



July 23, 2020

City of Clarence –Rockland

1560 rue Laurier Street

Rockland, Ontario

K4K 1P7

Attn : Claire Lemay

Municipal Planner

Re: 880-884 St Jean Street – City of Rockland, Lot 27, Concession 1

This letter is to explain the proposed consent application at 880-884 St-Jean Street. We are proposing to sever the large lot into two parts to create 2 lots. Part A and Part B (on the attached site plan) will allow for a semi-detached to be built on Part A. The existing home on the property Part B will have renovations and parts of the existing will be remove.

The new Semi-detached dwelling on Part A will be approximate 984 square feet with a single garage of 254 square feet on each Semi. Secondary dwelling units will be built in each basement. Parking will be provided as per site plan.

The existing commercial on Part B will have section of the building that will be demolish .The building will be converted in a dwelling unit and the basement will be a secondary dwelling unit.

In conclusion, these severance applications (Consent) are simple and are necessary to achieve the proposed project of creating 2 new lots and 6 new dwelling units. These proposed dwellings do not require any variances for Part A . These 2 new lots and houses with secondary units will add value to the street and the neighborhood.

The lots will connect to existing services and new services (water main and sanitary sewer) .

Best regards,

A handwritten signature in dark ink, appearing to read "L. Lavoie", is written over a horizontal line.