

**Address(s):** 936 Alma Street, Rockland, ON, K4K 1E4

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**Date:** 2026-06-03

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**Proposed Work:** Design a one storey addition to an existing two storey detached dwelling

**Property Owner(s) or Contractor(s):** Alain and Debby Sauve

**Project Address(s):** 1700 St-Laurent Street, Rockland, Ontario, K4K 1C2

**Telephone Number:** (613) 724 8915

**Email Address:** [alsauve123@gmail.com](mailto:alsauve123@gmail.com)

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Dear Municipality of Clarence-Rockland,

On behalf of our client Debby and Alain Sauve, Lafleur Building Design is pleased to submit a Minor Variance application in support of a proposal for the property addressed as 1700 St-Laurent Street. The proposed development will consist of a one storey addition to an existing two storey detached dwelling.

The subject property is located on the north-west side of Rockland, in close proximity to Holy Trinity Catholic Elementary School and near the intersection of St-Joseph Street and Giroux Street. The property has an area of approximately 696.7m<sup>2</sup> and a frontage of 22.86m along St-Laurent Street.

The subject property is currently developed with a two-storey detached dwelling and an attached garage. The owners propose to construct a one-storey addition on the right side of the existing dwelling, representing a modest expansion of the existing residential use that will be compatible with the surrounding neighbourhood. The addition has been designed to integrate seamlessly with the existing dwelling while maintaining the established residential character of the area. Access will be provided through the existing residence and from St-Laurent Street via the existing driveway. Parking will be accommodated by exterior parking spaces and interior garage spaces, while private amenity areas will be provided in the form of balconies and ground-level terraces. The requested variance is minor in nature, desirable for the appropriate development of the property, maintains the general intent and purpose of the Zoning By-law and Official Plans, and represents good planning.

The subject property is designated "Urban Policy Area" in the United Counties of Prescott and Russell Official Plan and "Low Density Residential" in the City of Clarence-Rockland Official Plan. The property is zoned Urban Residential First Density – General (R2) under the City of Clarence-Rockland Zoning By-law 2016-10.

The proposed development is permitted by both the applicable Official Plans and the Zoning By-law. However, relief from the Zoning By-law is required through a Minor Variance application to permit a rear yard setback of 4.5 m, whereas a minimum rear yard setback of 7.5 m is required within the R2 Zone.

In our opinion, the proposed development is consistent with the applicable provincial planning framework, including the Provincial Planning Statement, 2024, as well as the policies of the United Counties of Prescott and Russell Official Plan, the City of Clarence-Rockland Official Plan, and Zoning By-law 2016-10.

Respectfully,

