



The Corporation of The Nation Municipality

Agenda

Meeting Information

Meeting Number: 2024-02

Type: Zoning

Date: March 25, 2025

Time: 5:30 p.m.

Location: Town Hall, 958 Route 500 West, Casselman, Ontario

Chair: Francis Brière, Mayor

Prepared by: Julie Langlois-Caisse, Administrative Assistant

Video: Zoning meetings are streamed live on [The Nation's YouTube channel](#).

Agenda Items

1. Opening of the public meeting

2. Presentation of the proposed zoning amendments

2.1 File #ZBL-14-2023, Amendment to zoning by-law #2-2006, part lot 24, Concession 4, former Cambridge (draft By-law #23-2024)

3. Comments

4. Adjournment



Report to Council

Report Number: ZBL-14-2023

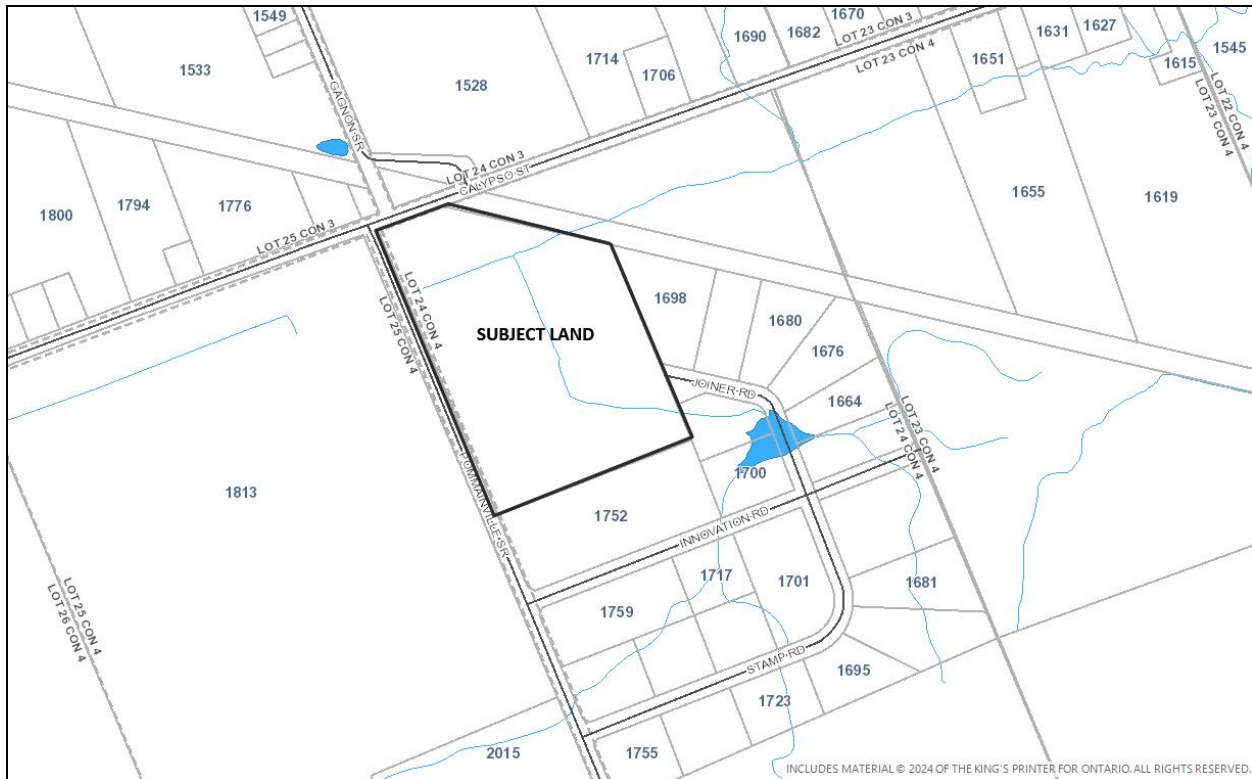
Subject: Report for the public meeting for a zoning amendment, Off Pommainville Sideroad

Prepared by: Guylain Lafleche

Date of the meeting: March 25th 2024

INTRODUCTION:

Egis Canada Ltd., representing the owner, submitted a proposed amendment to the zoning by-law 2-2006, file ZBL-9-2023, regarding a property described as part of Lot 24, Concession 4 in the former Township of Cambridge in order to allow a mixed-use of commercial and light industrial uses, mainly a custom workshop with administrative offices and accessory storage. **(Annex 1)**



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

Under sections 1.3.1 the PLR encourages us to develop a mix of uses within employment areas that encourages economic competitiveness and develops resilient communities. This diversification should maximize existing infrastructures.

Under section 1.3.2, the PLR encourages us to locate employment zones close to major traffic corridors. In this case, the site is close to Limoges Road and Highway 417.

The proposed zoning amendment meets the PPS.

OFFICIAL PLAN:

The property is listed as a "Rural Policy Area with a Commercial/Industrial Overlay" in Schedule A2 of the Official Plan for the United Counties of Prescott and Russell 2022.

In today's economy, the market is moving towards commercial uses that can serve Limoges' growing population. Service businesses are especially sought-after for the region's demographics. Policy 2.7.3 allows for a custom products workshop, administrative offices and ancillary warehousing.

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)" 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 12 (CH-X12). (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 23-2024 is available for adoption if Council decides to do so.

Guylain Lafèche, MCIP, RPP
Urbaniste Municipal

CORPORATION OF THE NATION MUNICIPALITY

BY-LAW NO. 23-2024

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 24, 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-X12)" 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:

5.9.4.12 CH-X12, Part of Lot 24, Concession 4
in the former Township of Cambridge (Off Pommainville Road)

Notwithstanding Section 5.9, "Commercial Highway Zone" of Zoning By-Law 2-2006, hereof to the contrary, on the lands zoned CH-X12 the following uses shall be permitted exclusively and a maximum building height of 14 metres shall be permitted:

- Agricultural Machinery Sales and Services
- Agricultural Related Commercial Use
- Auto Repair Garage
- Automotive Sales Establishment
- Custom Workshop
- Public Service Use
- Public Utility
- Recreational Vehicle Sales
- Welding Shop

ZONING BY-LAW NO. 23-2024

Amending Comprehensive Zoning By-Law 2-2006

Corporation of The Nation Municipality

Part of Lot 24, Concession 4, former Township of Cambridge
Pommainville Sideroad, Limoges

prepared by

The Nation Municipality
958, Route 500 west
Casselman ON. K0A 1M0

DRAFT

CORPORATION OF THE NATION MUNICIPALITY

BY-LAW NO. 23-2024

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 24, 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-X12)" 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:

5.9.4.12 CH-X12, Part of Lot 24, Concession 4
in the former Township of Cambridge (Pommainville Sideroad)

Notwithstanding Section 5.9, "Commercial Highway Zone" of Zoning By-Law 2-2006, hereof to the contrary, on the lands zoned CH-X12 the following uses shall be permitted exclusively and a maximum building height of 14 metres shall be permitted:

- Agricultural Machinery Sales and Services
- Agricultural Related Commercial Use
- Auto Repair Garage
- Automotive Sales Establishment
- Custom Workshop
- Public Service Use
- Public Utility
- Recreational Vehicle Sales
- Welding Shop

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.

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

this 25th day of March 2024
this 25th day of March 2024

**Francis Briere
Mayor**

**Aimée Roy
Deputy Clerk**

DRAFT

NOTE EXPLICATIVE

But et effet du Règlement # 23-2024

La propriété concernée par cette modification au règlement de zonage 2-2006 est localisée sur une partie du lot 24, concession 4 de l'ancien canton de Cambridge.

La modification a pour but de modifier la catégorie de zonage du terrain pour permettre un atelier de produits faits sur mesure.

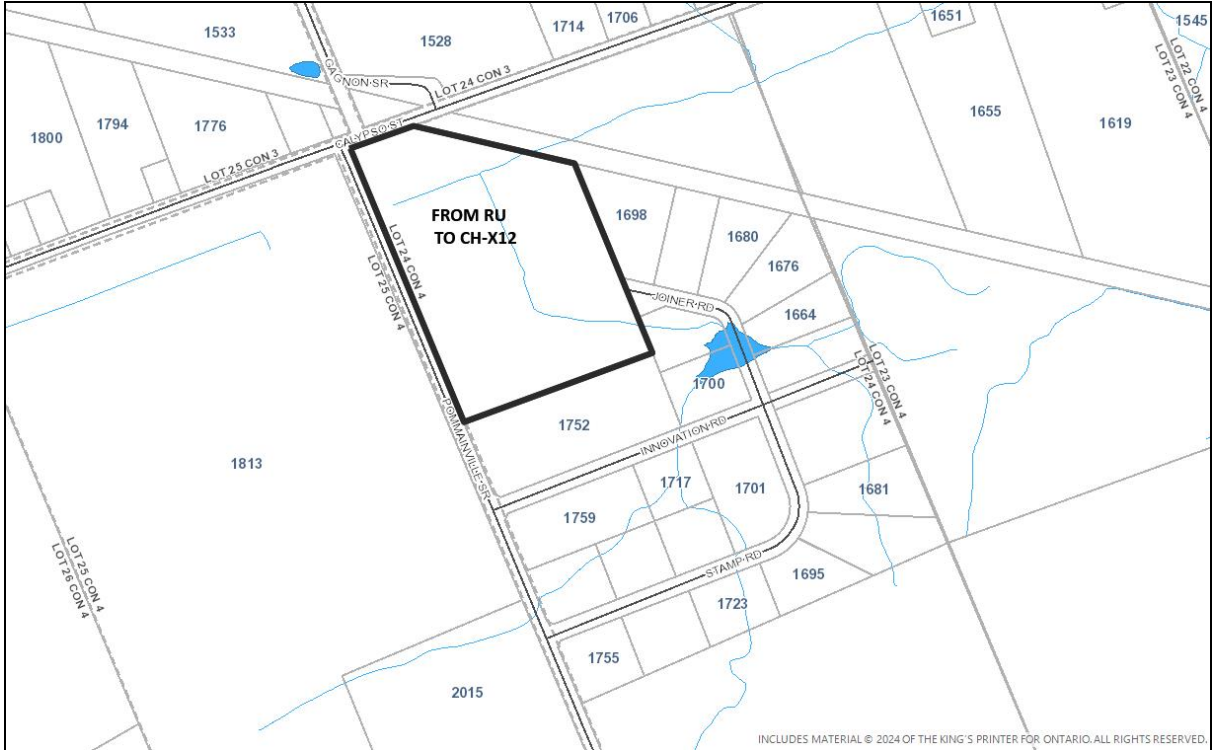
EXPLANATORY NOTE

Purpose and Effects of By-Law # 23-2024

The property affected by this amendment to Zoning By-Law 2-2006 is located on part of Lot 24, Concession 4 of the former Township of Cambridge.

The purpose of the amendment is to modify the zoning category of the property to allow a custom workshop.

DRAFT



<p>Area(s) affected by this by-law.</p> <p>Part of Lot 24, Concession 4 in the former Township of Cambridge, now The Nation Municipality.</p> <p>Certificate of Authenticity</p> <p>Schedule "A" to By-Law No. 23-2024</p> <p>_____ Francis Briere Mayor</p>	<p>This plan is Schedule "A" to Zoning By-Law 23-2024 passed the 18th day of March 2024.</p> <p>Prepared by:</p> <p>The Nation Municipality 958, Route 500 west Casselman ON. K0A 1M0</p> <p>_____ Josée Brizard CAO/Clerk</p>
--	---