

September 28, 2026

Sarra Dai

Infrastructure and Planning Department

City of Clarence-Rockland

1560 Laurier Street, Rockland, ON K4K 1P7

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c.c.: Marie-Eve Belanger, Manager of Development

Re: Revised Planning Rationale — Application for Minor Variance (two variances)

11 Rutile Street, Rockland · Lot 75, Registered Plan 50M-358

Owner: MAVPAC INC · Applicant: Alexandre Morin · In response to your letter of 16 September 2026

Dear Ms. Dai,

Thank you for your review of 16 September 2026. This revised Planning Rationale replaces the August 2026 submission. It adds the second variance you identified, keeps the requested driveway width at 8.51 metres, and explains why the east concrete is required as a continuous path from Rutile Street to the side / rear entrance of Residence C.

Two variances are requested under Section 45(1) of the Planning Act, R.S.O. 1990, c. P.13, from Zoning By-law No. 2016-10:

Variance (a) — Section 5.8.2(b)(ii). Permit a driveway / front-yard hard-surface width of 8.51 metres, whereas the By-law permits a maximum of 7.00 metres.

Variance (b) — Section 5.9.1(b). Permit a landscaped buffer of 0.70 metres between the east edge of the driveway and the east side lot line, whereas the By-law requires at least 1.00 metre.

1. Subject property

The lands are 11 Rutile Street, Rockland, legally Lot 75, Registered Plan 50M-358, geographic Township of Clarence, City of Clarence-Rockland. Frontage on Rutile Street is 15.00 metres, depth is approximately 32 metres, and lot area is 480.0 square metres. An easement affects Part 29, Plan 50R-11244 (Instrument RC159025).

The lot is developed with a newly constructed Henri model dwelling (Landric Homes) and an attached private garage. The building contains more than one residential occupancy. Residence C is reached by a side / rear entrance behind the garage. That door does not face the street. The only hard-surface route from Rutile Street to that door is the east concrete walk.

Tenants park in the garage and on the driveway. Municipal water, sanitary and storm sewers serve the lot. The approved building permit site plan shows an east side yard setback of 1.80 metres. The August 4, 2026 grading inspection recorded that the driveway had already been paved.

2. Why the east walk must stay

Residence C has no street-facing door. Occupants, visitors, delivery personnel, paramedics, firefighters and police reaching that unit must pass from the municipal sidewalk along the east side of the driveway and garage to the side / rear entrance.

When vehicles are parked on the driveway or in the garage, the asphalt is blocked. Without a separate concrete walk that runs the full distance from the street to the C door, a person using a wheelchair, a walker, a stretcher or emergency equipment would have to thread between parked cars or step onto soft landscape. That is not an acceptable path of travel to a dwelling unit.

The east concrete is 1.07 metres wide. It is not a second driving lane and it is not extra parking. It is the accessible and emergency path from Rutile Street to Residence C. It continues past the garage to the door. Refusing variance (a), or forcing the east strip to be removed so that a full 1.00 metre buffer can be restored, would interrupt that path and leave the occupants of Residence C without a clear, hard, unobstructed route to the street when the driveway is in use. That outcome would put those residents at a material disadvantage in an emergency and would impair everyday barrier-free access to their home.

3. Relief requested

The as-constructed assembly, measured on site and converted at 1 inch = 0.0254 metre:

Component	Field	Exact	Rounded
Asphalt driving surface	261 in	6.6294 m	6.63 m
Concrete — west side of driveway	32 in	0.8128 m	0.81 m
Concrete — east walk to Residence C	42 in	1.0668 m	1.07 m
Total as-constructed hard surface (a)	335 in	8.5090 m	8.51 m
Approved east side yard (building to lot line)	—	1.80 m	1.80 m
Remaining east landscaped buffer (b)	—	~0.73 m	0.70 m

The east concrete of 1.07 metres sits inside the approved 1.80 metre east side yard. Staff calculated the remaining buffer at approximately 0.70 metres. This rationale uses the 0.70 metre figure from the 16 September 2026 letter.

Section 3 of the application form should read:

	Zoning requirement	Variance requested
(a)	s. 5.8.2(b)(ii) — max. driveway width 7.00 m	8.51 m
(b)	s. 5.9.1(b) — min. landscaped buffer 1.00 m	0.70 m (east side lot line)

Suggested details text for Section 3: Driveway width of 8.51 m to keep an unobstructed accessible and emergency walk from Rutile Street to the side / rear entrance of Residence C when vehicles are parked. Composition: 6.63 m asphalt, 0.81 m west concrete, 1.07 m east concrete continuing as that walk. Landscaped buffer of 0.70 m between the east walk and the east side lot line.

4. Staff comments of 16 September 2026

4.1 The 8.1 metre Committee practice

Staff note that in similar files the Committee has authorized 8.1 metres (three parking spaces at 2.7 metres each), and that if a lesser width is authorized the as-built driveway must be modified. The applicant understands that. The request remains 8.51 metres.

The extra width above 8.1 metres is not a fourth parking space. It is the east walk to Residence C. The asphalt itself is 6.63 metres — less than three 2.7 metre stalls and less than the 7.00 metre driveway cap. Cutting the hard surface back to 8.1 metres, or to 7.00 metres, would take width from the only street-to-door path serving Residence C.

4.2 The east landscaped buffer

Staff are correct that Section 5.9.1(b) requires 1.0 metre between a driveway and a side lot line. Variance (b) is added for that reason. The dwelling still sits 1.80 metres from the east lot line. The 0.70 metre planted strip remains beside the walk. The reduction is confined to the front-yard strip that makes the C-entrance path possible.

5. The four tests — Variance (a), driveway width

5.1 Minor

The excess over 7.00 metres is 1.51 metres. The asphalt is 6.63 metres, inside the cap. The balance is walkway and edging. Section 5.8.2(d) already allows a walkway up to 1.8 metres on each side of a driveway. The east walk is 1.07 metres. There is one curb cut and no encroachment onto Lot 74 or Lot 76.

5.2 Desirable for the appropriate use of the land

The appropriate use of this lot includes a second residential occupancy whose only door is at the side / rear. That unit needs a hard path from the public street that still works when the driveway and garage are full. The 8.51 metre assembly provides that path, lets garage traffic leave while a car is parked on the apron, and keeps tenant vehicles off Rutile Street. Removing the east walk would not be an appropriate way to occupy Residence C.

5.3 Intent of the Zoning By-law

Section 5.8.2 keeps front-yard pavement in proportion to frontage and avoids a second driveway. Those purposes remain: one entrance, asphalt under 7.00 metres, landscaping on both sides. The By-law also contemplates a walk attached to each side of a driveway. Using that walk as the access to Residence C is consistent with that rule, not a departure from it.

5.4 Intent of the Official Plan

Urban-area policy supports additional residential units on serviced lots and a public realm in which people can reach their homes safely. A continuous hard path from the street to Residence C serves that policy. The variance does not change density, use, height or the building envelope.

6. The four tests — Variance (b), landscaped buffer

6.1 Minor

The reduction is 0.30 metres, from 1.00 metre to 0.70 metre, along the east edge of the walk only. The dwelling continues to observe the approved 1.80 metre east side yard. A planted strip remains between the concrete and Lot 76.

6.2 Desirable for the appropriate use of the land

Keeping 0.70 metres of planting beside a 1.07 metre walk is the arrangement that preserves both a buffer to Lot 76 and an unobstructed path to Residence C. Restoring a full 1.00 metre buffer by deleting the walk would trade a planted strip for the loss of street access to that unit.

6.3 Intent of the Zoning By-law

Section 5.9.1(b) is meant to stop pavement from running lot-line to lot-line. A 0.70 metre landscaped strip still provides that separation. The buffer is reduced, not removed.

6.4 Intent of the Official Plan

A 0.70 metre planted strip beside a single driveway, with the house still set back 1.80 metres, maintains a compatible relationship with Lot 76 while allowing Residence C to be reached from the street.

7. Impacts

The effect on the street is positive: vehicles stay on the lot, and Residence C keeps a clear route for occupants, wheelchairs and emergency services even when the driveway is occupied. Lot 76 still has a planted strip and the full 1.80 metre building setback. No second curb cut and no change to grading or drainage are proposed.

The adverse impact would come from refusal. Cutting the east walk back, or refusing the 8.51 metre width so that the walk disappears into parked cars, would leave Residence C without a reliable path from the public street to its only door. That is the outcome this application is intended to avoid.

8. Supporting materials

1. Revised Application for Minor Variance, Section 3 completed for variances (a) and (b).
2. Revised driveway sketch dated 28 September 2026, showing 8.51 m hard surface, the east walk to Residence C, and the 0.70 m east landscaped buffer.
3. Layout / Site / Grading Plan — Annis, O'Sullivan, Vollebakk Ltd., Lot 75, Plan 50M-358.
4. Architectural site plan — Landric Homes / Absolute Drafting + Design Inc., Model Henri, sheet AO1.

9. Requested decision

The applicant asks the Committee of Adjustment to authorize:

- (a) a maximum driveway / front-yard hard-surface width of 8.51 metres, composed of 6.63 metres of asphalt, 0.81 metres of west concrete, and 1.07 metres of east concrete forming the accessible and emergency walk from Rutile Street to the side / rear entrance of Residence C; and

(b) a minimum landscaped buffer of 0.70 metres between that east walk and the east side lot line.

The applicant is not prepared to surrender the east walk. If the Committee is minded to follow the 8.1 metre practice used in other files, the applicant asks that the 1.07 metre walk to Residence C be treated as the walkway Section 5.8.2(d) already permits, and not as width that can be deleted.

Respectfully submitted,

MAVPAC INC

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Owner's representative / Applicant

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