



## **TOWNSHIP OF CHAMPLAIN**

### **MINUTES - PUBLIC MEETING**

**November 14, 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  
Jennifer Laforest, Senior Planner

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

The meeting was opened at 7:03 p.m.

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

None noted for this meeting.

#### **ADOPTION OF AGENDA**

It was

**Resolution 2019-452**

**Moved By:** Jacques Lacelle

**Seconded By:** Michel Lalonde

**BE IT RESOLVED THAT** Council approve the agenda of the November 14, 2019 Public Meeting as presented.

**CARRIED**

#### **PROPOSED ZONING BY-LAW AMENDMENT - LAROCQUE (File: Z-5-2019)**

The Senior Planner introduced the applicants, Mr. and Mrs Larocque, their agent and the prospective purchaser of the property. She then presented the application. The zoning by-law amendment affects the property located at 3051 Highway 34 known as Part of Lot 10, Registered Plan 46R1900 and having the Roll Number 0209-006-003-04800 and 0209-006-003-04300, in the former Township of West Hawkesbury, now in the Township of Champlain, 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 (UPCR).

The zoning by-law amendment proposes to change the zoning category for the property located at 3051 Highway 34, from “Industrial Restricted Special Exception Zone” (ML-2) and “Rural Residential Zone” (RR) to ‘Industrial Restricted Special Exception Zone’ (ML-14) in order to remove the former sawmill, wood manufacturing, wood storage and residential uses and allow for industrial uses which are compatible with adjacent residential development.

The Senior Planner answered some questions from Council. She informed them that some class II industrial uses have been removed from the proposed uses. She indicated that no comments have been received to date from the public. There were no comments from the public in attendance at the meeting. The Senior Planner recommended that Council give two readings to Bylaw 2019-62, a bylaw amending the Township of Champlain Zoning By-law 2000-75 during the Regular Meeting.

### **PROPOSED ZONING BY-LAW AMENDMENT - CARRIÈRE (File: Z-6-2019)**

The Senior Planner presented the application to Council. The zoning by-law amendment affects lands located at 2365 Cassburn Rd. known as Part of Lot 47, Registered Plan M-100 and having the Roll Number 0209-007-001-04900, in the former Township of Longueuil, now in the Township of Champlain, 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 (UPCR).

The zoning by-law amendment proposes to change the zoning category for the property located at 2365 Cassburn Rd, from “Commercial Highway” (CH), “Commercial Highway – aggregate reserve” (CH-ar) and “Rural Zone ” (RU) to “Residential Rural -Special Exception Zone” (RR-13) in order to remove the commercial and agricultural uses, remove the aggregate reserve designation and retain residential uses. The applicant has also requested a special exception to allow an existing accessory building (barn) which exceeds building height and lot coverage to remain as a residential garage. Obtaining a zoning bylaw amendment is required in order to meet a condition of a consent application for a lot severance. File No. B-035-2019.

The Senior Planner informed Council that no comments have been received to date. There were no questions from Council, and no comments from the public in attendance at the meeting. The Senior Planner recommended that Council give two readings to Bylaw 2019-63, a bylaw amending the Township of Champlain Zoning By-law 2000-75 during the Regular Meeting.

### **ADJOURNMENT**

Subsequently, it was

**Resolution 2019-453**

**Moved By:** Gérard Miner

**Seconded By:** Sarah Bigelow

**BE IT RESOLVED THAT** the Public Meeting of November 14, 2019 be adjourned.

**CARRIED**

The Public Meeting of November 14, 2019 was adjourned at 7:30 p.m.

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NORMAND RIOPEL, MAYOR

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ALISON COLLARD, CLERK