



The Corporation of The Nation Municipality

Agenda

Meeting Information

Meeting Number: 2024-05

Type: Zoning

Date: June 24, 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 File #ZBL-7-2024, Amendment to zoning by-law #2-2006, Part of lot 26, Concession 2, former Cambridge

2.2 File #ZBL-8-2024, Amendment to zoning by-law #2-2006, 2170 Route 600 West

2.3 File #ZBL-12-2024, Amendment to zoning by-law #2-2006, 2045 Route 900 West

3. Comments

4. Adjournment



Rapport pour le Conseil

Numéro du rapport: ZBL-7-2024

Sujet : Rapport pour la réunion publique pour la modification au règlement de zonage pour une partie du lot 26, concession 2, anciennement Cambridge, le long de la montée Racette

Préparé par : Guylain Lafleche, Directeur de l'aménagement du territoire

Révisé par :

Date de la réunion : 24 juin 2024

RECOMMANDATION DU SAT :

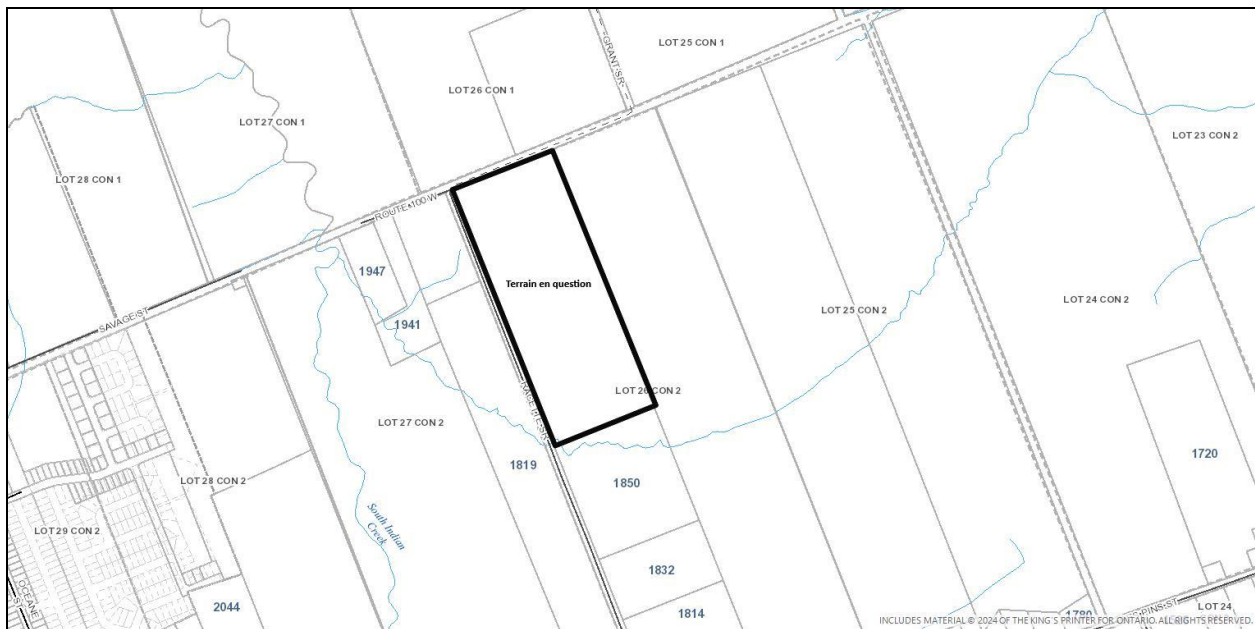
Malgré la possibilité qu'une ressource de sable soit présente sur le terrain, l'emplacement de cette dernière en comparaison avec les résidences environnantes et la proximité de la Forêt Larose, n'encourage pas son exploitation à pleine capacité.

Nous avons aussi reçu des commentaires lors d'une préconsultation avec l'autorité approbatrice qui confirme notre opinion.

Le SAT aimerait avoir les commentaires avant de rendre sa recommandation. Cependant, le règlement 94-2024 est prêt pour adoption, si tel est le désir du Conseil.

INTRODUCTION:

Un représentant des propriétaires, a soumis une demande de modification au règlement de zonage 2-2006, filière ZBL-7-2024, relativement à la propriété localisée sur une partie du lot 26, concession 2 de l'ancien canton de Cambridge afin de permettre la création de terrains ruraux.



DÉCLARATION DE PRINCIPES PROVINCIALE

Sous la section 1.1.1, la DPP nous cite que pour maintenir des collectivités saines et sûres, il faut :

- a) encourager des formes efficaces d'aménagement et d'utilisation du sol qui soutiennent à long terme la vitalité financière de la province et des municipalités;
- b) permettre un éventail et une diversité appropriés d'utilisations à des fins résidentielles (p. ex., deuxièmes unités d'habitation, logements abordables, logements pour personnes âgées), d'emploi (notamment industriels et commerciaux), institutionnelles (p. ex., lieux de culte, cimetières, foyers de soins de longue durée), de loisirs, d'espaces verts et de plein air et autres pour répondre aux besoins à long terme;.....

La demande de modification au règlement rencontre la DPP.

PLAN OFFICIEL:

La propriété est inscrite sous l'affectation "Secteur des politiques rurales" à l'annexe A2 au Plan Officiel des Comtés Unis de Prescott et Russell 2022.

Le SAT peut confirmer que la modification au règlement de zonage rencontre les intentions du plan officiel.

RÈGLEMENT DE ZONAGE:

La propriété en question est zonée " Ressource d'agrégat minéral – (MX)" à l'annexe "A" du règlement de zonage 2-2006 de la municipalité de La Nation.

La demande de modification a pour but de modifier à une zone rurale (RU).

La demande rencontre les intentions du plan officiel et de la DPP.

Guylain Lafèche, MCIP, RPP
Urbaniste Municipal

Section 1: The property located on part of Lot 26, 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 "Mineral aggregate resource Zone (MX)" to "Rural (RU)" 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-8-2024

Subject: Report for the public meeting for a zoning amendment, 2170 Route 600 West

Prepared by: Guylain Lafleche

Revised by:

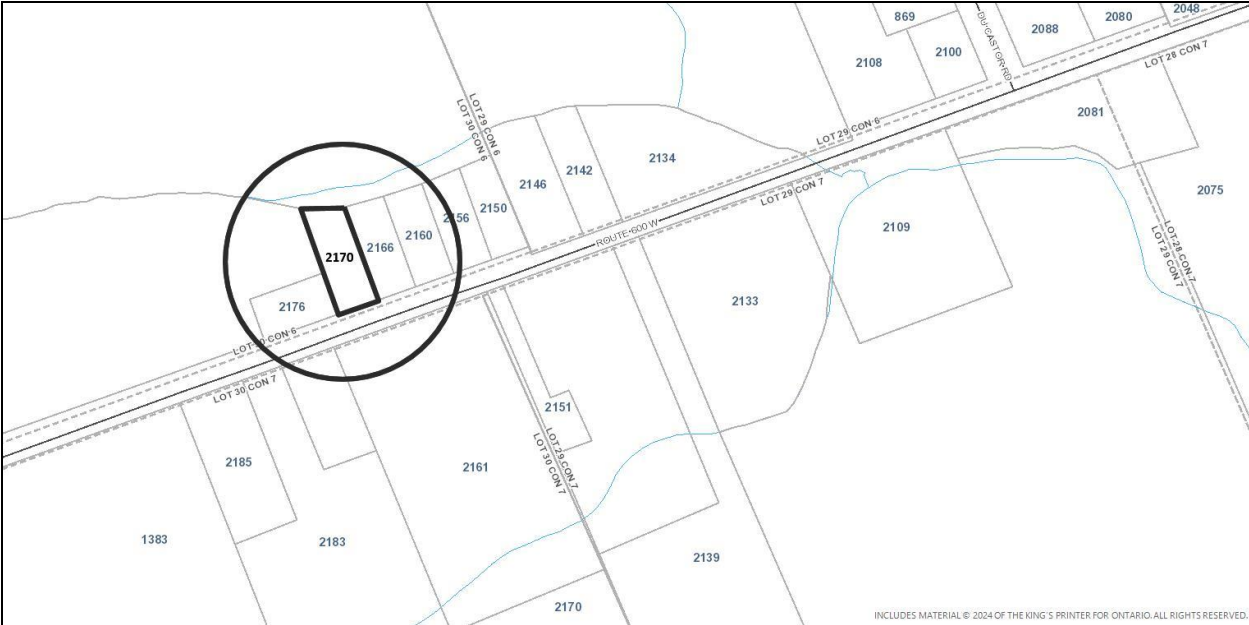
Date of the meeting: June 24th 2024

PLANNING DEPARTMENT RECOMMENDATION:

No comments have been received to date. Given the absence of comments from neighbors and the minimal impact on surrounding properties, the Urban Planning Department recommends adoption of by-law 95-2024

INTRODUCTION:

The owner has applied to amend Zoning By-law 2-2006, ZBL-8-2024, concerning the property bearing civic number 2170 Route 600 West, in order to permit a house with an accessory apartment having a ratio of 55/45 instead of 66/33 as prescribed by the zoning by-law.



PROVINCIAL POLICY STATEMENT:

Following the passage of Bill 23, the province encourages the creation of a second accessory dwelling unit in existing homes, and even a third in an accessory building.

Certainly, the official plan must establish policies that encourage these housing options.

OFFICIAL PLAN:

The property is identified as an “Agricultural Resource Policy Zone” in Schedule “A” of the Official Plan of the United Counties of Prescott and Russell.

The plan permits accessory dwellings within the houses.

ZONING BY-LAW:

The parcel in question is zoned “Agricultural (A)” in Appendix “A” of The Nation Municipality's Zoning By-law 2-2006.

The amendment proposes to change the zoning category to Agricole- exception (A-X85), allowing an accessory dwelling unit with a ratio of 55/45 instead of 66/33 inside the main house.

Guylain Lafèche, MCIP, RPP
Urbaniste Municipal

Section 1: The property located on part of Lot 30, Concession 6 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 "Agricultural (A)" to "Agricultural – Exception (A-X85)" and the symbol of the property indicated on the attached Schedule "A" hereto made fully part of this by-law.

Section 3: Subsection 5.16.4 of Zoning By-Law 2-2006 entitled AExceptions@, is hereby amended by adding the following new paragraph:

5.16.4.85 Agricultural Zone Exception (A-X85),

Part of Lot 30, Conc. 6 in the former Township of Cambridge. (2170
Route 600 West)

Notwithstanding the provisions of Section 5.16, on the land zoned "A-X85", a single-family dwelling with an accessory apartment with a ratio of 55/45 shall be permitted. At all times the septic field shall be shared by all the dwelling units.



Report to Council

Report Number: ZBL-12-2024

Subject: Report for a zoning amendment, 2045 Route 900 West

Prepared by: Guylain Lafleche

Revised by:

Date of the meeting: June 24th, 2024

RECOMMENDATION OF THE PLANNING DEPARTMENT:

We have not received any comments to date. Because of its minimal impact on neighbouring properties and the absence of concerns from neighbours, the Planning Department recommends the adoption of By-law 96-2024

INTRODUCTION:

The owner applied for a modification to zoning by-law 2-2006, ZBL-12-2024, relating to the property bearing civic number 2045 Route 900 West in order to change the zoning category of a parcel from agricultural to agricultural - exception.

The owner would like to expand his existing fitness class by enlarging his existing garage to 342 square metres instead of 298 square metres and enlarge the maximum lot coverage area for accessory building from 8% to 10% and allow 12 students instead of 8 for home occupation



PROVINCIAL POLICY STATEMENT:

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

The intention of the proposed amendment is respecting the policy in rural development, as stated in Section 1.1.4.

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

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of brownfield sites;
- c) accommodating an appropriate range and mix of housing in rural settlement areas;
- d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;

- e) using rural infrastructure and public service facilities efficiently;
- f) promoting 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) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- h) conserving biodiversity and considering the ecological benefits provided by nature; and
- i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.

OFFICIAL PLAN:

The property is identified under the “Agricultural Resource Policy Area” designation on schedule “A” of the United Counties of Prescott and Russell Official Plan. Home base business is encouraged.

ZONING BY-LAW:

The parcel property in question is zoned "Agricultural (A)" in Schedule "A" of Zoning By-law 2-2006 of the Municipality of The Nation.

The amendment proposes to change the zoning category to Agricultural Exception (A-X84). (Draft Annex 1)

The proposed use would be the expansion of his existing fitness class by enlarging his existing garage to 342 square metres instead of 298 square metres and enlarge the maximum lot coverage area for accessory building from 8% to 10% and allow 12 students instead of 8 for a non-residential home occupation.

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Guylain Lafèche, MCIP, RPP
Planning Department Director

Section 1: The property located on part of Lot 27, Concession 10 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 "Agricultural (A)" to "Agricultural – Exception (A-X84)" and the symbol of the property indicated on the attached Schedule "A" hereto made fully part of this by-law.

Section 3: Subsection 5.16.4 of Zoning By-Law 2-2006 entitled "Exceptions", is hereby amended by adding the following new paragraph:

5.16.4.84 Agricultural Zone Exception (A-X84),

Part of Lot 27, Conc. 10 in the former Township of Cambridge.
(2045 Route 900 West)

Notwithstanding the provisions of zoning By-law 2-2006, on the land zoned "A-X84", a fitness class of 12 pupils shall be considered as non-residential home occupation, a garage of 342 square metres and a maximum lot coverage for accessory structure of 10% shall be permitted.

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.