

LA CORPORATION DE LA MUNICIPALITÉ DE LA NATION

AGENDA PUBLIC MEETING PLANNING COMMITTEE MONDAY, May 29th, 2023 5:30 PM

1. Opening of the public meeting
2. Presentation of the proposed amendment
 - 2.1 Concession 19, Faubert, ZBL-20-2022 (73-2023)
 - 2.2 2935 County Rd 16, Haspengouw, ZBL-2-2023 (74 2023)
 - 2.3 5889 County Rd 10, Pilon ZBL-4-2023 (77-2023)
 - 2.4 2156 route 600 West, Lalonde ZBL-15-2022 (72-2023)
 - 2.5 4098 County Rd 16, Martel ZBL-1-2023 (76-2023)
 - 2.6 143 St-Paul S., Sanche ZBL-3-2023 (75-2023)
3. Comments
4. Adjournment

ORDRE DU JOUR RÉUNION PUBLIQUE COMITÉ DE PLANIFICATION LUNDI, LE 29 mai 2023 17H30

- 1 Ouverture de l'assemblée publique
2. Présentation des modifications
 - 2.1 Concession 19, Faubert, ZBL-20-2022 (73-2023)
 - 2.2 2935 County Rd 16, Haspengouw, ZBL-2-2023 (74 2023)
 - 2.3 5889 County Rd 10, Pilon ZBL-4-2023 (77-2023)
 - 2.4 2156 route 600 West, Lalonde ZBL-15-2022 (72-2023)
 - 2.5 4098 County Rd 16, Martel ZBL-1-2023 (76-2023)
 - 2.6 143 St-Paul S., Sanche ZBL-3-2023 (75-2023)
3. Commentaires
4. Fermeture

**REQUEST FOR AMENDMENT TO THE ZONING BY-LAW 2-2006 OF THE MUNICIPALITY
OF THE NATION, FILES ZBL-20-2022, ZBL-2-2023 & ZBL-4-2023**

**Amendment to Agricultural Exception to withdraw residential uses after an agricultural
land severance and allow a hobby farm**

May 1 2023

INTRODUCTION:

During 2022, we proceeded with several requests for severance into agricultural policies. One of the conditions requested by the approval authority is to remove residential uses from the remaining agricultural lots. The SAT decided to submit these applications in bulk.

PROVINCIAL POLICY STATEMENT:

Under section 2.3.4.1 of the PPS, Lot creation in prime agricultural areas is discouraged and may only be permitted for:

- a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
- b) agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;
- c) a residence surplus to a farming operation as a result of farm consolidation, provided that:
 - 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
 - 2. the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and
- d) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

It is the opinion of the Planning Department that the applications to amend the by-law meets with the PPS.

OFFICIAL PLAN:

The properties are listed under “Agricultural Policy Sector” or “Rural Policy Sector” on Schedule “A” of the United Counties of Prescott and Russell Official Plan. The intention of the Official Plan is to allow and encourage agriculture, thus allowing some freedom of action regarding the fragmentation of surplus lots to agriculture in rural policies. The approval authority allows surplus lots for agriculture if residential uses are removed from the land that would be used for agricultural purposes, as in the present case. The surplus land must be of reasonable size and not create any negative impact on the neighborhood. In this case, the agricultural land will be a surrounding agricultural operation. This policy comes from the 2020 Provincial Policy Statements and the Official Plan.

The amendments meet the intention of the Official plan.

ZONING BY-LAW:

The purpose of the applications is to withdraw all residential uses from the agricultural land.

RECOMMENDATION OF THE PLANNING DEPARTMENT:

Following that those amendments are approval conditions for severance file;

Severance file	Zoning file	By-law
B-53-2021	ZBL-20-2022	73-2023
B-70-2022	ZBL-2-2023	74-2023
B-114-2021	ZBL-4-2023	76-2023

Also, file ZBL-2-2023 is to allow a hobby farm on 4 acres parcel instead of a 4.92 acres parcel.

The Planning Department recommends the adoption of the By-law mentioned here above.

Guylain Lafèche, MCIP, RPP
Planning Department Director

ZONING AMENDMENT APPLICATION, FILE ZBL-15-2022

Lalonde

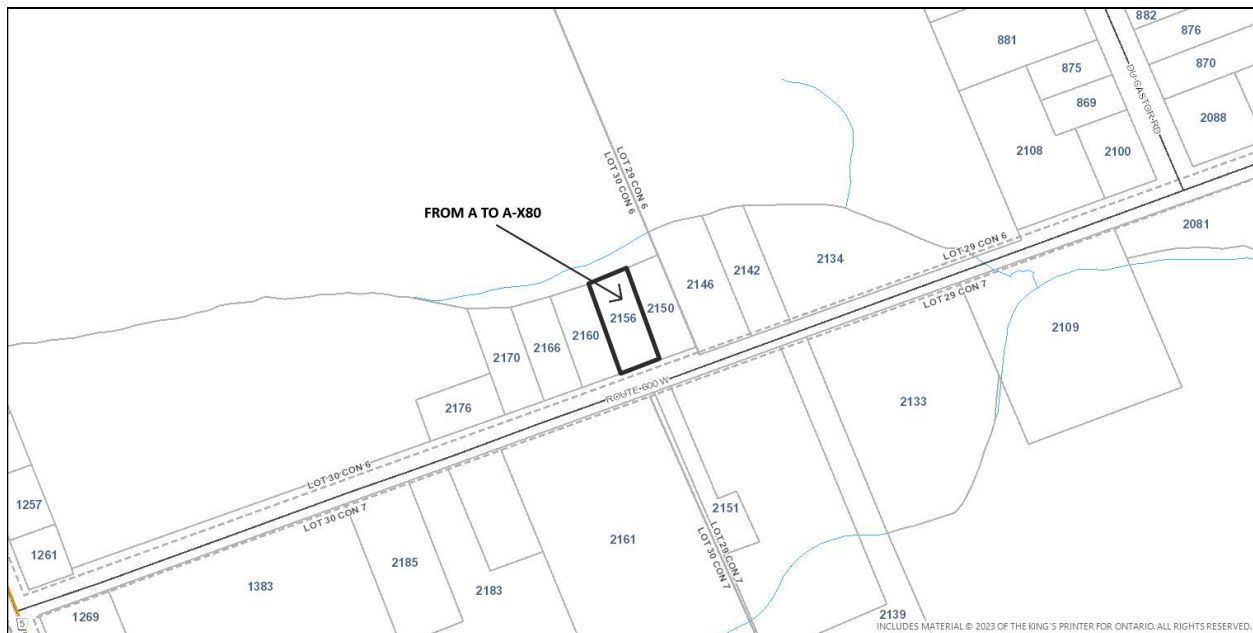
2156 Route 600 Ouest

ROLL # : 001-006-08208

May 1 2023

INTRODUCTION:

Mrs. Lalonde has applied to amend Zoning By-law 2-2006, ZBL-15-2022, regarding the property bearing civic number 2156 Route 600 West, to allow an accessory apartment over a detached garage in addition to already two units converted dwelling house.



PROVINCIAL POLICY STATEMENT:

Following the passage of Bill 23, the province encourages the creation of a second secondary suite in existing homes and even a third in an accessory building.

Certainly, the Official Plan must establish policies that encourage these housing options.

OFFICIAL PLAN:

The property is identified as a "Rural Resource Policy Area" in Schedule "A" of the United Counties of Prescott and Russell Official Plan.

While the 2015 Official Plan does not permit a third accessory dwelling unit, the 2022 Official Plan that was adopted by the United Counties of Prescott and Russell Council encourages it.

However, to date the 2022 Official Plan has not been endorsed by the province but we feel that we are proceeding with this request on the basis that we have waited long enough, and that this policy will not change under the new plan.

ZONING BY-LAW:

The parcel in question is zoned "Agricultural (A)" in Schedule "A" of the Municipality of The Nation's Zoning By-law 2-2006.

The amendment proposes to change the zoning category to Agricultural Exception (A-X80) allowing a third dwelling unit above an accessory building.

LAND USE PLANNING DEPARTMENT (LPD) RECOMMENDATION:

No comments have been received to date. Based on the lack of comments from neighbors and the minimal impact on surrounding properties, the Planning Department has prepared by-law 72-2023 without making a recommendation. However, Council has the option of adopting this by-law if it so desires.

Guylain Laflèche, MCIP, RPP
Planning Department Director

ANNEX 1

Section 1: The property located on part of Lot 30, Concession 6 in the former Township of Cambridge, now in The Nation Municipality, County of Russell, shown on Schedule "A", attached to and forming part of this By-Law, shall be the property affected by this By-Law.

Section 2: Schedule "A" of Zoning By-Law 2-2006 is hereby amended by changing from "Agricultural (A)" to "Agricultural – Exception (A-X80)" and the symbol of the property indicated on the attached Schedule "A" hereto made fully part of this by-law.

Section 3: Subsection 5.16.4 of Zoning By-Law 2-2006 entitled AExceptions@, is hereby amended by adding the following new paragraph:

5.16.4.80 Agricultural Zone Exception (A-X80),

Part of Lot 30, Conc. 6 in the former Township of Cambridge. (2156
Route 600 West)

Notwithstanding the provisions of Section 5.16, on the land zoned "A-X80", a converted dwelling of two dwelling units and an accessory apartment above a detached garage as a third dwelling unit shall be permitted. At all times the septic field shall be shared by all the dwelling units.

Section 4: All other provisions of By-Law 2-2006 shall continue to apply.

Section 5: Subject to the giving of notice of passing of this By-Law, in accordance with Section 34(18) of the Planning Act, R.S.O. 1990 as amended, this By-Law shall come into force on the date of passing by the Council of the Corporation of The Nation Municipality where no notice of appeal or objection is received, pursuant to Section 34(21) of the Planning Act, R.S.O. 1990 as amended.

**DEMANDE DE MODIFICATION AU RÈGLEMENT DE ZONAGE 2-2006
DE LA MUNICIPALITÉ DE LA NATION, FILIÈRE ZBL-1-2023**

**Martel
4098 chemin cde comté 16**

1 mai 2023

Mr. Jeremie Martel has applied to amend Zoning By-law 2-2006, File ZBL-1-2023, regarding the property located on part of Lot 7, Concession 13, formerly South Plantagenet, in order to reduce the front setback for a coach house, allowing him to preserve his old house and rent it out.



...

2. all types of residential densification, including additional residential units, and redevelopment in accordance with Policy 1.1.3.3 ;

OFFICIAL PLAN:

The amendment meets the intent of the Official Plan.

ZONING BY-LAW:

The subject property is zoned Agricultural (A) in Schedule "A" of the Municipality of The Nation's Zoning By-law 2-2006.

The purpose of the amendment is to rezone this property to Agricultural - Exception (A-X82). (Annex 1)

PLANNING DEPARTMENT RECOMMENDATION:

This amendment responds to the provincial policy statement on rural housing. If the standards for private services are met, the municipality should encourage this type of development.

The Planning Department recommends the adoption of By-law 76-2023.

Guylain Laflèche, MCIP, RPP
Directeur de l'Urbanisme

ANNEX 1

Section 1: The property located on part of Lot 7, Concession 13 in the former Township of South Plantagenet, now in The Nation Municipality, County of Prescott, shown on Schedule "A", attached to and forming part of this By-Law, shall be the property affected by this By-Law.

Section 2: Schedule "A" of Zoning By-Law 2-2006 is hereby amended by changing from "Agricultural (A)" to "Agricultural – Exception (A-X82)" and the symbol of the property indicated on the attached Schedule "A" hereto made fully part of this by-law.

Section 3: Subsection 5.16.4 of Zoning By-Law 2-2006 entitled "Exceptions", is hereby amended by adding the following new paragraph:

5.16.4.82 Agricultural Zone Exception (A-X82),

Part of Lot 7, Conc. 13 in the former Township of South Plantagenet.
(4098 County Rd. 16)

Notwithstanding the provisions of Section 5.16, on the land zoned "A-X82", a coach house, as defined under section 4.54, with a minimum front yard setback of 0 metres shall be permitted. At all times the well shall be shared by all the dwelling units on the property.

Section 4: All other provisions of By-Law 2-2006 shall continue to apply.

Section 5: Subject to the giving of notice of passing of this By-Law, in accordance with Section 34(18) of the Planning Act, R.S.O. 1990 as amended, this By-Law shall come into force on the date of passing by the Council of the Corporation of The Nation Municipality where no notice of appeal or objection is received, pursuant to Section 34(21) of the Planning Act, R.S.O. 1990 as amended..

**REQUEST FOR AMENDMENT TO THE ZONING BY-LAW 2-2006 OF THE
MUNICIPALITY OF THE NATION, FILE ZBL-3-2023**

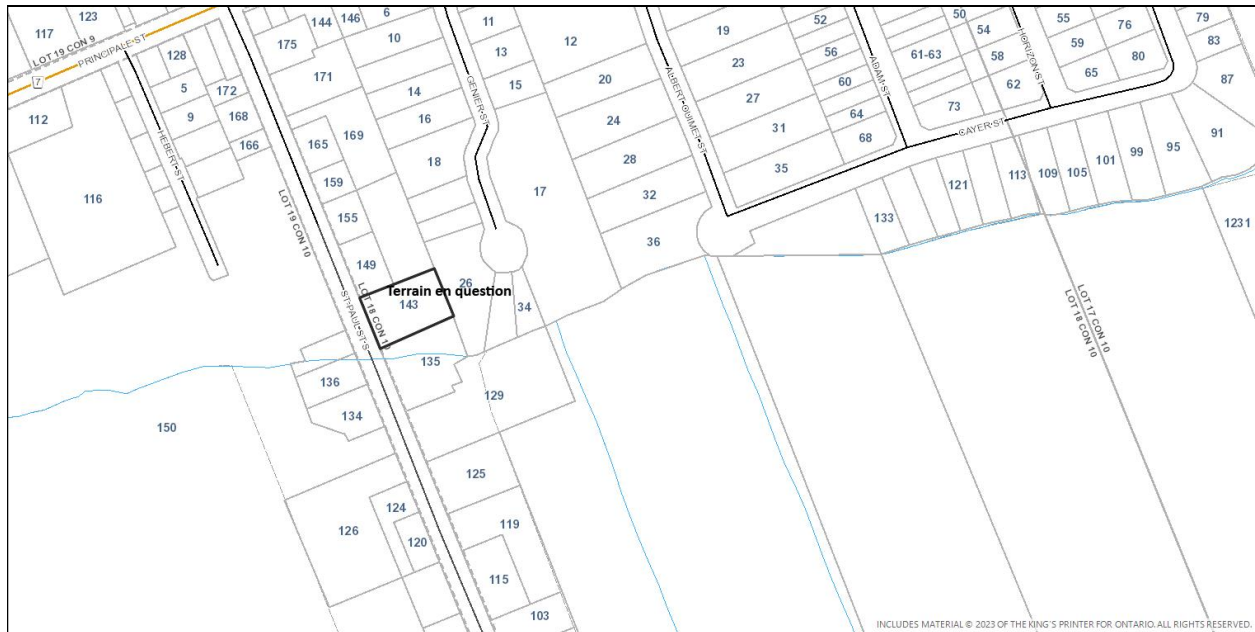
**Sanche
143 St-Paul South, St-Albert**

PROPERTY FILE # : 001-010-05800

May 2 2023

INTRODUCTION:

Mr. Sanche has applied to amend Zoning By-law 2-2006, file ZBL-3-2023, with respect to the property located at 143 St. Paul Street South in St. Albert, in order to build two apartment blocks of 12 units each and one apartment block of 6 units, to reduce the minimum area per unit from 400 square metres to 90 square metres.



PROVINCIAL POLICY STATEMENT:

Under section 1.1.3, the PPS states; "The vitality of settlement areas is critical to the long-term economic prosperity of our communities It is in the interest of all communities to use land and resources wisely, to promote planning, protect resources, develop green spaces, ensure efficient use of infrastructure and public utility facilities, and minimize unnecessary public spending."

The PPS encourages us to develop a mix of residential, industrial, commercial and recreational use.

The PPS encourages municipalities to redevelop settlement areas by increasing the density of existing land within villages to maximize municipal services and strengthen communities.

It is the opinion of the Planning Department that the request to amend the by-law meets with the PPS.

OFFICIAL PLAN:

The property is listed under the "Urban Policy Area" under Schedule A of the United Counties of Prescott and Russell Official Plan. Policy 2.3 on residential development encourages a mix of residential uses within urban areas and to densify the development and redevelop within these areas, thus allowing a variety of housing types.

The creation of apartment bloc within this policy are permitted and encouraged if the area is reasonable and municipal services are available.

Specifically, policy 2.3.7 calls on the municipality to allow a range of housing, allowing affordable housing, while preserving most of the housing to a lower density (single family and semi-detached) but without prohibiting more densified buildings.

The amendment meets the intention of the Official plan.

ZONING BY-LAW:

The subject property is zoned "General Commercial (GC)" in Schedule "A" of the Municipality of The Nation's Zoning By-law 2-2006. The purpose of the application is to construct three apartment blocks for a total of 30 units.

The amendment, "High Density Residential - Exception (R3-X35)", proposes to reduce the minimum area per unit from 400 square meters to 90 square meters, to reduce the rear setback from 7.5 meters to 5.2 meters, to increase the maximum height from 10.6 meters to 12 meters and to allow a maximum overlay area of 45% instead of 15%.

RECOMMENDATION FROM THE LAND USE PLANNING DEPARTMENT (LPD)

The Planning Department would like to receive comments from agencies and the public before making its recommendation. In the past, Council has adopted several by-laws with a ratio of 140 sq. m. of land per unit and once (109-2008) a ratio of 100 sq. m. per unit. The TSS can concede that the 100 sf per unit ratio is a comparable ratio with neighbouring municipalities.

The owner proposes two buildings with 12 units and one with 6 units with a total of 45 parking spaces.

The ratios to be respected would require the owner to propose a project between 20 and 27 units.

We have in appendix 1 sketches showing the overall plan and a view of the building.

We have not received any comments to date. The Planning Department would like to receive comments before making its recommendation and adopting by-law 75-2023. The Planning department wishes to receive all comments from agencies and the public before rendering its recommendation. In the past, Council adopted a lot of amendment with a ratio of 140 sqm of land per unit and once he adopted a ratio of 100 sqm per unit. The Planning Department can concede that a ratio of 100 sqm per unit is similar with neighbouring municipalities.

Guylain Laflèche, MCIP, RPP
Planning Department Director

