



TOWNSHIP OF CHAMPLAIN

MINUTES - PUBLIC MEETING

August 13, 2020

Electronic Participation

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
Jennifer Laforest, Senior Planner
Jennifer Drury, Director of Daycare Services
Jacques Gauthier, Chief Building Official
Michel Martin, Fire Chief, District 1

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 2020-346

Moved By: Jacques Lacelle

Seconded By: Gérard Miner

BE IT RESOLVED THAT Council approve the agenda of the August 13, 2020 Public Meeting as presented.

CARRIED

PROPOSED ZONING BY-LAW AMENDMENT Z-8-2020 - LAMARRE

The Senior Planner presented the proposed zoning by-law amendment submitted by James Walter, Mylène Lamarre, Gary Walter and Ricky Walter.

The zoning by-law amendment affects a portion of the lands of the property municipally known as 1361 Borris Road Part of Lot 13, Concession 4, having the Roll Number

0209.006.004.04800 in the former Township of West Hawkesbury, now in the Township of Champlain. The subject site is within the '*Rural Policy Area*' of the Official Plan of the United Counties of Prescott and Russell Official Plan (UCPR).

The zoning by-law amendment proposes to change the zoning category portion of the lands municipally known as 1361 Borris Road from "Rural Zone" (RU) to "Residential Rural Zone" (RR) in order to allow for the development of a single detached dwelling on private services. This proposed zoning by-law amendment is required as a condition of Consent Application B-088-2020.

There were no questions from Council. No questions or comments had been received from the public prior to the meeting.

PROPOSED ZONING BY-LAW AMENDMENT Z-9-2020 - MURRAY

The Senior Planner presented the proposed zoning by-law amendment submitted by Michel and Sophie Murray.

The zoning by-law amendment affects vacant lands between 94 and 86 Home Avenue, Part 4 and 5 Plan 46R1888, Plan M30 with the roll number 0209.010.001.04514 in the former Town of Vankleek Hill now in the Township of Champlain. The subject site is within the '*Urban Policy Area*' of the United Counties of Prescott and Russell Official Plan (UCPR). The subject site is located in the 'Low Density Residential Policy Area' of the Official Plan for the Urban Areas of the Township of Champlain.

The zoning by-law amendment proposes to change the zoning category for the vacant property from "Rural One" (R1) to "Residential Two" (R2) in order to construct semi-detached dwellings on the property.

The Planner indicated that ten letters had been received from members of the public following the public notice. The letters were circulated to Council. Since the publication of the meeting agenda two more letters have been received. The letters express concern relating to the impact of increased traffic, compatibility with the existing area where there are single family homes as opposed to semi-detached dwellings, and the reduced scope for landscaping.

Council confirmed that they had also heard verbal complaints regarding the proposed semi-detached dwellings. The Planner confirmed that the notices were sent to all the residents within a 120m radius of the property.

Mrs. Libby Toupin, local resident, was present at the meeting and presented her objection to the introduction of semi-detached dwellings in the subdivision. The Applicant, Mr. Michel Murray was also present at the meeting, and he expressed his disappointment and frustration about the public comments received; he indicated that semi-detached dwellings are permitted just a few streets away, and that it is his intention to build something attractive that would fit the neighbourhood. The Planner confirmed that a semi-detached dwelling is appropriate under the Official Plan guidelines.

ADJOURNMENT

Subsequently, it was

Resolution 2020-347

Moved By: Jacques Lacelle

Seconded By: Sarah Bigelow

BE IT RESOLVED THAT the Public Meeting of August 13, 2020 be adjourned.

CARRIED

The Public Meeting was adjourned at 7:30 p.m.

NORMAND RIOPEL, MAYOR

ALISON COLLARD, CLERK