



The Corporation of The Nation Municipality

Agenda

Meeting Information

Meeting Number: 2024-06

Type: Zoning

Date: August 12, 2024

Time: 5:00 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-13-202, Amendment to zoning By-law #2-2006
3853 Concession 20

2.2 File # ZBL-15-2024, Amendment to zoning By-law #2-2006
2080 Concession 10

3. Comments

4. Adjournment



Report to Council

Report Number: ZBL-13-2024

**Subject: Report for the public meeting for a zoning amendment, 3853 Concession Rd.
20**

Prepared by: Guylain Lafleche

Revised by:

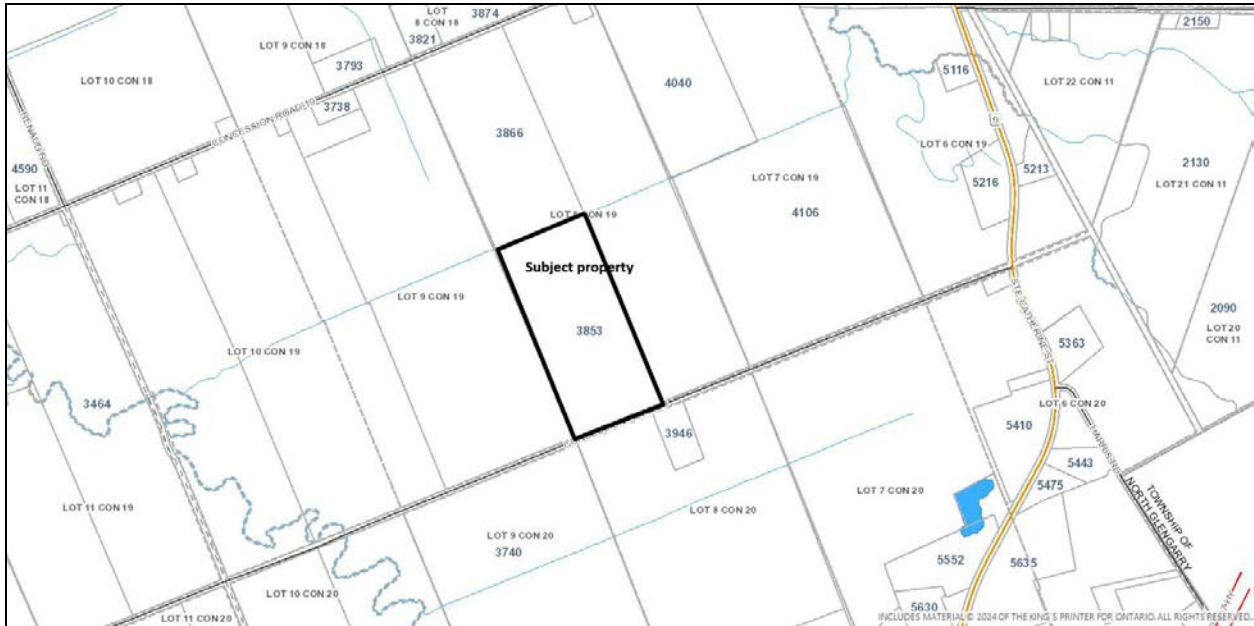
Date of the meeting: August 12th 2024

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends that Council adopt by-law 107-2024 to permit the employee home at 3853 chemin de concession 20.

INTRODUCTION:

A representative of the owners has applied to amend Zoning By-law 2-2006, file ZBL-13-2024, with respect to the property located at 3853 chemin de concession 20, to permit the construction of an employee's house on a parcel of the property distinctly indicated.



PROVINCIAL POLICY STATEMENT:

2.3.6 Non-agricultural uses in prime agricultural areas

2.3.6.1 Planning Boards may permit non-agricultural uses in prime agricultural areas only for the following:

- a) the development of minerals, petroleum resources and mineral aggregate resources;
- b) restricted non-residential uses, if the following conditions are met:
 1. the land does not include special crop areas;
 2. the proposed use complies with the minimum distance separation formulas;
 3. it has been demonstrated that additional land is required to accommodate the proposed use over the planning horizon specified in policy 1.1.2;
 4. alternative sites have been evaluated and:
 - i. no reasonable alternative location exists that would avoid high-yield agricultural areas;

ii. there is no reasonable alternative location with lower priority farmland in prime agricultural areas.

2.3.6.2 The impact of the creation or expansion of non-agricultural uses on neighbouring farms and farmland must be mitigated as far as possible.

Although not clearly stated, we imply that the residential use accessory to the application meets the intent of the PPD.

OFFICIAL PLAN:

The property is listed under the “Agricultural Policy Sector” designation in Appendix A2 of the Official Plan for the United Counties of Prescott and Russell 2022.

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 “Agricultural - Exception (A-X1)” in Appendix “A” of Zoning By-law 2-2006 of the Municipality of The Nation.

The purpose of the application is to change a specific parcel of the property to an agricultural zone (A).

We raise the issue of a separate parcel because in 2007, the SAT changed the zoning category (81-2007) to agricultural exception 1, removing residential uses following the subdivision of the original agricultural land (B-54-2007).

Today, in response to the strong pressure to house agricultural workers, the SAT is proposing to modify the zoning to allow an accessory dwelling near the chicken coop exclusively, so as not to create a farm surplus in the future.

We also confirm that the minimum separation distances from the farm at 3740 Concession Rd. 20 are respected. (339 m. from the barn & 472 m. from the lagoon)

The request meets the intentions of the official plan and the DPP.

Guylain Lafèche, MCIP, RPP
Urbaniste Municipal

Section 1: The property located on part of Lot 8, Concession 19 in the former Township of South Plantagenet, 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 "Agricultural Exception Zone (A-X1)" to "Agricultural Zone Exception (A-X86)" the symbol of the parcel of land indicated on the attached Schedule "A" hereto made fully part of this by-law.

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

5.16.4.86 Agricultural Zone Exception (A-X86),

Part of Lot 8, Conc. 19 in the former Township of South Plantagenet.
(3853 Concession Rd 20)

Notwithstanding the provisions of Section 5.16, on the land zoned "A-X86", only an accessory dwelling to the farm and accessory structures shall be permitted.



Report to Council

Report Number: ZBL-15-2024

**Subject: Report for the public meeting for a zoning amendment, 2080 Concession Rd.
10**

Prepared by: Guylain Lafleche

Revised by:

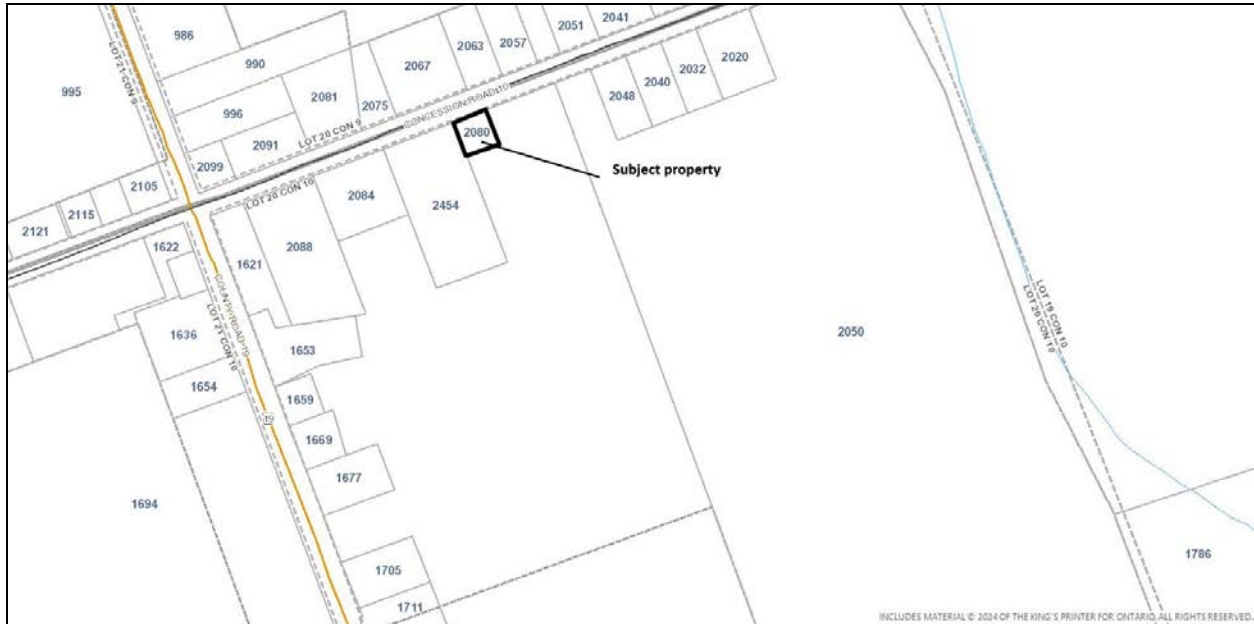
Date of the meeting: August 12th 2024

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends that Council adopt by-law 108-2024 to permit residential uses at 2080 chemin de concession 10.

INTRODUCTION:

The owner has applied to amend Zoning By-law 2-2006, file ZBL-15-2024, with respect to the property located at 2080 chemin de concession 10, in order to allow the conversion of the church into a single-family dwelling.



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 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.

The amendment respects the PPS.

OFFICIAL PLAN:

The property is listed under the “Hamlet Policy Area” designation in Appendix A2 of the Official Plan for the United Counties of Prescott and Russell 2022.

The Planning Department can confirm that the zoning by-law amendment meets the intentions of the Official Plan.

ZONING BY-LAW:

The property in question is zoned “Institutional (I)” in Annex 1 “A” of Zoning By-law 2-2006 of the Municipality of The Nation.

The purpose of the request is to change the property to a low-density residential zone - exception (R1-X22). The exception is to allow residential use on a lot with 27 meters of frontage and an area of 836 square meters. This exception will allow the conversion of the church into a single-family home.

The request meets the intentions of the official plan and the PPS.

Guylain Laflèche, MCIP, RPP
Urbaniste Municipal

Section 1: The property located on part of Lot 20, Concession 10 in the former Township of South Plantagenet, 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 "Institutional Zone (I)" to "Residential Low Density - exception (R1-X22)" the symbol of the parcel of land indicated on the attached Schedule "A" hereto made fully part of this by-law.

Section 3: Subsection 5.3.4 of Zoning By-Law 2-2006 entitled "Exception Zones", is hereby amended by adding the following new paragraphs:

5.3.4.22 R1-X22, 2080 Concession Rd. 10

Notwithstanding Section 5.3 "Low Density Residential Zone" of Zoning By-Law 2-2006, hereof to the contrary, on the land zoned R1-X22, the following provisions shall apply;

- Minimum Lot Area: 836m²
- Minimum lot frontage: 27 m.

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.