
LA CORPORATION DE LA MUNICIPALITÉ DE LA NATION

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

1. Opening of the public meeting
2. Presentation of the proposed amendment
 - 2.1 2176 Calypso Street, Limoges – file ZBL-8-2023 (by-law 108-2023)
 - 2.2 2089 Calypso Street, Limoges – file ZBL-9-2023 (by-law 109-2023)
3. Comments
4. Adjournment

**ORDRE DU JOUR
RÉUNION PUBLIQUE
COMITÉ DE PLANIFICATION
LUNDI, Le 30 octobre 2023
17H30**

- 1 Ouverture de l'assemblée publique
2. Présentation des modifications
 - 2.1 2176 rue Calypso, Limoges – filière ZBL-8-2023 (règlement 108-2023)
 - 2.2 2089 rue Calypso, Limoges – filière ZBL-9-2023 (règlement 109-2023)
3. Commentaires
4. Fermeture



Report to Council

Report Number: ZBL-8-2023

Subject: Report for the public meeting for a zoning amendment, 2179 Calypso St

Prepared by: Guylain Laflèche

Revised by:

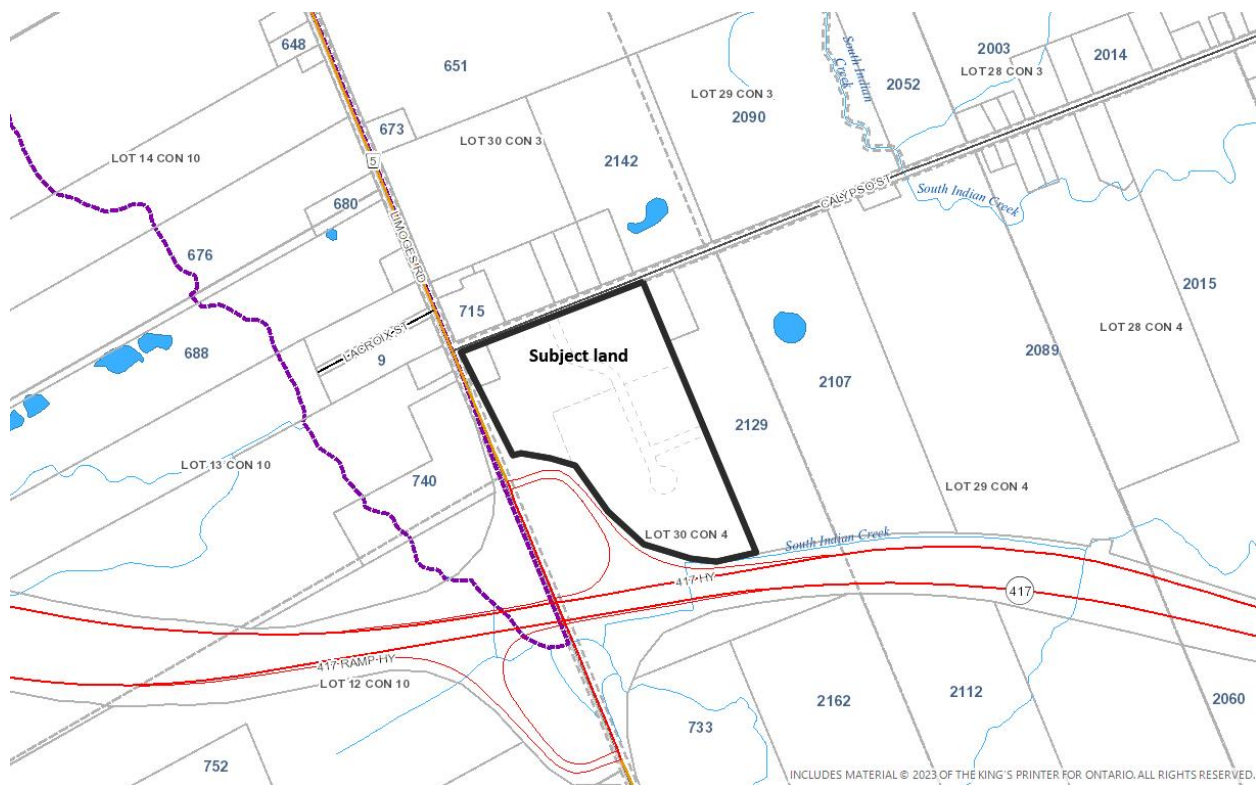
Date of the meeting: October 30th, 2023

INTRODUCTION

6032427 Canada Inc. (Brigil) has applied to amend Zoning By-law 2-2006, file ZBL-8-2023, with respect to property located at 2179 Calypso Street. The application is to rezone the property to a Highway Commercial Zone - Exception 10 (CH-10) to enable a mixed-use master planned community which will include a wide variety of commercial and residential uses.

The subject property is located along the east side of Limoges Road, south of Calypso Street, north of Highway 417, and west of Bytown Lumber, in the Nation Municipality. The site has an area of approximately 14.15 hectares, with roughly 380 metres of frontage on Calypso Street. The subject property is legally described as PART OF LOT 30 CONCESSION 4 CAMBRIDGE BEING PARTS 1 AND 2 ON PLAN 50R9296 THE NATION MUNICIPALITY.

The subject property is located adjacent to the settlement area boundary of Limoges and near the Calypso Waterpark. Located north of the site is a gas station (Ultramar), a commercial use and a dwelling unit. Adjacent to the east of the site is a retail lumber yard (Bytown Lumber). West of the site is a non-farm residence with a portion of the property being farmed. Ontario Highway 417 is located immediately south of the subject land.



PROPOSED DEVELOPMENT CONCEPT

The proposed development concept for a mixed-use master planned community can be seen in Annex 1. The development will have a variety of residential typologies including approximately: 10 4-storey apartment buildings, 72 stacked townhouses, a 10-storey building with 4-storey podium, a 12-storey building with 4-storey podium, an 18-storey building, and a 20 and 24 storey building with a connected 4-storey podium. The proposed development will have rental and ownership dwelling units as well as a hotel.

The concept contains approximately 110,000 square feet of commercial area, captured between the various podiums and two low rise commercial buildings. This will include a mix of office space, local shops, and commercial and retail stores. The proposed development will also include a public park, urban plaza, green lane, and water retention pond.

**POLICY ANALYSIS:
PROVINCIAL POLICY STATEMENT 2020**

The Provincial Policy Statement is issued under the authority of Section 3 of the Planning Act and came into effect on May 1, 2020. Decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

The subject property is identified in the United Counties of Prescott and Russell Official Plan (OP) as a Trade and Industry policy area which represents “employment lands” as defined in the PPS and is therefore subject to Policy Section 1.3.

Policy 1.3.1.d) (Employment) states that “planning authorities shall promote economic development and competitiveness by encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4.

Policy 1.4.1 (Housing) of the housing policies gives consideration to providing for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market.

Policy 1.3.2.1 (Employment Areas) states that “planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.”

Furthermore, policy 1.3.2.6 states that “planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.”

Considering that the subject property has been identified as employment lands in the upper tier plan, the residential uses as proposed by this amendment are not permitted.

**POLICY ANALYSIS:
UNITED COUNTIES OF PRESCOTT AND RUSSELL OFFICIAL PLAN (July 8, 2023)**

The United Counties of Prescott and Russell (UCPR OP) came into effect on July 8, 2023.

The subject property is designated Trade and Industry Policy Area in Schedule A2 of the Official Plan of the United Counties of Prescott and Russell. The subject property is located outside and adjacent to the Limoges Urban Policy Area. Policy 2.6.1 states that lands in the Trade and Industry Policy Area designation shall be employment lands as defined in the PPS. The permitted land uses for this designation including a variety of industrial and commercial uses; where full or partial municipal services are available, retail, service commercial, restaurants, and entertainment facilities may be permitted. Residential uses are not permitted in this designation.

The proposed development is comprised of a significant portion of residential uses which are not permitted in the current land use designation (Pol. 2.6.3.6). The proposed development does not meet the employment and industrial intent set out for the subject property in the UCPR OP. Therefore, the proposed zoning by-law amendment does not conform with the UCPR OP.

**LAND USE CONTROL:
NATION ZONING BY-LAW 2-2006**

The subject property is split- zoned Highway Commercial (CH) and Industrial Restricted, Exception 3 (ML-X3) in The Nation’s Zoning By-law 2-2006, as shown in Figure 2. The Highway Commercial (CH) Zone permits a variety of commercial uses including retail and office not associated with a primary employment use (such as manufacturing, warehousing, etc.).

The proposed zoning by-law amendment seeks to re-zone the entire property to Highway Commercial,

The proposed development is high density, with buildings up to 24 storeys in height. The proposed uses and densities are not permitted in either of the current zones on the property and far exceed the existing regulations of any zone in the current (2006) Zoning By-law. Therefore, rezoning is required to permit uses identified within this master planned concept.

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

Guylain Laflèche, MCIP, RPP
Director of Planning

ANNEX 1: Proposed Development Concept



ANNEX 1: Proposed Development Concept





Report to Council

Report Number: ZBL-9-2023

Subject: Report for the public meeting for a zoning amendment, 2089 Calypso Street

Prepared by: Guylain Lafleche

Revised by:

Date of the meeting: October 30th 2023

Mr. Ramesh Sarna, representing the owner of 2089 Calypso Street, submitted a proposed amendment to the zoning by-law 2-2006, file ZBL-9-2023, regarding a property described as part of Lots 28 & 29, Concession 4 in the former Township of Cambridge in order to allow a mixed-use of commercial and light industrial uses, mainly warehouses, workshop, contractor's yard, automotive establishment and outside storage yards. **(Annex 1)**



- a) Promote efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) Accommodate an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- e) Promote cost-effective development patterns and standards to minimize land consumption and servicing costs.

Under section 1.1.3, the PPS encourages us to develop a mix of residential use in urban centres. The PPS encourages municipalities to redevelop settlement areas by intensifying existing lots inside villages. This intensification should maximize existing infrastructures.

Under section 1.4.3, the PPS is asking us to provide an appropriate range and mix of housing types and densities in order to meet the projected requirements of current and future residents of the regional market area by :

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households...
- b) permitting and facilitating :
 - a. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and
 - b. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Under section 1.6.6.1, the PPS encourages us to direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services.

Also, under section 1.6.6.2, the PPS mentions that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.

The proposed zoning amendment meets the PPS

OFFICIAL PLAN:

The property is registered under the "Trade and Industry Area" designation in Schedule A2 of the United Counties of Prescott and Russell's Official Plan 2022.

Policies 2.6.3 on commercial and industrial development encourages a mix of commercial uses encouraging the employment.

Indeed, following the current economy, the market is moving towards commercial businesses to service all those new families in Limoges. The service businesses are particularly interesting in the region.

Policy 2.6.3.2 allows warehouses, contractor yards, automotive establishment, and outdoor storage.

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

ZONING BY-LAW:

The property in question is zoned "Rural (RU)" and "Floodplain (FP)" in Schedule "A" of Zoning By-law 2-2006 of the Municipality of The Nation.

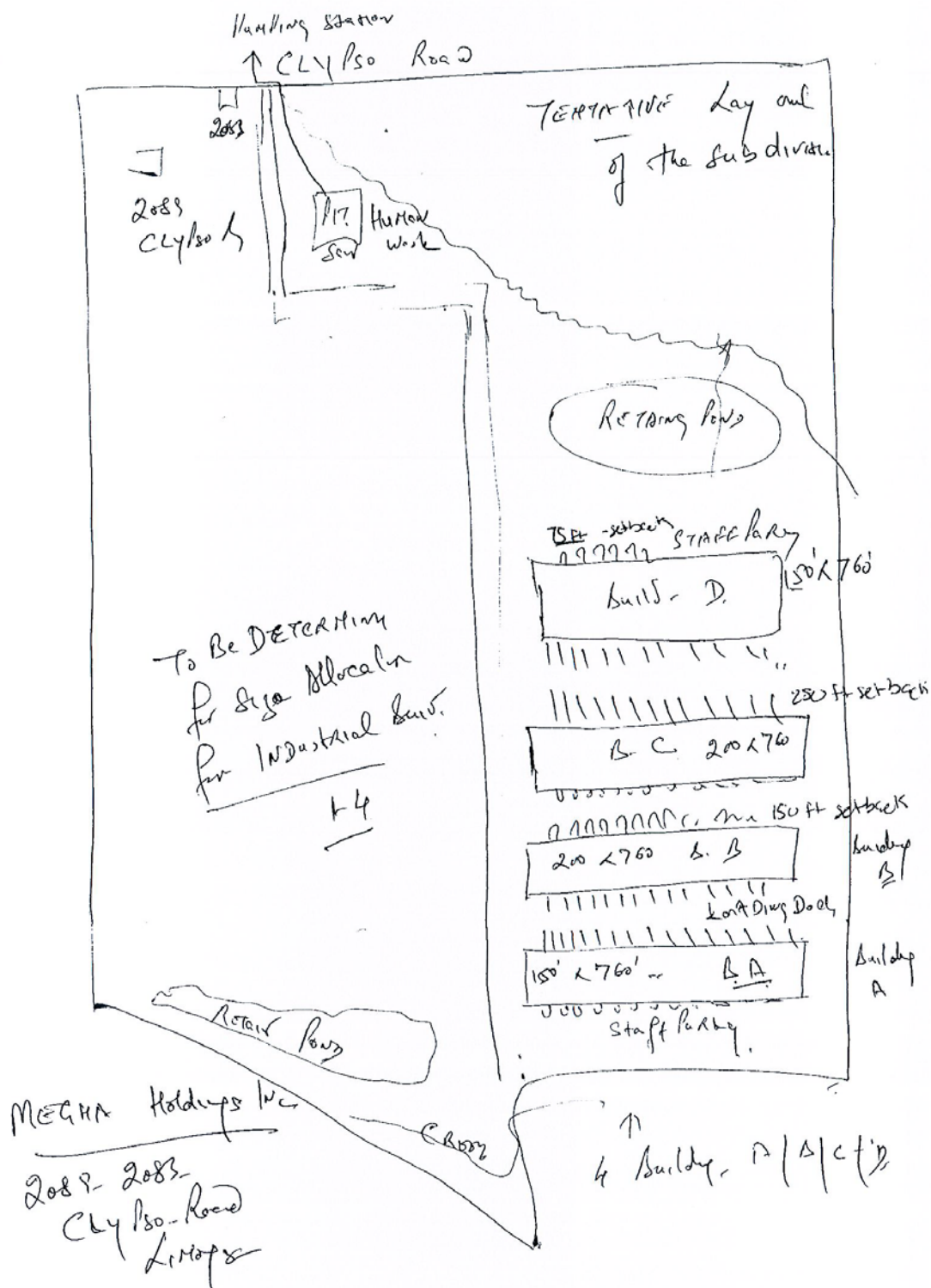
The purpose of the amendment request is to change only the Rural (RU) zone to Highway Commercial Zone - Exception 11 (CH-X11). (ANNEX 2)

The application meets the intentions of the Official Plan and the PPS.

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department would like to have comments before submitting its recommendation. None of less, the By-law 109-2023 is available for adoption if Council decides to do so.

Guylain Laflèche, MCIP, RPP
Urbaniste Municipal



CORPORATION OF THE NATION MUNICIPALITY

BY-LAW NO. 109-2023

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 Lots 28 & 29, Concession 4 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 properties 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 "Commercial Highway - Exception (CH-X11)" the symbol of the parcel of land indicated on the attached Schedule "A" hereto made fully part of this by-law.

Section 3: Subsection 5.9.4 of Zoning By-Law 2-2006 entitled "Exception Zones", is hereby amended by adding the following new paragraphs:

5.9.4.11 CH-X11, Part of Lots 28 & 29, Concession 4
in the former Township of Cambridge (2089 Calypso Street)

Notwithstanding Section 5.9, "Commercial Highway Zone" of Zoning By-Law 2-2006, hereof to the contrary, on the lands zoned CH-X11 the following uses shall be permitted exclusively:

Agricultural Machinery Sales and Services
Agricultural Related Commercial Use
Auto Repair Garage
Automotive Sales Establishment
Building Supply and Lumber Outlet
Contractor's Yard
Custom Workshop
Equipment Rental Establishment Domestic
Equipment Sales, Rental or Storage Establishment
Mini-Warehouse and Public Storage
Public Service Use
Public Utility
Recreational Vehicle Sales and Storage
Transportation Depot
Warehouse
Welding Shop

Section 4: For the purpose of this By-law, a “ **Contractor's Yard** ” shall mean a place of business for persons employed in building trades such as painting, plumbing, electrical work, masonry, metal working and carpentry or truck, bulldozer, loader and backhoe operating and such place of business may be used for the storage of equipment, materials and vehicles which are used on construction sites and may include such related uses as office space, or maintenance facilities, but may include a retail business, sales counter or a wholesale business as an accessory use.