

LA CORPORATION DE LA MUNICIPALITÉ DE LA NATION

**AGENDA
PUBLIC MEETING
PLANNING COMMITTEE
MONDAY, August 14th, 2023
5:30 PM**

1. Opening of the public meeting
2. Presentation of the proposed amendment
 - 2.1 1104 Du Theatre Road, file ZBL-5-2023 (By-law 91-2023)
 - 2.2 2044 Des Pins Street, file ZBL-6-2023 (By-law 92– 2023)
 - 2.3 113-119 Ottawa Street, file ZBL-7-2023 (By-law 93-2023)
3. Comments
4. Adjournment

**ORDRE DU JOUR
RÉUNION PUBLIQUE
COMITÉ DE PLANIFICATION
LUNDI, LE 14 août 2023
17H30**

- 1 Ouverture de l'assemblée publique
2. Présentation des modifications
 - 2.1 1104 chemin Du Theatre, filière ZBL-5-2023 (règlement 91-2023)
 - 2.2 2044 rue Des Pins, filière ZBL-6-2023 (règlement 92– 2023)
 - 2.3 113-119 rue Ottawa, filière ZBL-7-2023 (règlement 93– 2023)
3. Commentaires
4. Fermeture



Report to Council

Report Number: ZBL-5-2023

Subject: Report for the public meeting for a zoning amendment, 1104 Du Theatre Rd.

Prepared by: Guylain Lafleche

Revised by:

Date of the meeting: August 14th, 2023

INTRODUCTION:

Mr. Jocelyn Cayer has applied to amend Zoning By-law 2-2006, file ZBL-5-2023, with respect to the property located at 1104 chemin Du Théâtre to change the zoning category of the former mobile home park in order to build a single-family home and a sugar refinery on the property.

This amendment is not intended to create a rural subdivision.



PROVINCIAL POLICY STATEMENT 2020

According to the new 2020 Provincial Policy Statement, the long-term prosperity and social well-being of Ontarians depends on maintaining strong communities, a clean and healthy environment, and a strong economy.

The intent of the proposed amendment is to be consistent with rural development policy, as outlined in section 1.1.4.

1.1.4.1 Healthy, integrated, and viable rural areas should be supported by:

- a) building on rural character, and capitalizing on rural facilities and assets ;
- b) encouraging regeneration, including the redevelopment of brownfield sites;
- c) accommodating an appropriate range and mix of housing in rural settlements;
- d) encouraging the conservation and redevelopment of existing rural housing stock on rural land;
- e) making efficient use of rural infrastructure and public service facilities;

- f) promote diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources ;
- g) offer opportunities for sustainable and diversified tourism, in particular by taking advantage of historical, cultural and natural assets;
- h) conserve biodiversity and take into account the ecological benefits provided by nature; and
- i) provide opportunities for economic activity in prime agricultural areas, in accordance with policy 2.3.

OFFICIAL PLAN:

The property is under the Rural Policy in Schedule A of the Official Plan of the United Counties of Prescott and Russell. Residential lots on private services, if the minimum lot area requirement is met, are permitted.

The amendment meets the intent of the official plan.

ZONING BY-LAW:

The parcel of property in question is zoned 'residential mobile home park" (R4).

The purpose of the amendment request is to change the zoning category of the parcel to 'rural (RU)" and allow the construction of a single-family home and a sugar mill and at the same time close the existing mobile home park for good.

PLANNING DEPARTMENT RECOMMENDATION:

SAT recommends adoption of by-law 91-2023. **(Annex 1)**

Guylain Lafèche, MCIP, RPP
Municipal Planner

CORPORATION OF THE NATION MUNICIPALITY

BY-LAW NO. 91-2023

BEING A BY-LAW TO AMEND THE COMPREHENSIVE ZONING BY-LAW 2-2006, AS AMENDED;

WHEREAS By-Law 2-2006, the Comprehensive Zoning By-Law, regulates the use and erection of buildings and structures in The Nation Municipality;

WHEREAS an application has been received to change the zoning of a certain parcel of land in The Nation Municipality;

AND WHEREAS the Council of the Corporation of The Nation Municipality considers it appropriate to amend the Zoning By-Law 2-2006, as described;

NOW THEREFORE, the Council of the Corporation of The Nation Municipality enacts as follows:

Section 1: The property located on part of Lot 15, Concession 5 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 parcel of property affected by this By-Law.

Section 2: Schedule "A" of Zoning By-Law 2-2006 is hereby amended by changing from "Mobile Home Residential (R4)" to "Rural (RU)" and the symbol of the parcel of land indicated on the attached Schedule "A" hereto made fully part of this by-law.

Section 3: All other provisions of By-Law 2-2006 shall continue to apply.

Section 4: 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.

**READ FIRST AND SECOND TIME
READ A THIRD TIME AND PASSED**

this 14th day of August 2023
this 14th day of August 2023

**Francis Briere
Mayor**

**Josée Brizard
Clerk**



Report to Council

Report Number: ZBL-6-2023

Subject: Report for the public meeting for a zoning amendment, 2044 Des Pins Street

Prepared by: Guylain Lafleche

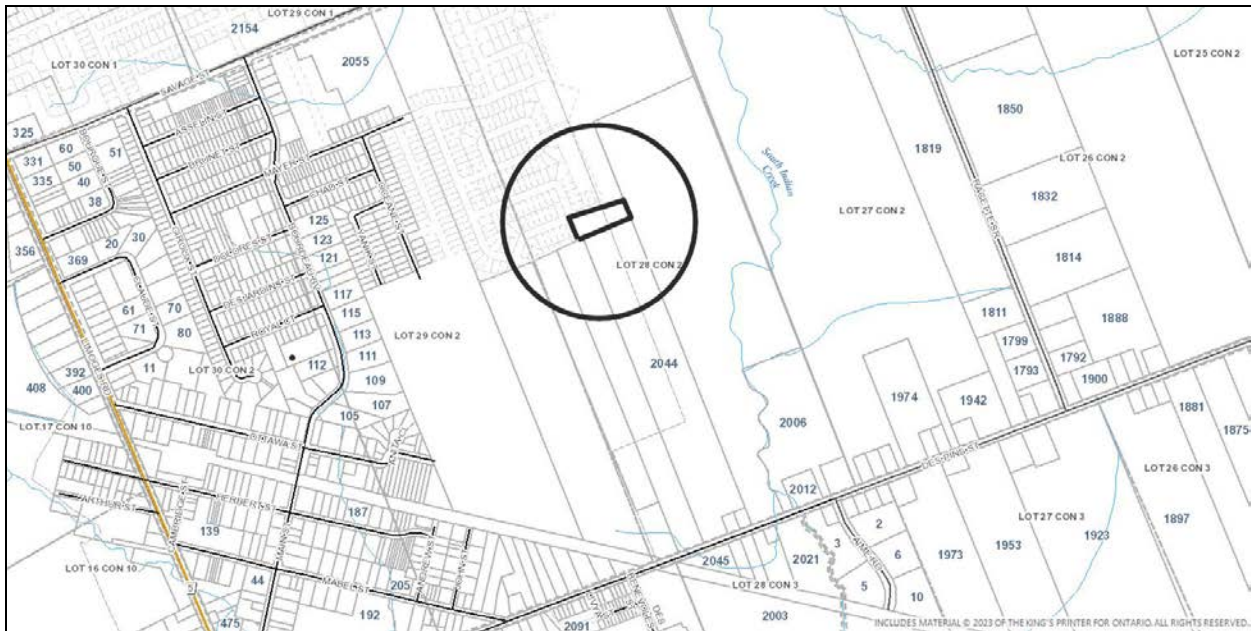
Revised by:

Date of the meeting: August 14th, 2023

INTRODUCTION:

Mr. Lafrance has applied to amend Zoning By-law 2-2006, file ZBL-6-2023, with respect to the property located at 2044 rue Des Pins to add a holding symbol on a parcel of land that will be sold to the Les Cités Limoges subdivision.

This modification is one of the conditions of approval for land severance B-96-2022.



OFFICIAL PLAN:

The property is under the Rural Policy in Schedule A of the Official Plan of the United Counties of Prescott and Russell. The imposition of deferred use to control development is permitted.

The amendment meets the intent of the Official Plan.

ZONING BY-LAW:

The parcel of property in question is zoned 'Rural' (RU).

The purpose of the amendment request is to add a deferred use symbol on the parcel of land to put a control for future development.

DEPARTMENT RECOMMENDATION:

The Planning Department recommends adoption of by-law 92-2023. **(Annex 1)**

Guylain Laflèche, MCIP, RPP
Municipal Planner

CORPORATION OF THE NATION MUNICIPALITY

BY-LAW NO. 92-2023

BEING A BY-LAW TO AMEND THE COMPREHENSIVE ZONING BY-LAW 2-2006, AS AMENDED;

WHEREAS By-Law 2-2006, the Comprehensive Zoning By-Law, regulates the use and erection of buildings and structures in The Nation Municipality;

WHEREAS an application has been received to change the zoning of a certain parcel of land in The Nation Municipality;

AND WHEREAS the Council of the Corporation of The Nation Municipality considers it appropriate to amend the Zoning By-Law 2-2006, as described;

NOW THEREFORE, the Council of the Corporation of The Nation Municipality enacts as follows:

Section 1: The property located on part of Lot 28, Concession 2 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 parcel of property affected by this By-Law.

Section 2: Schedule "A" of Zoning By-Law 2-2006 is hereby amended by changing from "Rural Zone (RU)" to "Rural-Holding (RU-H)" and the symbol of the parcel of land indicated on the attached Schedule "A" hereto made fully part of this by-law.

Section 3: All other provisions of By-Law 2-2006 shall continue to apply.

Section 4: 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.

**READ FIRST AND SECOND TIME
READ A THIRD TIME AND PASSED**

this 14th day of August 2023
this 14th day of August 2023

**Francis Briere
Mayor**

**Josée Brizard
Clerk**



Report to Council

Report Number: ZBL-7-2023

Subject: Report for the public meeting for a zoning amendment, 113-119 Ottawa Street

Prepared by: Guylain Lafleche

Revised by:

Date of the meeting: August 14th, 2023

INTRODUCTION:

Les Habitations Leclair and Mr. Stephane Leclair have submitted an application to amend Zoning By-law 2-2006, file ZBL-7-2023, regarding the properties located at 113 & 119 Ottawa Street, in order to build two 21-unit apartment blocks, reduce the minimum area per unit from 400 square metres to 132 square metres, increase the maximum height from 10.6 metres to 12 metres and allow a maximum overlap area of 40% instead of 15%.



PROVINCIAL POLICY STATEMENT

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

- a) encourage efficient forms of development and land use that support the long-term financial vitality of the province and municipalities;
- b) permit an appropriate range and diversity of uses for residential (e.g., second dwellings, affordable housing, housing for the elderly), employment (including industrial and commercial), institutional (e.g., places of worship, cemeteries, long-term care homes), recreational, open space, outdoor and other purposes 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 PPD encourages us to develop a mix of residential uses in urban centers. The PLR encourages municipalities to redevelop settlement areas by densifying existing land within villages. This densification should maximize existing infrastructures.

Under section 1.4.3, the PLR asks 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 targets for the provision of affordable housing to low- and moderate-income households....

b) 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 densification, including second dwellings, 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) by encouraging densities of 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) by establishing development standards for residential densification, redevelopment and new residential development that minimize housing costs and facilitate compact development, while maintaining appropriate levels of public health and safety.

Under section 1.6.6.1, the PPD encourages us to orient and respond to planned growth or development in a way that promotes the efficient use and optimization of existing municipal sewer and water services.

Also, in section 1.6.6.2, the PPD states that municipal sewer and water services are the preferred method of servicing settlement areas. Wherever possible, densification and redevelopment based on existing municipal sewer and water services should be encouraged in settlement areas.

Bylaw amendment request meets MPD.

OFFICIAL PLAN:

The parcel of property is listed under the "Urban Policy Area" allocation in Appendix A to 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 zones.

The SAT can confirm that the zoning by-law amendment meets the intentions of the official plan.

ZONING BY-LAW:

The properties in question are zoned 'medium-density residential' (R2).

The purpose of the amendment request is to change the zoning category of the parcel to "High Density Residential - Exception (R3-X)".

The amendment, "Residential High Density - Exception (R3-X6)", proposes to reduce the minimum area per unit from 400 square metres to 132 square metres, increase the maximum height from 10.6 metres to 12 metres and allow a maximum overlap area of 40% instead of 15%.

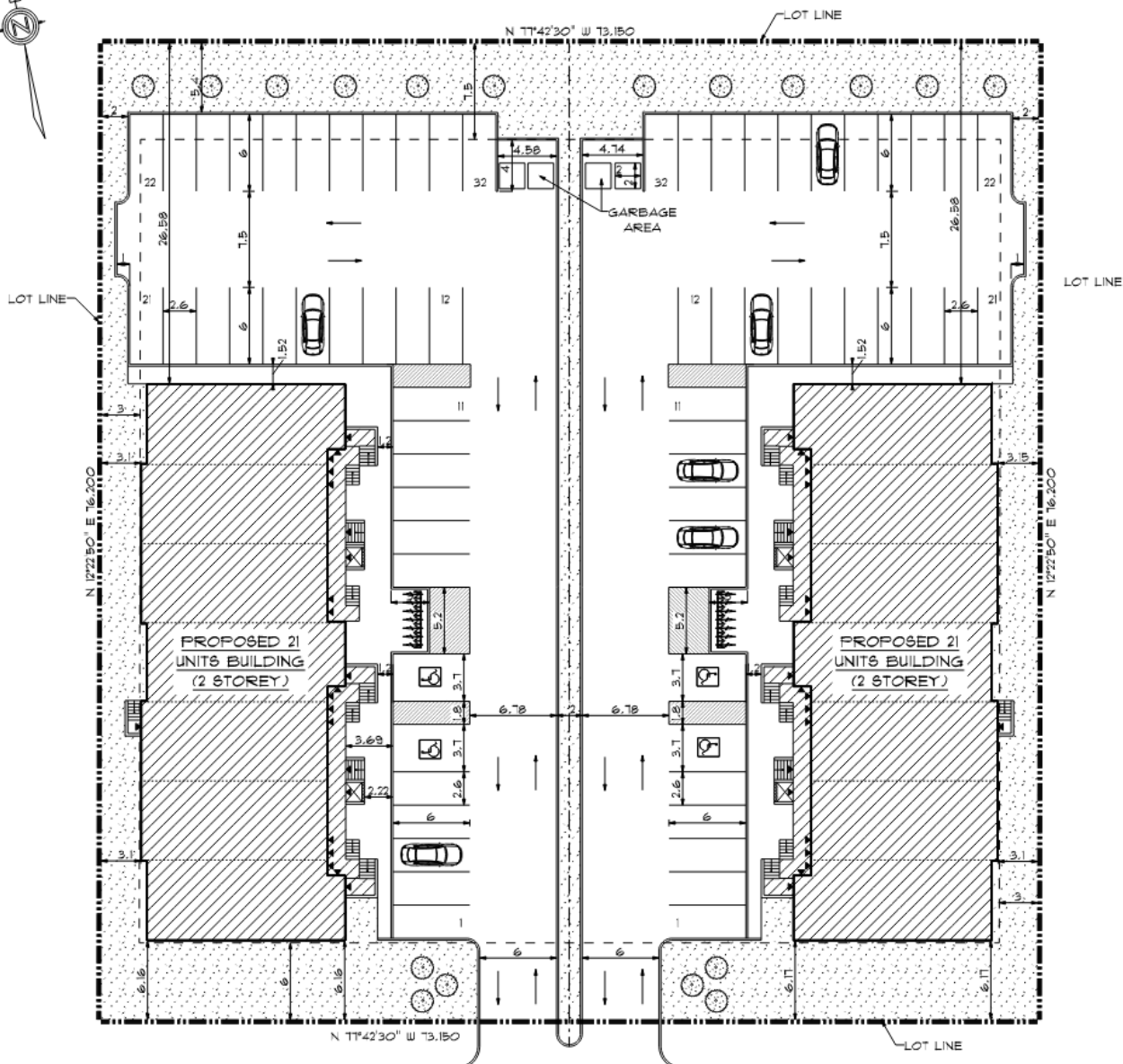
DEPARTMENT RECOMMENDATION:

The Planning Department would like to receive comments before making its recommendation.

A draft of the project can be found in Annex 1.

A draft of the BY-LAW is attached as Annex 2.

Guylain Lafèche, MCIP, RPP
Municipal Planner



SITE PLAN
SCALE: 1:400

← OTTAWA STREET →

CORPORATION OF THE NATION MUNICIPALITY

BY-LAW NO. 93-2023

BEING A BY-LAW TO AMEND THE COMPREHENSIVE ZONING BY-LAW 2-2006, AS AMENDED;

WHEREAS By-Law 2-2006, the Comprehensive Zoning By-Law, regulates the use and erection of buildings and structures in The Nation Municipality;

WHEREAS an application has been received to change the zoning of a certain parcel of land in The Nation Municipality;

AND WHEREAS the Council of the Corporation of The Nation Municipality considers it appropriate to amend the Zoning By-Law 2-2006, as described;

NOW THEREFORE, the Council of the Corporation of The Nation Municipality enacts as follows:

Section 1: The property located on part of Lot 30, Concession 2 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 "Medium Density Residential (R2)" to "High Density Residential - Exception (R3-X35)" the symbol of the land indicated on the attached Schedule "A" hereto made fully part of this by-law.

Section 3: Subsection 5.21.4 of Zoning By-Law 2-2006 entitled "Exception Zones", is hereby amended by adding the following new paragraphs:

5.5.4.35 R3-X35, 113-119 Ottawa Street

Notwithstanding Section 5.5 "High Density Residential Zone" of Zoning By-Law 2-2006, hereof to the contrary, on the land zoned R3-X35, the following provisions shall apply;

| | |
|-----------------------------|--|
| -Minimum Lot Area per unit: | 132 m ² / per dwelling unit |
| -Maximum lot coverage: | 40% |
| -Maximum height: | 12 metres |

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.