



The Corporation of The Nation Municipality

Agenda

Meeting Information

Meeting Number: 2024-04

Type: Zoning

Date: May 13, 2024

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-4-2024, Amendment to zoning by-law #2-2006, 146 Ottawa Street, Limoges

3. Comments

4. Adjournment



Report to Council

Report Number: ZBL-4-2024

Subject: Report for a zoning amendment, 146 Ottawa Street

Prepared by: Guylain Lafleche

Date of the meeting: May 13th, 2024

INTRODUCTION:

The owner applied to amend Zoning By-law 2-2006, file ZBL-4-2024, regarding the property located at 146 Ottawa Street, in order to build two 6-unit apartment blocks, reduce the minimum area per unit from 400 square metres to 150 square metres and allow a maximum lot coverage to 25% 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.

Policy 2.3 on residential development encourages 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-X)", proposes to reduce the minimum area per unit from 400 square metres to 150 square metres, increase the maximum height from 10.6 metres to 12 metres and allow a maximum lot coverage to 25% 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 Annexes 1 & 2.

A draft of the by-law is attached as Annex 3.

Guylain Lafèche, MCIP, RPP
Urbaniste Municipal

CORPORATION OF THE NATION MUNICIPALITY

BY-LAW NO. XX-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 2 in the former Township of Cambridge, now in The Nation Municipality, County of Russell, being Lot 22 S/S, PLAN H.O. WOOD 1886 and bearing civic number 146 Ottawa Street, 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-X36)" the symbol of the 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:

5.5.4.36 R3-X36, 146 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-X36, the following provisions shall apply;

-Minimum Lot Area per unit: 150 m² / per dwelling unit
-Maximum lot coverage: 25%

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.