



TOWNSHIP OF CHAMPLAIN

MINUTES - PUBLIC MEETING

February 12, 2020
TOWNSHIP HALL

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

MOTIVATED ABSENCE: Troy Carkner, 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
Cynthia Martin, Head Librarian

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 2020-45

Moved By: Jacques Lacelle

Seconded By: Gérard Miner

BE IT RESOLVED THAT Council approve the agenda of the February 12, 2020 Public Meeting as presented.

CARRIED

PROPOSED ZONING BY-LAW AMENDMENT - MORIN (File Z-8-2019)

The Senior Planner presented the application to Council. The zoning by-law amendment affects lands between 1078 and 1098 on the North half of Lot 10 Concession 5 and having the Roll Number 0209.006.005.07200, in the former Township of West Hawkesbury, now in the Township of Champlain. The subject site is within the 'Rural Policy Area' in 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 for the property in question from “Rural” (RU) to “Residential Rural” (RR) in order to create a 4000m² residential lot. Obtaining a zoning bylaw amendment is required in order to meet a condition of severance file B-058-2019.

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 By-law 2020-07, a by-law amending the Township of Champlain Zoning By-law 2000-75 during the Regular Meeting.

PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - RIDGE HOLDINGS INC. (File Z-1-2020)

The Senior Planner presented the application for a proposed amendment to the Official Plan of the Urban Areas of the Township of Champlain By-law 2012-85 and a proposed amendment to the Zoning By-law No. 2000-75 of the Township of Champlain.

The Zoning By-Law amendment affects lands located at 114 Pendleton Street known as Part of Lots 3 and 6 and Park Lot R and Lots 4 and 5, Plan 35 and having the Roll Number 0209.010.001.07400, in the former Town of Vankleek Hill now in the Township of Champlain. The subject site is within the ‘*Village Commercial Policy Area*’ in the Official Plan of the Urban Areas of the Township of Champlain. The subject site is located within the ‘*Urban Policy Area*’ of the United Counties of Prescott and Russell Official Plan (UCPR).

The Official Plan of the Urban Areas of the Township of Champlain amendment proposes to change the land use designation for the property located at 114 Pendleton Street from *Village Commercial Policy Area* to *Low Density Residential Policy Area*. The Zoning By-Law amendment proposes to change the zoning category for 114 Pendleton Street from “Commercial Village” (CV) to “Residential One” (R1). The applicant has requested this zoning amendment in order to allow for the development of single detached dwellings.

The Senior Planner informed Council that she had received several inquiries; however 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 By-law 2020-08, a by-law to adopt the amendment to the Official Plan of the Urban Areas of the Township of Champlain and two readings to By-law 2020-09, a by-law amending the Township of Champlain Zoning By-law 2000-75 during the Regular Meeting.

PROPOSED ZONING BY-LAW AMENDMENT - CHABOT/QUESTER (File Z-2-2020)

The Senior Planner presented the application to Council. The zoning by-law amendment affects lands located at 52 Wharf Street known as Lot 1 and Lot 2, Plan 15 and having the Roll Number 0209.008.001.11500, in the former Township of L’Orignal, now in the Township of Champlain. The subject site is within the ‘*Village Core Policy Area*’ in the Official Plan of the Urban Areas of the Township of Champlain. The subject site is located within the ‘*Urban Policy Area*’ of the United Counties of Prescott and Russell Official Plan (UCPR).

The zoning by-law amendment proposes to change the zoning category for the property located at 52 Wharf Street, from “Commercial Core Special Exception Zone” (CC-5) to “Commercial Core General Zone” (CC). The applicants have requested this zoning amendment in order to allow a number of commercial uses including a restaurant which are compatible with the historic village core of l’Orignal.

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 By-law 2020-10, a by-law amending the Township of Champlain Zoning By-law 2000-75 during the Regular Meeting.

The Senior Planner also informed Council that the property was designated as a municipal historic resource in 1984 by the former Village of L'Original. The designation bylaw does not contain a list of the character-defining elements which are required to provide a heritage impact statement. The Senior Planner proposed that the Township update the municipal designation bylaw for 52 Wharf Street in consultation with the property owner and Patrimoine L'Original-Longueuil Heritage.

ADJOURNMENT

Subsequently, it was

Resolution 2020-46

Moved By: Sarah Bigelow

Seconded By: Michel Lalonde

BE IT RESOLVED THAT the Public Meeting of February 12, 2020 be adjourned.

CARRIED

The public meeting was adjourned at 7:29 p.m.

NORMAND RIOPEL, MAYOR

ALISON COLLARD, CLERK