



**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:**

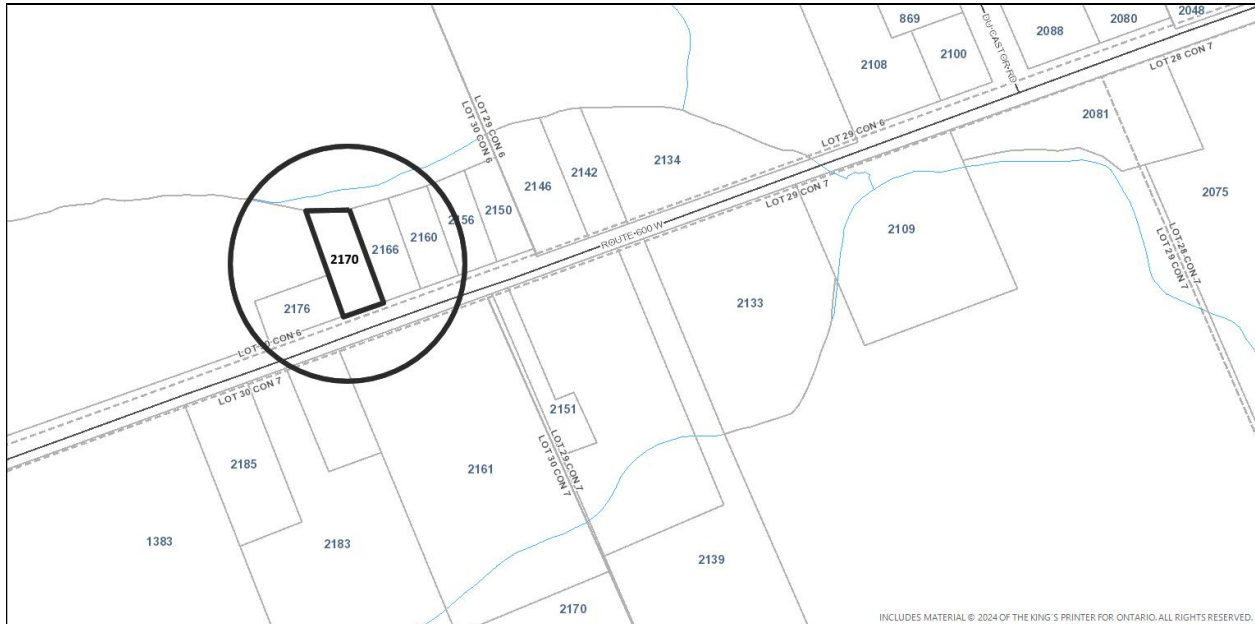
**Date of the meeting: June 24<sup>th</sup> 2024**

## 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 encourages 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.