

LA CORPORATION DE LA MUNICIPALITÉ DE LA NATION

**AGENDA
PUBLIC MEETING
PLANNING COMMITTEE
MONDAY, April 24th, 2023
5:30 PM**

1. Opening of the public meeting
2. Presentation of the proposed amendment
 - 2.1 Ladouceur Subdivision, Limoges, file ZBL-17-2022 (By-law 67-2023)
3. Comments
4. Adjournment

**ORDRE DU JOUR
RÉUNION PUBLIQUE
COMITÉ DE PLANIFICATION
LUNDI, LE 24 AVRIL 2023
17H30**

- 1 Ouverture de l'assemblée publique
2. Présentation des modifications
 - 2.1 Lotissement Ladouceur, Limoges, filière ZBL-17-2022 (règlement 67-2023)
3. Commentaires
4. Fermeture



Report to Council

Report Number: ZBL-17-2022-1

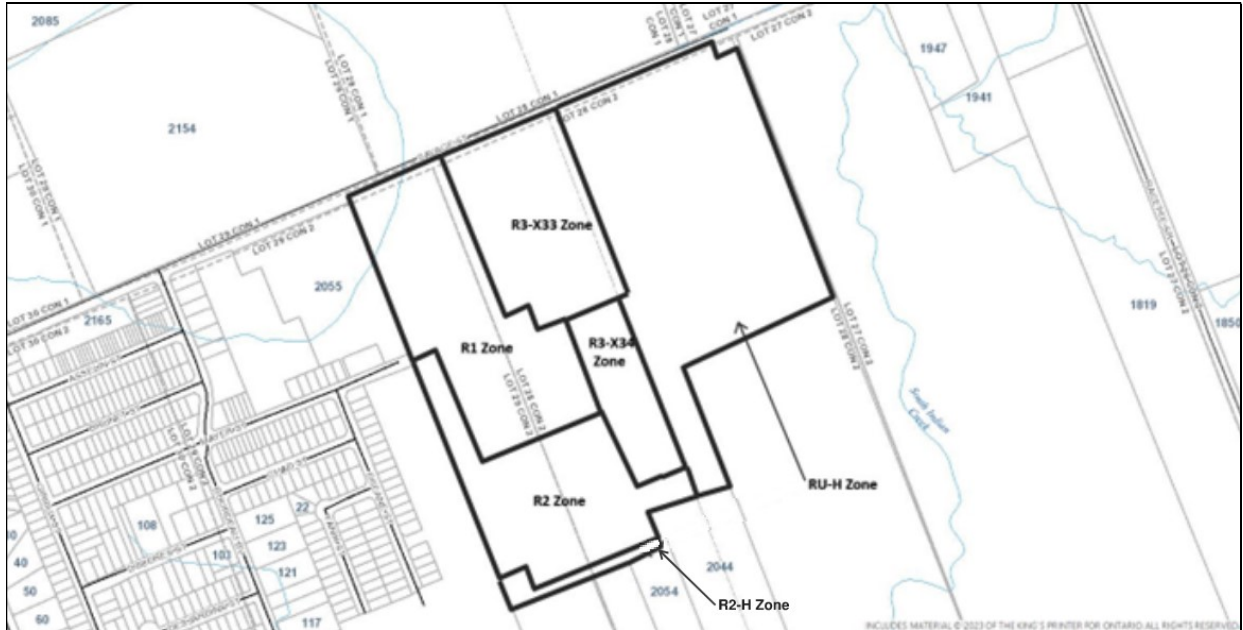
Subject: Report for the public meeting for a zoning amendment, Ladouceur Subdivision

Prepared by: Guylain Lafleche

Date of the meeting: April 24th, 2023

INTRODUCTION:

James Ireland from Novatech Engineering Inc. has applied to amend Zoning By-law 2-2006, file ZBL-17-2022, with respect to property located on a portion of Lots 28 & 29, Concession 2 in the former Township of Cambridge to allow the construction of the proposed subdivision under file SUB-02-2021. This subdivision features a mix of housing types such as single family, semi-detached, row and apartment units. This zoning amendment is to reflect the different uses within this subdivision. **(ANNEX 1)**



PROVINCIAL POLICY STATEMENT 2020

Under section 1.1.1, the PPS cites that in order to maintain healthy and safe communities, we must:

(a) encourage efficient forms of development and land use that support the long-term fiscal vitality of the province and municipalities;

(b) allow for an appropriate range and diversity of residential (e.g., second dwelling units, affordable housing, seniors' housing), employment (including industrial and commercial), institutional (e.g., places of worship, cemeteries, long-term care homes), recreational, open space, outdoor and other uses to meet long-term needs;

(e) encourage cost-effective forms and standards of development that minimize land use and servicing costs;

Under section 1.1.3, the PPS encourages the development of mixed-use residential in urban centers. The PPS encourages municipalities to redevelop settlement areas by densifying existing land within villages. This densification should maximize existing infrastructure.

Under Section 1.4.3, the PPS directs us to provide an appropriate diversity and range of housing types and densities to meet the needs of current and future residents of the regional market area by:

(a) establishing and implementing minimum goals for the provision of affordable housing to low and moderate income households....

(b) by enabling and facilitating:

a. all forms of housing necessary to meet the social, health, and welfare needs, including special needs, of current and future residents;

b. all forms of residential intensification, including second dwelling units, and redevelopment in accordance with Policy 1.1.3.3;

c) directing new housing development to locations where appropriate levels of infrastructure and public

service facilities are or will be available to meet current and future needs

(d) encouraging densities for new housing that make efficient use of land, resources, infrastructure and utility facilities, and that support the use of active transportation and public transit in areas where they are available or to be located

(e) establishing development standards for residential intensification, redevelopment and new residential development that minimize the cost of housing and facilitate compact development, while maintaining appropriate levels of public health and safety.

Under Section 1.6.6.1, the PPS encourages us to direct and respond to planned growth or development in a manner that promotes the efficient use and optimization of existing municipal sewer and water services.

Also, in Section 1.6.6.2, the PPS cites municipal sewer and water services as the preferred method of servicing settlement areas. Wherever possible, densification and redevelopment based on existing municipal sewer and water services should be encouraged in settlements.

The by-law amendment application meets the PPS.

OFFICIAL PLAN:

The property is listed under the "Urban Policy Area" in Schedule A of the Official Plan of the United Counties of Prescott and Russell.

Policies 2.2.6 & 2.2.7 on residential development encourage a mix of residential and commercial uses within urban areas and to densify even the core areas of our urban areas.

The policy (2.2.6.5) considers a mix in an urban area to be about 70% low density, 20% medium density and 10% high density.

In this case, the Planning Department calculated an approximation of the ratio at 36% low density (61 singles, 136 semi-detached), 28% medium density (158 rang.) and 36% high density (200 apt.). By studying the urban area of the village of Limoges, we know that the low-density ratio is much higher than the rest of the densities, given its history. The Ladouceur subdivision does not drastically change the ratio that we are trying to maintain within the urban area.

In fact, according to the current economy, the market is moving towards medium density housing units, i.e., row houses. These homes allow young families to settle into the community and nurture the community spirit that the PPS encourages us to develop.

The Planning Department can confirm that the zoning by-law amendment meets the intentions of the Official Plan.

ZONING BY-LAW:

The property in question is zoned "residential low density – Holding (R1-H)" and "rural (RU)".

The purpose of the amendment is to modify the zoning category of the proposed subdivision but also to introduce more modern provisions with respect to land use.

Below is a listing of the exception zone provisions that we are looking for the subdivision. The provisions for townhouses and apartments are the only ones to change (**ANNEX 2**).

R3-X33

Permitted use only:
Provisions:

Row dwelling (4 row max.)

	NEW	OLD
Minimum lot area	115 m ² / per dwelling unit	(400m ² / per dwelling unit)

Minimum lot frontage	6 m. / per dwelling unit	30 m. / per dwelling unit
Front yard	7.5 metres	6 metres
Rear yard	6 metres	7.5 metres
Interior Side Yard	1.2 metres	3 metres
Exterior Side Yard	4.5 metres	6 metres
Max. Building height	10.6 metres	10 metres
Max. Lot Coverage	45%	15%
Drive way setback from side lot line	3 metres	

R3-X34

Permitted use: Apartment dwelling (approx. 200 units)

Provisions:	NEW	OLD
Minimum lot area	115 m ² / per dwelling unit	(400m ² / per dwelling unit)
Minimum lot frontage	30 m.	30 m.
Front yard	7.5 metres	6 metres
Rear yard	6 metres	7.5 metres
Exterior Side Yard	4.5 metres	6 metres
Max. Building height	13 metres	10 metres
Max. Lot Coverage	55%	15%
Drive way setback from side lot line	3 metres	

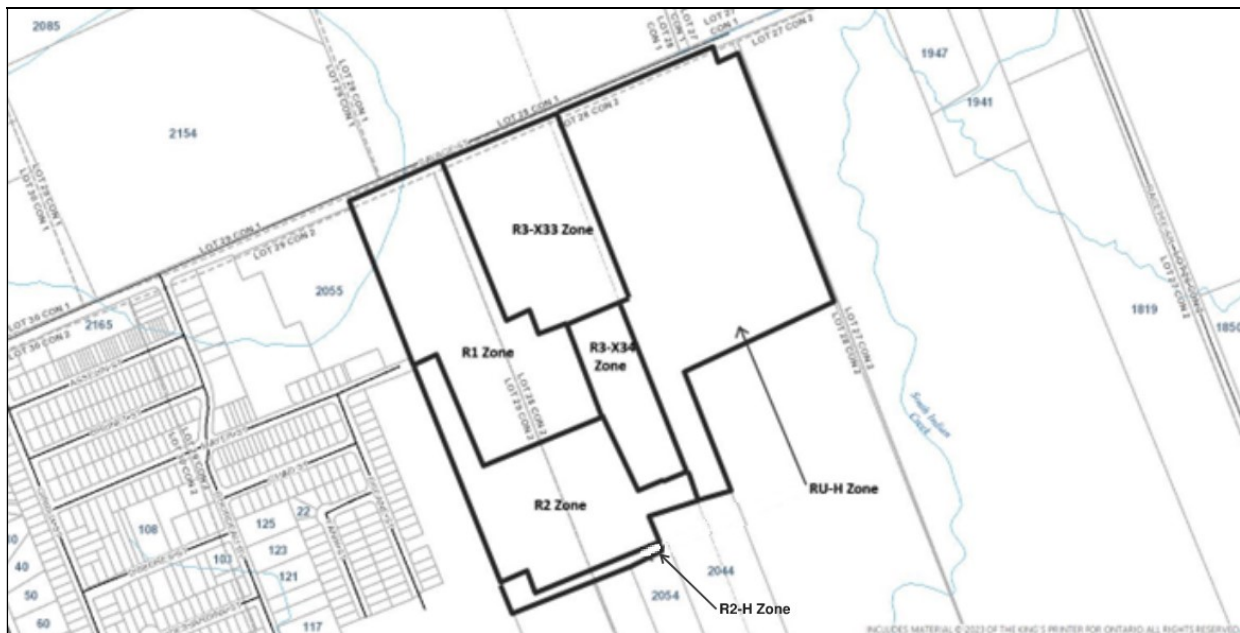
PLANNING DEPARTMENT RECOMMENDATION:

We attach **ANNEX 3**, as draft of the Village of Limoges Overall Plan, which the Planning Department uses as a working tool to guide itself. The concept is subject to change, but the overall vision has remained the same for over 15 years.

The Planning Department would like to have comments before making its recommendation, but if no comments have been received, we recommend the adoption of By-law 67-2023.

Guylain Laflèche, MCIP, RPP
Director of Planning





Dated October 5, 2016

UNIT SCHEDULE			
Owner	Singos	RS & RS	Possible Units
1615000 (2-beds int)	200	184	415
1250200 (2-beds int)	190	94	284
Robert & Seaside Cottage	137	40	177
Laurelton Lakeside Cottages	208	111	267
Laurelton Cottage			847
Haystack Inn	121	82	173
TOTAL OF POSSIBLE UNITS			2694