



The Corporation of The Nation Municipality

Agenda

Meeting Information

Meeting Number: 2024-03

Type: Zoning

Date: April 8, 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 Files #ZBL-10-2023 and #ZBL-11-2023, requests for severances into agricultural policies (draft By-laws #29-2024 and 30-2024)

2.2 File #ZBL-1-2024, Amendment to zoning by-law #2-2006, 2172 route 500 West (draft by-law #31-2024)

2.3 File #ZBL-3-2024, Amendment to zoning by-law #2-2006, 7 St-Denis Street (draft by-law #32-2024)

3. Comments

4. Adjournment



Report to Council

Report Number: ZBL-10-2023 & ZBL-11-2023

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

Prepared by: Guylain Lafleche

Revised by:

Date of the meeting: April 8th 2024

INTRODUCTION:

During 2023, we proceeded with several requests for severances 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” 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 files;

Severance file	Zoning file	By-law
B-76-2022	ZBL-10-2023	29-2024
B-25-2023	ZBL-11-2023	30-2024

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

Guylain Laflèche, MCIP, RPP
Planning Department Director



Report to Council

Report Number: ZBL-1-2024

Subject: Report for the public meeting for a zoning amendment, 2172 Route 500 West

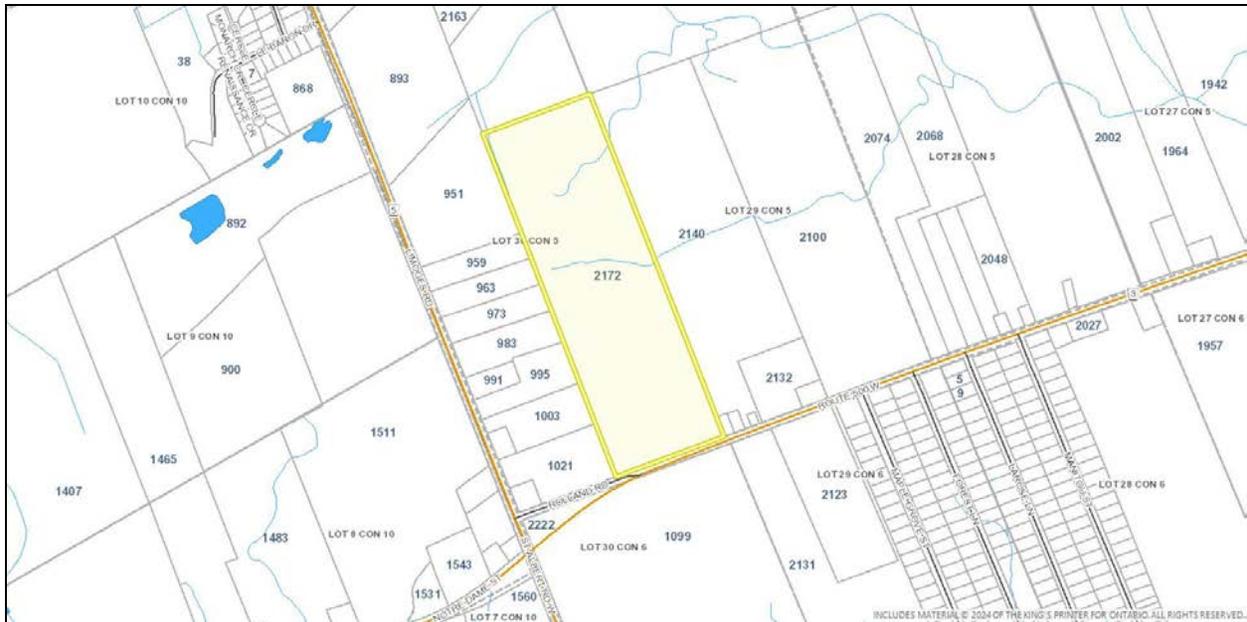
Prepared by: Guylain Lafleche

Revised by:

Date of the meeting: April 8th 2024

INTRODUCTION:

Dillon Consulting Ltd., representing the owner, submitted a proposed amendment to the zoning by-law 2-2006, file ZBL-1-2024, regarding a property described as part of Lot 30, Concession 5 in the former Township of Cambridge in order to allow a long term care facility. **(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;

The proposed zoning amendment meets the PPS.

OFFICIAL PLAN:

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

Exception 8.4.11 of the Official Plan is to permit the use of a long-term care facility and may be served by municipal water and sanitary sewer services.

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 "Agricultural (A)" in Schedule "A" of Zoning By-law 2-2006 of the Municipality of The Nation.

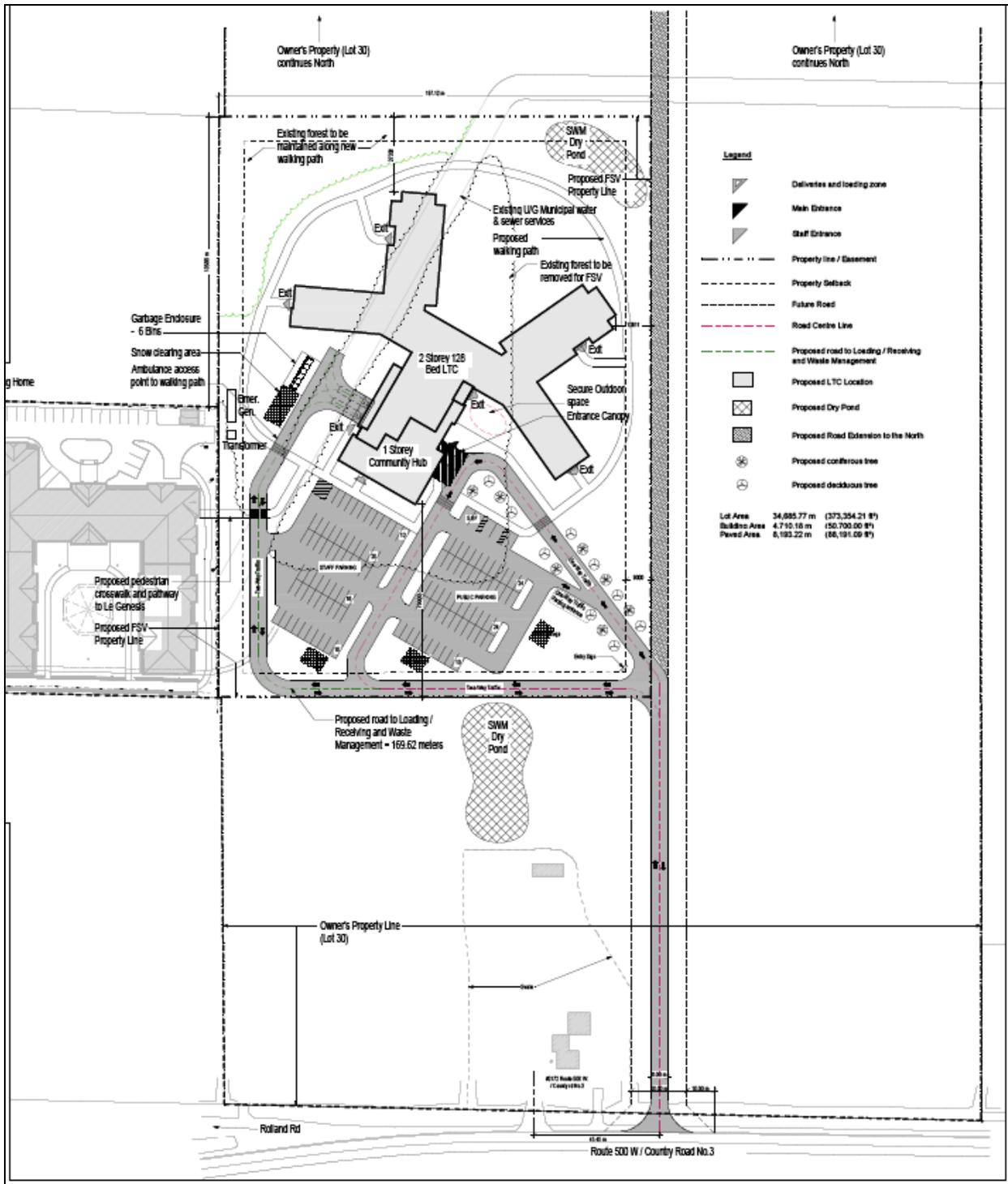
The purpose of the amendment request is to change to Institutional (I). (ANNEX 2)

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 31-2024 is available for adoption if Council decides to do so.

Guylain Lafèche, MCIP, RPP
Urbaniste Municipal



CORPORATION OF THE NATION MUNICIPALITY

BY-LAW NO. 31-2024

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 30, 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 properties affected by this By-Law.

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



Report to Council

Report Number: ZBL-3-2024

Subject: Report for the public meeting for a zoning amendment, 7 St-Denis Street

Prepared by: Guylain Lafleche

Revised by:

Date of the meeting: April 8th 2024

INTRODUCTION:

Mr. Lalonde submitted an application to amend Zoning By-law 2-2006, file ZBL-3-2024, regarding the property located at 7 rue St-Denis, St-Isidore, in order to add a new apartment to his existing building by modifying one of the existing large apartments. The block would be a total of 4 units.



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 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 property in question is zoned 'medium-density residential' (R2).

The purpose of the amendment request is to change the zoning category of the parcel to "Medium Density Residential - Exception (R2-X35)".

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends the adoption of By-law 32-2024 (ANNEX 1).

Guylain Lafèche, MCIP, RPP
Urbaniste Municipal

Section 1: The property located on part of Lot 5, Concession 18 in the former Village of ST-Isidore, 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 "Medium Residential Density Zone (R2)" to "Medium Density Residential Zone Exception (R2-X35)" the symbol of the parcel of land indicated on the attached Schedule "A" hereto made fully part of this by-law.

Section 3: Subsection 5.5.4 of Zoning By-Law 2-2006 entitled "Exception Zones", is hereby amended by adding the following new paragraphs:

5.5.4.35 R2-X35, 7 St-Denis Street

Notwithstanding Section 5.5.4. "Medium Density Residential Zone" of Zoning By-Law 2-2006, hereof to the contrary, on the land zoned R2-X35, the following provisions shall apply;

-Minimum Lot Area per unit:	220 m ² / per dwelling unit
-Minimum Lot Frontage:	10 metres

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