



Report for Council – Public zoning meeting

Report number: ZBL-16-2024-2

Subject: Zoning amendment, 583 Limoges Road

Prepared by: Guylain Lafleche, Director of Planning, MCIP, RPP

Meeting date: March 24th 2025

RECOMMENDATION FROM THE PLANNING DEPARTMENT:

The Planning Department recommends the adoption of By-law 1-2025 and approving zoning amendment file ZBL-16-2024.

A draft of the project can be found in Annexes 1, 2 & 3.

A draft of the by-law provisions is attached as Annex 4.

PREAMBLE:

On January 27th, 2025, a public meeting was held to present an application to amend zoning by-law, file #ZBL-16-2024. This request was to modify the zoning category of the lot bearing civic number 583 Limoges Road to allow two accessory apartments within the existing residence and some independent accommodation quarters on the property and reduce the rear yard setback to 4.5 metres. The Planning Department presented a report and the public and agencies had the opportunity to submit comments. This report will review the comments submitted and generally answer questions. This review can be found under "COMMENTS".

Below is the report presented at the public meeting.

INTRODUCTION:

The owner applied to amend Zoning By-law 2-2006, file ZBL-16-2024, regarding the property located at 583 Limoges Road, to allow two accessory apartments within the existing residence and some independent accommodation quarters on the property and reduce the rear yard setback to 4.5 metres.

For this amendment, independent accommodation quarters are defined as small buildings with the attribute to house tenants, but without a full, separate kitchen. These buildings are used in the same way as residence rooms but offer greater independence. The residents will share the common kitchen in the nursing residence just like the others.



PROVINCIAL POLICY STATEMENT:

The PPS 2024 states;

2.3.1 General Policies for Settlement Areas

1.Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

2.Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b)optimize existing and planned infrastructure and public service facilities;
- c)support active transportation;
- d) are transit-supportive, as appropriate; and
- e) are freight-supportive.

3.Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

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

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 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).

The purpose of the amendment request is to change the zoning category of the parcel to "Institutional - Exception (I-X4)".

The amendment would allow two accessory apartments and independent accommodation quarters and reduce the rear yard setback to 4.5 metres. For this amendment, independent accommodation quarters are defined as small buildings with the attribute to house tenants, but without a full, separate kitchen. These buildings are used in the same way as residence rooms but offer greater independence.

COMMENTS

Several concerns were raised at the meeting.

Aesthetics

We believe it is possible to marry the aesthetics of the proposed buildings with the neighborhood.

Depending on the location of the buildings, this may alleviate concerns about the enjoyment of neighbouring properties.

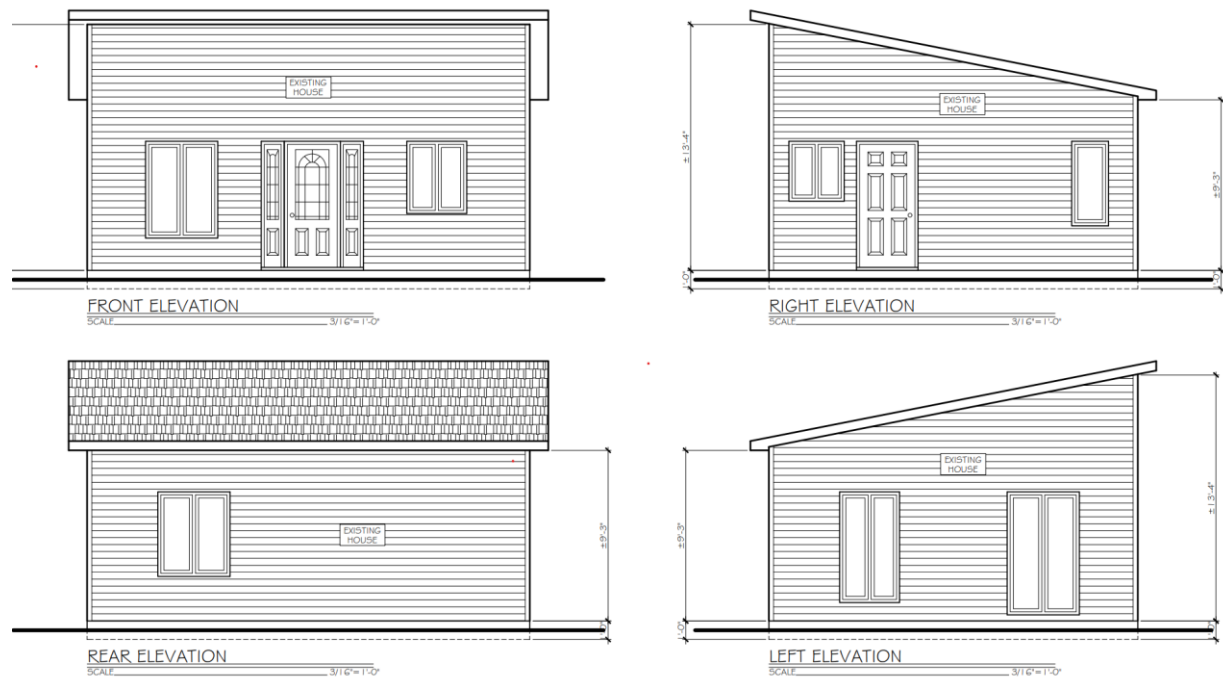
The owners have approached their neighbors and agreed to install an 8-foot-high wooden fence along the property lines of 30 Anouk Street and 595 Limoges Road.

Following this compromise between the parties, the SAT is of the opinion that the comments have been addressed.

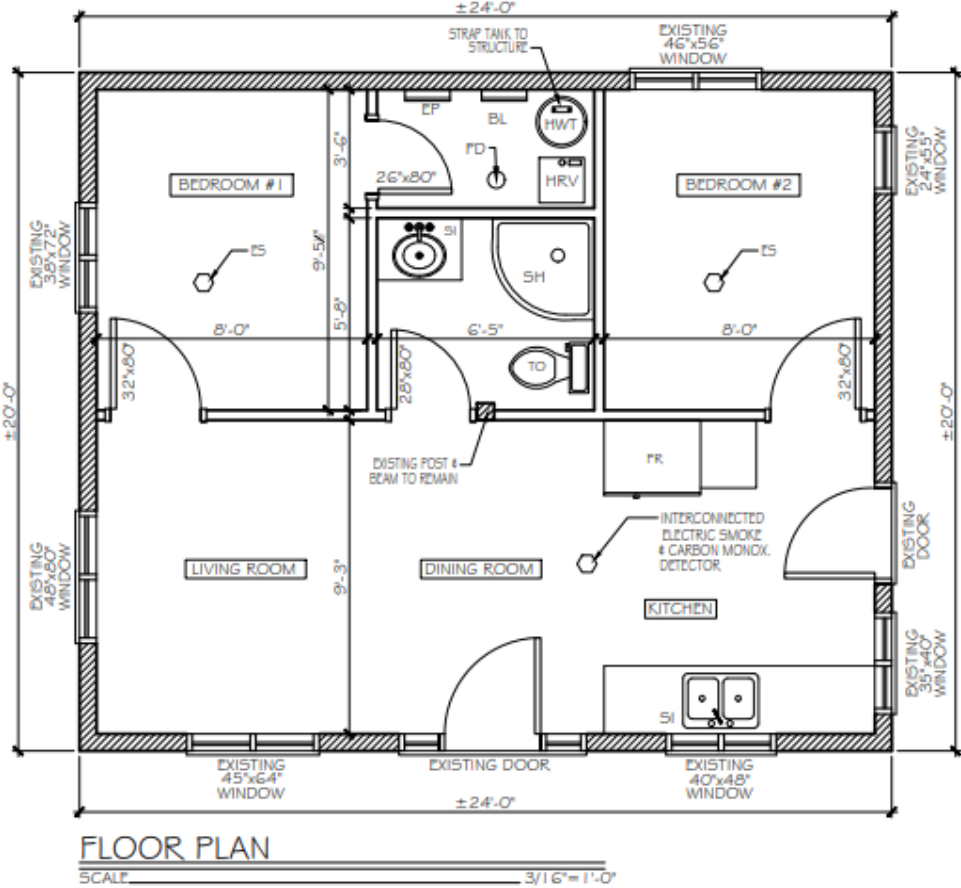
Setbacks

SAT believes it would be preferable to have a minimum setback of 3.5 metres instead of 4.5 metres. We would prefer to have more room in the centre of the project.

Annex 2



Annex 3



CORPORATION OF THE NATION MUNICIPALITY

BY-LAW NO. 1-2025

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 3 in the former 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 "Institutional Zone (I)" to "Institutional Zone Exception (I-X4)" the symbol of the parcel of land indicated on the attached Schedule "A" hereto made fully part of this by-law.

Section 3: Subsection 5.11.4 of Zoning By-Law 2-2006 entitled "Exception Zones", is hereby amended by adding the following new paragraph:

5.11.4.4 I-X4, 583 Limoges Road, Limoges

Notwithstanding Section 5.11, "Institutional Zone" of Zoning By-Law 2-2006, hereof to the contrary, on the land zoned I-X4, two accessory apartments and independent accommodation quarters shall also be permitted, the minimum interior side and rear yard shall be 3 metres and a 2.4 metres opaque wooden fence shall be installed along the property line of civic numbers 30 Anouk Street and 595 Limoges Road.

For the purpose of this By-Law, an "independent accommodation quarter" shall mean one or more buildings used exclusively as a sleeping and living accommodation without a full kitchen as they shall have full access to the general kitchen of the residence. The buildings shall be comparable to the rooms already existing within the nursing residence and shall be seen more independent.

Section 4: All 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.