



---

**791 Lawrence 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 property location being on 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 with an entrance on Lawrence st. The existing Alma st. driveway is to be removed. This property is not proposed to be severed.

A zoning by-law amendment is required for the reduced lot frontage, interior side yard setback, and minimum rear yard setback area.

The neighborhood in which 791 Lawrence 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 "Nicolas Leduc".

Nicolas Leduc  
Architectural Designer  
Lavoie Design & Drafting Inc.