

June 25, 2024



To: Infrastructure & Planning Department
City of Clarence-Rockland
1560 Laurier Street
Rockland, Ontario
K4K 1P7

Subject: Zoning Change Application for 1969 Catherine St., Clarence-Rockland, ON

Dear Members of the Committee,

Please find enclosed our application for a zoning change application for the property located at 1969 Catherine st, Rockland. The current zoning designation does not permit the higher density development we are proposing, and we seek to amend this to allow for the construction of a semi-detached building with two secondary dwelling units on each side, resulting in a total of six units, following Bill 23 allowance.

Our preliminary concept has been carefully designed to align with the expectations of R2 density regulations. It demonstrates that we can accommodate sufficient parking spaces (12 in total) for the proposed development, ensuring no significant changes or disruptions in this regard while keeping a lot of green space. We would simply request to have 1 driveway per side, at a maximum width of 8.1 meters each, separated by banners of green space. See attached Site Plan Proposal.

We believe this project will contribute positively to the community by providing additional housing options while adhering to all necessary guidelines and standards.

Should you require any additional information or have questions regarding our application, please do not hesitate to reach out to us by email or phone, as indicated below.

We appreciate your time and consideration of this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Natalie Lalonde', is written over a light grey circular stamp or watermark.

Natalie Lalonde

10817279 Canada Inc. (a.k.a RN Properties)