette Electric and the neighboring property where Rockland Hydro was previously established

The proponent was informed that the enlargement of the rear parking area would need to comply with zoning by-law requirements, including minimum landscaping buffer requirements and setbacks. Additionally, the enlargement

would be subject to the site plan process and require a building permit for the rear addition.

During the pre-consultation process, it was noted that the proposed changes would result in non-compliance with the maximum lot coverage and minimum landscaping coverage requirements due to the reduced lot size of 2832 Laurier Street. Consequently, when the owners submitted a consent application to the United Counties of Prescott and Russell (File number B-086-2024), which received conditional approval on March 19, 2025. The minor variance was listed as condition number 2 of the conditional consent decision.

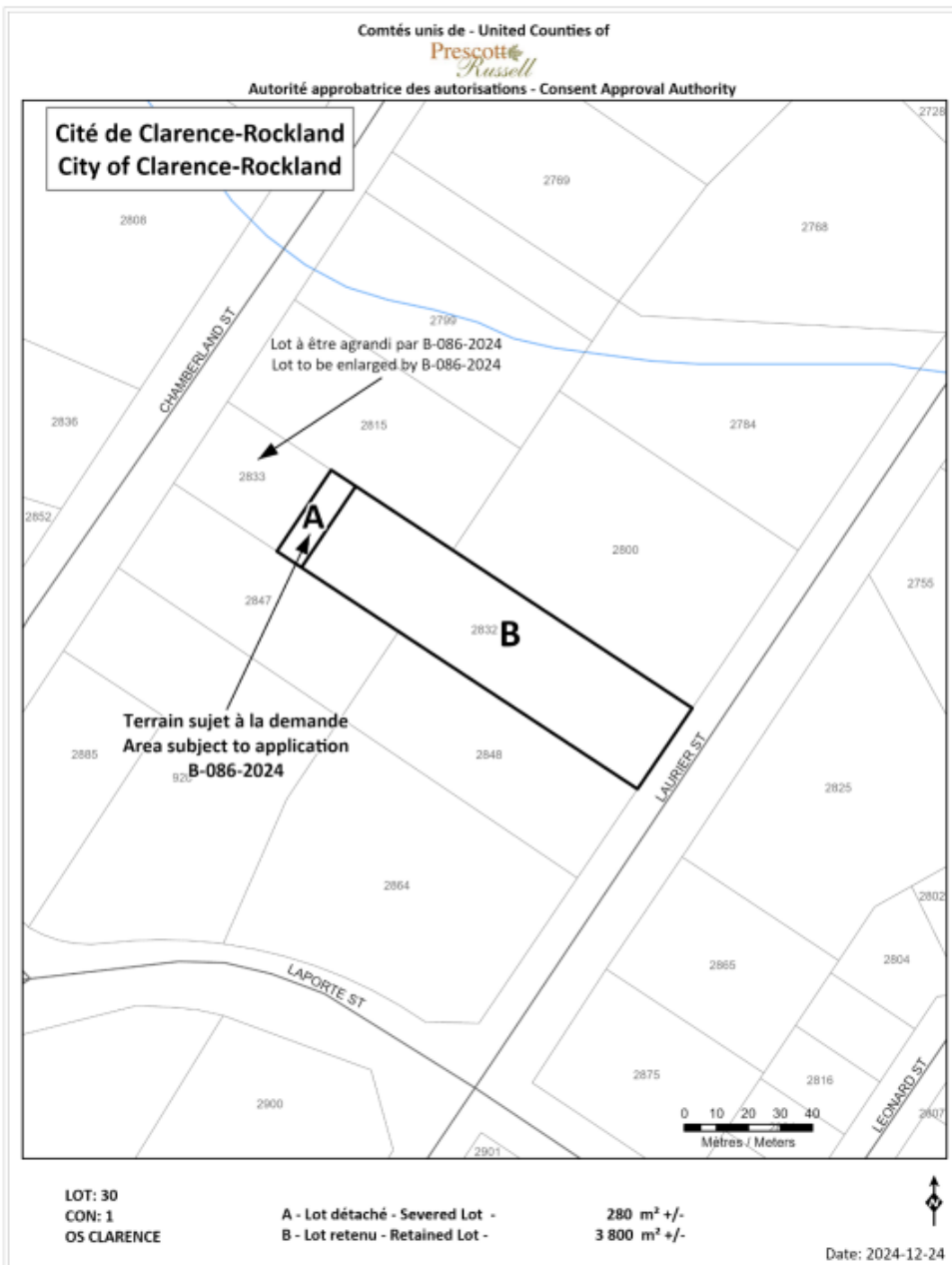


Image 2 – Keymap of proposed land swap between the rear of the 2832 Laurier and the rear of the 2833 Chamberland

Property:

The subject property is situated in Rockland, fronting Laurier Street. It is currently utilized as a commercial building, specifically a furniture store, and no change in use is proposed. The site access and parking area will remain unchanged, with no reduction in the number of parking spaces. The surrounding properties are predominantly used for commercial purposes, ensuring compatibility with the existing neighborhood.

The property features an approximate frontage of 30.5 meters, a depth of 38 meters, and covers an area of approximately 0.28 acres

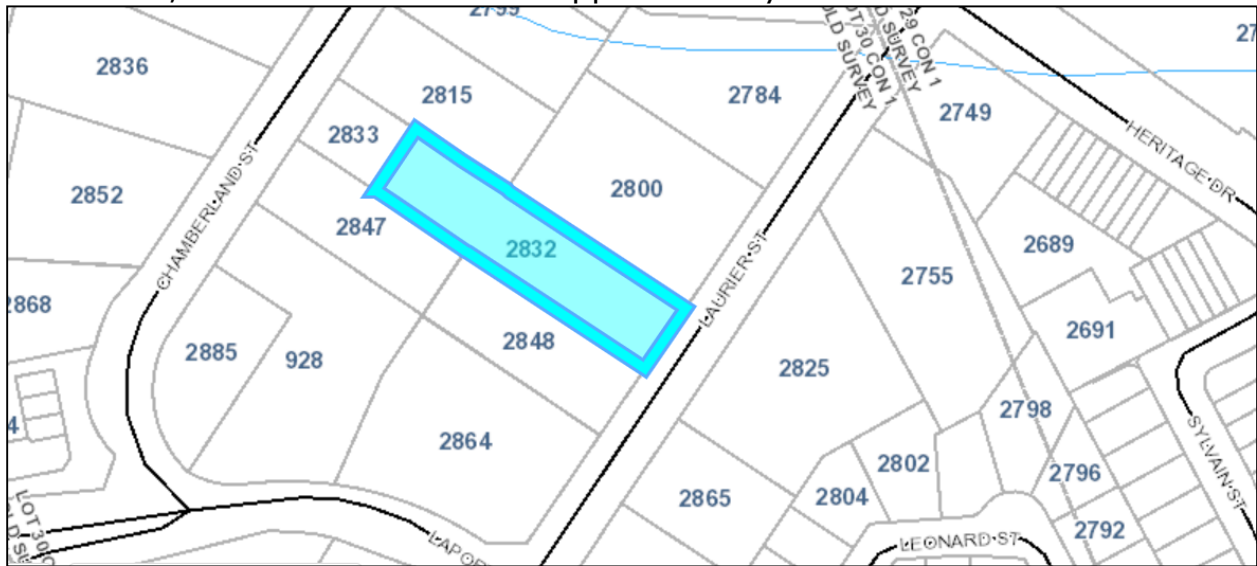


Image 3 – Keymap of location of subject property

### *Planning Act*

Section 45(1) of the *Planning Act* States that:

“The Committee of adjustment, upon the application of the owner of any land, building or structure affected by any by-law that is in effect under section 34 or 38, or a predecessor of such section, or any person authorized in writing by the owner, may despite any other Act, authorize such minor variance from the provision of the by-law in respect to the land, building or structure or the use thereof, as in its opinion is desirable for the appropriate development or use of the land, building or structure, if in the opinion of the committee the general intent and purpose of the by-law and the official plan, in any, are maintained.”

The owner has provided staff with a minor variance application under the *Planning Act*.

### Provincial Planning Statement (PPS)

Section 2.3.1 of the PPS states that:

“Settlement areas shall be the focus of growth and development. (...)”

### Four tests

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

The property is located in the "Urban Policy Area" on Schedule "A" of the Official Plan of the United Counties of Prescott and Russell. Section 2.2.1 of the Plan states that "This Plan accommodates growth in various locations throughout the Counties. Notwithstanding this flexibility, the identified Urban Policy Areas shall be the predominant focus for new growth."

Section 7.4.3 of the Official Plan states that "Section 45 of the Planning Act authorizes a Committee of Adjustment to grant variances and permissions for enlargements or extension or changes in use of lands, building or structure to a similar or more compatible use."

The property is also located under the "Service Commercial" designation in the City of Clarence-Rockland Urban Area Official Plan.

Section 10.9 of the said Official Plan states the following:

"When a Zoning By-law is in effect, the Committee of Adjustment may rule on applications of minor variances from the provisions of the Zoning By-law. In granting a variance, the Committee will be satisfied that such variance is minor, is desirable for the appropriate development use of the land, building or structure and that the intent and purpose of the Official Plan and Zoning By-law are maintained."

Both Official Plans permit the use of the property for a commercial building so the intent of both Official plans is maintained.

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

The property is located in the "General Commercial – Exception 14 (CG-14) Zone" in the City of Clarence-Rockland Zoning By-law 2016-10. The existing use as a retail store is permitted and is a permitted use in this zone.

Section 7.1.2 prescribes the following requirements for buildings serviced with full municipal services:

Minimum Lot Area:	0 m <sup>2</sup>
Minimum Lot Frontage:	0 m
Minimum Front Yard:	2 m
Minimum Exterior Side Yard:	2 m
Minimum Interior Side Yard:	0 m
Minimum Rear Yard:	0 m
Maximum Building Height:	12 m
<b>Maximum Lot Coverage:</b>	<b>50% [emphasis added]</b>
<b>Minimum Landscaping Coverage:</b>	<b>10% [emphasis added]</b>

Section 7.1.3 (n) provides the following:  
(n) CG-14, 2832 Laurier Street, Rockland

Notwithstanding the provisions of this By-law to the contrary, the lands zoned CG-14 shall be used in accordance with the following provision(s):

- (i) Number of parking spaces required (minimum): 21

There is a maximum lot coverage in many zones for several reasons, including most notably preserving the visual harmony and uniformity of the neighborhood and ensuring sufficient space to accommodate the use of the building such as areas for parking and walkways and snow storage.

The requirement for a minimum landscaping coverage also serves several purposes including ensuring space for snow storage, limiting stormwater runoff, ensuring proper drainage, and providing space for property use without trespassing on adjacent properties.

The proposal does not involve changes to the existing building envelope, site access, or parking spaces. The intent of the zoning by-law is maintained, and the proposed changes align with the commercial use intended for the area without significantly altering the character or functionality of the zone.

III. The variance is minor:

The proposed increase in lot coverage from 50% to 56% and the decrease in landscaping coverage from 10% to 9.5% are relatively small adjustments. The differences are 6% and 0.5%, respectively, which can be considered minor.

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

The variance will allow for the expansion of Duquette Électrique Ltée, which is beneficial for local commercial development. The expansion supports the business's growth and operational needs.

#### Conclusion:

The planning rationale provided by the applicant demonstrates that the proposed variances meet the four tests established by the Planning Act. The changes are minor, desirable for development, and consistent with both the zoning by-law and the official plan.

#### Recommendation from the Planning Division

THAT the Committee of Adjustment accept the application for Minor Variance submitted by Michel Duquette for 9444122 Canada Inc., for the property at 2832 Laurier Street, to:

- Increase the maximum lot coverage from 50% to 56%.
- Reduce the minimum landscaping coverage from 10% to 9.5%.

QUE le comité de dérogation accepte la demande de dérogation mineure soumise par Michel Duquette pour 9444122 Canada Inc., pour la propriété située au 2832 rue Laurier, afin de :

- Augmenter la couverture maximale du lot de 50% à 56%.
- Réduire la couverture minimale de l'aménagement paysager de 10% à 9.5%.