



## TOWNSHIP OF CHAMPLAIN

### MINUTES - PUBLIC MEETING

June 11, 2019  
TOWNSHIP HALL

MEMBERS  
PRESENT: Normand Riopel, Mayor  
Peter Barton, Councillor  
Troy Carkner, Councillor  
Jacques Lacelle, Councillor  
André Roy, Councillor  
Michel Lalonde, Councillor  
Violaine Tittley, Councillor  
Sarah Bigelow, Councillor  
Gérard Miner, Councillor

ALSO PRESENT: Paula Knudsen, CAO  
Alison Collard, Clerk  
Kevin Tessier, Treasurer  
James McMahon, Director of Public Works  
Lisa Burroughs, Director of Parks & Recreation  
Michel Martin, Fire Chief, District 1

#### **OPENING - 7:00 P.M.**

The meeting was opened at 7:00 p.m.

#### **DISCLOSURE OF PECUNIARY INTEREST**

None noted for this meeting.

#### **ADOPTION OF AGENDA**

It was

**Resolution 2019-254**

**Moved By:** Troy Carkner

**Seconded By:** Michel Lalonde

**BE IT RESOLVED THAT** Council approve the agenda of the June 11, 2019  
Public Meeting as presented.

**CARRIED**

#### **PROPOSED UNITED COUNTIES OF PRESCOTT AND RUSSELL OFFICIAL PLAN AMENDMENT - P.G.B. ESTATE DEVELOPMENTS INC.**

The Planning and Forestry Director, United Counties of Prescott and Russell, Mr. Louis Prévost, explained by means of a PowerPoint presentation, that the Council of the Corporation of the United Counties of Prescott and Russell received a complete application and is holding the current public meeting to consider a proposed amendment to the Official Plan of the United Counties of the Prescott and Russell (file no. 050-OPA-19-001) under Section 17 of the *Planning Act*, R.S.O. 1990, as amended.

The purpose and effect of this Official Plan Amendment is to allow for servicing outside the Urban Policy Areas, more specifically to provide municipal sanitary sewer services to a vacant land zoned highway commercial located at 5630 Highway 34. The property affected by this request is described as Part South-East of Lot 10, Concession 5, more precisely on parts 2 and 3 of Plan 46R-5728, formerly in the Township of West-Hawkesbury, now in the Township of Champlain. In order to do so, the Prescott and Russell County Council must adopt an exception to the United Counties Official Plan to permit the connection of full municipal services onto a property located outside of a settlement area.

If the proposed amendment is adopted, the property owner intends to submit a building permit for the erection of a new restaurant (Tim Hortons Coffee Shop).

Persons present

There were no questions from the public.

**PROPOSED ZONING BY-LAW AMENDMENT - GUINDON**

Champlain Township Planner, Mr. Marc Rivet, explained by means of a PowerPoint presentation that the Council of The Corporation of the Township of Champlain received a complete application and is holding the current Public Meeting to consider a proposed amendment to the Zoning By-law No. 2000-75 of the Township of Champlain under Section 34 of the Planning Act, R.S.O. 1990, as amended.

The Zoning By-Law Amendment affects lands located at 851 Pleasant Corner Road East, as shown on the Key Map. The subject site is within the 'Rural Policy Area' land use designation in the United Counties of Prescott and Russell Official Plan and mineral aggregate overlay.

The Zoning By-Law Amendment will:

- Permit a lot coverage for all accessory buildings to be greater than that of the dwelling on the lot to be created from application B-007-2019.
- Permit a maximum building height greater than 6.0 m for the existing accessory buildings on the lot to be created from application B-007-2019.
- Permit a lot area of 32 hectares for an agricultural use for the retained lot from application B-007-2019.
- Place a holding provision on the retained lands prohibiting residential uses per the aggregate policies.
- Permit a hobby farm on the lot to be created from application B-007-2019 and permit the existing silo associated with this hobby farm.

The Planner answered a question from Council regarding the accessory buildings and indicated that conditions cannot be added to a zoning amendment. The only use of the accessory buildings permitted will be those that currently exist.

Persons present:

There were no questions from the public.

**ADJOURNMENT**

Subsequently, it was

**Resolution 2019-255**

**Moved By:** Gérard Miner

**Seconded By:** Peter Barton

**BE IT RESOLVED THAT** the Public Meeting of June 11, 2019 be adjourned.

**CARRIED**

The Public Meeting was adjourned at 7:15 p.m.

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NORMAND RIOPEL, MAYOR

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ALISON COLLARD, CLERK