



TOWNSHIP OF CHAMPLAIN

MINUTES - PUBLIC MEETING

May 28, 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
Jennifer Laforest, Senior Planner
James McMahon, Director of Public Works
Sylvain Boudreault, Junior Planner, UCPR

OPENING - 6:00 P.M.

The meeting was opened at 6:10 p.m.

Note: the electronic meeting was recorded; however, due to a technical difficulty the meeting was not live streamed. Some members of the public had preregistered in order to make verbal representations during the electronic public meeting. As the live stream was not available, several other members of the public were admitted to the electronic meeting; these members of the public did not identify themselves and did not request to be notified of the decision.

DISCLOSURE OF PECUNIARY INTEREST

Councillor Carkner declared a conflict of interest with agenda item 4 "Application for approval of draft plan of subdivision 050-S-20-001", being the owner of a property adjacent to the proposed subdivision.

ADOPTION OF AGENDA

It was

Resolution 2020-219

Moved By: Jacques Lacelle

Seconded By: Michel Lalonde

BE IT RESOLVED THAT Council approve the agenda of the May 28, 2020 Public Meeting as presented.

CARRIED

APPLICATION FOR APPROVAL OF DRAFT PLAN OF SUBDIVISION - 050-S-20-001

At 6:12 p.m., having declared a conflict of interest, Councillor Carkner left his seat during this presentation and discussion.

The Township's Senior Planner presented the application for approval of a draft plan of subdivision (file no. 050-S-20-001) that had been received by the United Counties of Prescott and Russell.

This application for approval of a draft plan of subdivision 050-S-20-001 comprises a total of 272 lots (213 single detached dwelling units and 118 semi-detached dwelling units). All residential units are to be serviced by the municipal water and sanitary sewer networks. The affected property is located in the Village of Vankleek Hill and described as being a Part of Lots 7 and 8 Concession 5, Township of Champlain, County of Prescott.

Following the presentation, members of Council asked a number of questions relating to density and the type of dwelling permitted, as well as parks and pathways, that were answered either by the Senior Planner or the applicant, Mr. Yvon Blais, present at the meeting, together with Mario Elie of Lascelles Engineering.

A number of local residents were present at the meeting and each made verbal representations. The members of the public who provided verbal comments at the meeting were: Julia Beaudoin, Louise Sproule, Josée Marin (*Vankleek Hill Friends of the Forest Association*), Andrée Paquette and Andy Perrault. The public comments and concerns relate to the following: the high density and large size of the proposed subdivision; a subdivision design more suited to a big city suburb rather than a rural town; the inconvenience of long-term construction (noise, dust, heavy equipment); the subdivision will detract from the historical charm of Vankleek Hill; the lack of walk ability in the subdivision; lack of green space and trees; the large increase in population generated by the subdivision and increased traffic; as well as the loss of existing forest/woodland and stream, and the resulting effect on the flora and fauna (including fish and frogs) in that location.

Mr. Blais responded to the comments stating that he had provided the studies requested by the UCPR; and he explained that the project will be developed in phases. He added that he is working with the Ski Vent Clic to keep the ski trail and off-season walking trail, and that he will provide a parking lot for the trail. He committed to working with the Township as the project moves forward.

At 7:26 p.m. Councillor Carkner returned to the meeting.

PROPOSED ZONING BY-LAW AMENDMENT - Z-4-2020

The Senior Planner presented the proposed zoning by-law amendment submitted by Clayridge Farms Inc.

The zoning by-law amendment affects lands municipally known as 868 Pleasant Corner Road on the North half of Lots 7 and 8 Concession 4 and having the Roll Number 0209.006.004.01200, 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 (UCPR).

The zoning by-law amendment proposes to change the zoning category for lands municipally known as 868 Pleasant Corner Road from "Rural Zone with aggregate reserve" (RU-ar) to "Rural Special Exception Zone with aggregate reserve" (RU-56-ar) in order to allow agricultural (namely a silo and grain bin) to remain on site as part of a hobby farm. The proposed bylaw amendment is required in order to meet a condition of severance, reference file number B-071-2019.

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-5-2020

The Senior Planner presented the proposed zoning by-law amendment submitted by Carole Séguin and Luc Côté.

The zoning by-law amendment affects a portion of the lands municipally known as 1226 Sandy Hill Road, lots 5, 6, 7 and 8 Plan 19 and having the Roll Number 0209.006.001.17800, 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 for a portion of the lands municipally known as 1226 Sandy Hill Road from "Residential Mobile Home Park" (RMHP-wf) to "Residential Rural" (RR-wf) in order to allow the creation of two new lots. The proposed bylaw amendment is required in order to meet a condition of severance. Reference File Numbers B-093-2019 and B-094-2019.

Councillor Miner inquired whether the creation of the two residential lots would cause a portion of the land behind the lots to become landlocked. The Senior Planner confirmed that no parcels will be landlocked.

No questions or comments had been received from the public prior to the meeting.

ADJOURNMENT

Subsequently, it was

Resolution 2020-220

Moved By: Sarah Bigelow

Seconded By: Gérard Miner

BE IT RESOLVED THAT the Public Meeting of May 28, 2020 be adjourned.

CARRIED

The public meeting was adjourned at 7:45 p.m.

NORMAND RIOPEL, MAYOR

ALISON COLLARD, CLERK