



**604 Caron St. Rockland, Ontario
Zoning By-law Amendment Application
Proposed Semi-Detached dwelling With Accessory Units.**

The project presented before the Planning Committee consists of a new two-storey, Semi-Detached dwelling with two accessory units on each side. This project intends to maximize the rental units this property can provide while still meeting the minimum required parking spaces. To achieve this, we are seeking a zoning by-law amendment that would implement an exception to the R2 zone for that property. R2-X. Due to the irregular shape of the property and its location on a busy street corner, it is not possible to provide parking in the form of private driveways as is normally the case for semi-detached dwellings. We are proposing a parking lot adjacent to the building, approximately where the existing entrance is located. This property is not proposed to be severed.

A zoning by-law amendment is required for the reduced landscape buffer between the parking lot and adjacent property lines. Relief is also required for minimum lot area, minimum lot frontage, front yard, and interior side yard setback.

The neighborhood in which 604 Caron is located consists of a mix of R1 Urban first-density with several adjacent properties already zoned R2 and R3. We feel that changing the zone to an R2 exception would be a good step toward offering more housing in existing neighborhoods.

A handwritten signature in blue ink, appearing to read "N. Leduc", is positioned above the typed name.

Nicolas Leduc
Architectural Designer
Lavoie Design & Drafting Inc.