



Committee of Adjustment

Report N° PE2026-025

Date received: 09/04/2026

Date of the meeting: 07/05/2026

Submitted by: Fabien Lalande, Municipal Planner

Subject: Minor variance

File no: D-13-26-05

Owner: EDDY Property Management Inc.

Applicant: EDDY Property Management Inc.

Civic address: 314, 318 and 322 Turquoise Street, Rockland

Legal description: Lots 27, 28 and 29, Plan 50M- 367

(The properties are under same/single ownership.)

General information

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

Urban Area

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

Low Density Residential

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

Urban Residential First Density - Special - Exception 2 (R1S-2) Zone.

Services:

- Municipal water: Yes
- Municipal Sewer: Yes
- Road access: Municipal road – Turquoise Street

Purpose

Minor Variance to permit a private driveway width of 8.1 metres, whereas Zoning By- Law No. 2016- 10 permits a maximum driveway width of 7.0 metres for residential lots with frontage between 12 metres and 18 metres.

The requested variance applies equally to Lots 27, 28 and 29 of Plan 50M-367, municipally known as 314, 318 and 322 Turquoise Street.

Variance requested

Permitted

Maximum driveway width of 7.0 metres

Proposed

Maximum driveway width of 8.1 metres

Comments Received

Finance Department:

Taxes are up to date as of April 23, 2026.

Infrastructure Services / Engineering Division:

- A landscaped buffer of at least 1.0 meter shall be maintained between any aisle, driveway, surface parking area or lane and any side or rear lot line, in accordance with Section 5.9.1 of Zoning By- Law No. 2016- 10.
- The owner shall plant at least one shade tree in the front yard per lot (plus 2 in side yard if corner lot), of a type required by the City Engineer, in accordance with Schedule "J", within six (6) months of the issuance of the final building inspection, as per Section 39 of the subdivision agreement.
- The driveway shall be paved in accordance with Section 47 of the subdivision agreement.
- The existing watermain standpost shall remain visible and functional at all times.
- Water and Sewer Services Department provided a similar comment, noting that the location of the water service curb stop valve must remain accessible.
- Public Works noted concerns regarding increased hard surface leading to greater snow volumes and reduced snow storage space. Snow shall not be stockpiled or pushed onto the roadway.

Protective Services (Fire):

No comments.

Community Services:

No comments.

Construction Division:

Driveways are not applicable to this department.

United Counties of Prescott and Russell:

No comments.

South Nation Conservation:

No comments.

Planning Services:

The applicant is requesting a minor variance to increase the maximum driveway width from 7.0 metres to 8.1 metres. Four (4) parking spaces are already provided on- site in accordance with the Zoning By- law requirements for a single- detached dwelling with two additional residential units (two (2) spaces for the principal dwelling and one (1) space for each ARU).

The requested increase in driveway width is intended to improve the functional layout of the parking area by allowing each unit to be provided with an individual parking space having direct access to the street. The proposed width of 8.1 metres corresponds to three standard parking stalls of approximately 2.7 metres each, eliminating the need for tandem parking or shared access.

The proposed widening improves site functionality and maneuverability, reduces potential vehicle conflicts, and minimizes reliance on on-street parking. Required landscaped buffers will be maintained, and municipal comments related to infrastructure, servicing, and snow storage must be addressed.

The proposed single-detached dwelling with two additional residential units is permitted as-of-right in the R1S-2 Zone, and the minor variance relates solely to the configuration of the required parking spaces.

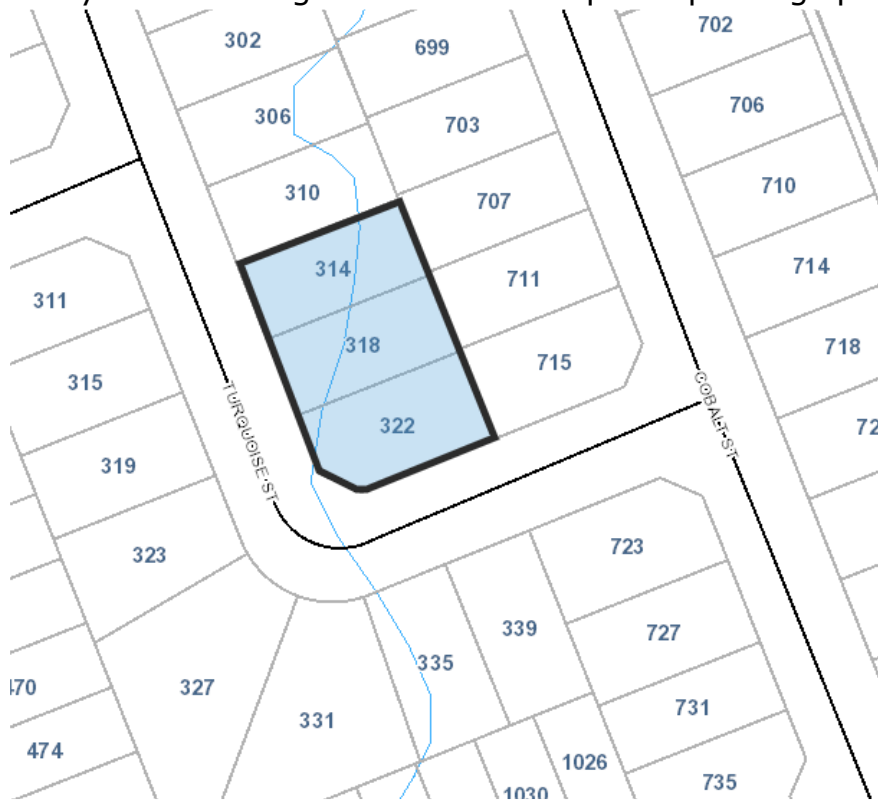


Image 1 – Keymap depicting location of Subject properties

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28

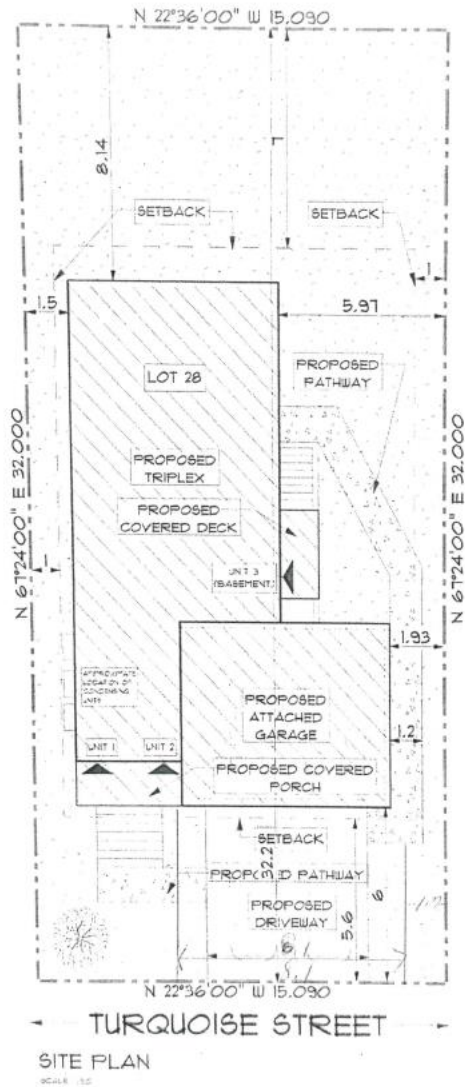


Image 2 – Site plan of the initial concept with a markup showing the wider proposed driveway to 8.1 m instead of the initial proposed width

Four tests

- I. The general intent and purpose of the Official Plan are maintained:
The subject lands are designated Urban Area under the Official Plan of the United Counties of Prescott and Russell and Low Density Residential under the Official Plan of the Urban Area of the City of Clarence-Rockland. Low-density residential development is permitted. The requested variance does not introduce additional density or non-residential uses and therefore maintains the general intent and purpose of the Official Plans.
- II. The general intent and purpose of the Zoning By-law are maintained:
The intent of the Zoning By-law provisions regulating driveway width is to limit impervious surface coverage, manage stormwater runoff, provide adequate snow storage, and preserve the residential streetscape. The proposed driveway width of 8.1 metres represents a modest increase and maintains the required landscaped buffer and other

subdivision and zoning requirements. The general intent and purpose of Zoning By-Law No. 2016-10 are maintained.

III. The variance is minor:

The variance represents an increase of approximately 16% over the maximum permitted driveway width. The increase improves parking layout and site functionality by allowing direct access to individual parking spaces while maintaining compliance with other applicable zoning and subdivision requirements. The impact of the variance is considered minor and does not enable additional dwelling units beyond what is already permitted by the Zoning By-law.

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

The widened driveway allows the provision of four required parking spaces to serve a single-detached dwelling with two additional residential units. The development remains compatible with the surrounding residential neighborhood and supports appropriate and orderly development of the subject properties.

Recommendation from the Planning Division

THAT the Committee of Adjustment accepts the application for Minor Variance submitted by E.D.D.Y. Property Management Inc., for the properties municipally known as 314, 318 and 322 Turquoise Street (Lots 27, 28 and 29, plan 50M-367), to:

- Increase the maximum permitted driveway width for each lot from 7.0 metres to 8.1 metres.

QUE le Comité de dérogation accepte la demande de dérogation mineure soumise par E.D.D.Y. Property Management Inc., pour les propriétés situées aux 314, 318 et 322, rue Turquoise (lots 27, 28 et 29), afin de permettre d':

- Augmenter la largeur maximale permise de la voie d'accès de 7,0 mètres à 8,1 mètres pour chacune des propriétés.

Attachment:

- Applicant's cover letter