



TOWNSHIP OF CHAMPLAIN

MINUTES - PUBLIC MEETING

**November 12, 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
Cynthia Martin, Head Librarian
Zoé Fortin, Communications Specialist

OPENING - 7:00 P.M.

The meeting was opened at 7:12 p.m.

DISCLOSURE OF PECUNIARY INTEREST

None noted for this meeting.

ADOPTION OF AGENDA

It was

Resolution 2020-511

Moved By: Sarah Bigelow

Seconded By: Jacques Lacelle

BE IT RESOLVED THAT Council approve the agenda of the November 12, 2020 Public Meeting.

CARRIED

PROPOSED ZONING BY-LAW AMENDMENT - Z-10-2020 - HABITATIONS ROBERT INC.

The Senior Planner presented the proposed zoning by-law amendment submitted by Habitations Robert Inc.

The Zoning By-Law Amendment affects vacant land South of 77 Union Street legally known as LOT 17 LOT 18 PLAN 35 with the roll number 0209.020.001.14800 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 "Residential One" (R1) to "Residential Two" (R2) in order to construct semi-detached dwellings.

There were no questions from Council. The Planner indicated that written comments were received from adjacent neighbours regarding an increase to traffic and to construction noise.

Several residents were present at the meeting and each made verbal representations. The members of the public who provided verbal comments at the meeting were: Linda Crawford, Laura Lee Macauley and H  l  ne Desjardins. The public comments and concerns relate to the following: the number of dwelling units that are to be built; increased traffic on Union Street and Wall Street; damage to existing streets by construction vehicles; and tree cutting, fences between properties and surface water drainage as a result of tree cutting. The issue of truck traffic on Loch street, and the lack of signage prohibiting truck traffic at the intersection of Loch and Union Streets was also raised.

The Senior Planner explained that there would be two buildings, each containing two semi-detached dwellings; and that each of the four dwellings would be permitted an accessory use dwelling. The Senior Planner also indicated that property drainage would be addressed at the Building permit stage of the development.

The Director of Public Works indicated that no traffic study is required for the construction of two semi-detached dwellings. Both Mrs. Crawford and Mrs. Macauley voiced their concern about the increase in traffic from this development and the non-requirement for a traffic study. Mr. Blais, the developer was present; he confirmed that the trees on the property are not where the building will be situated. The Mayor confirmed that any concerns regarding fences would be a private matter between adjacent neighbours.

PROPOSED ZONING BY-LAW AMENDMENT - Z-12-2020 - PARISIEN

The Senior Planner presented the proposed zoning by-law amendment submitted by Pierre and Luc Parisien.

The Zoning By-Law Amendment affects the lands municipally known as 1421 St. Anne Road with the legal description as PT Lot 14 Concession 1 Roll Numbers 0209.006.001.20400 and 0209.006.001.21600 in the former Town of West Hawkesbury now in the Township of Champlain. The subject site is within the '*Rural Policy Area*' of the United Counties of Prescott and Russell Official Plan (UCPR).

The Zoning By-Law Amendment proposes to change the zoning category from Rural Zone with Aggregate Reserve (RU-ar) to Rural Special Exception Zone (RU-60-ar) and Residential Rural Special Exception Zone (RR-14). The special exception zones are required in order to allow for the creation of flagged lots. Obtaining a Zoning By-law Amendment is a condition of consent applications B-098-2019, B-099-2019 and B-100-2019.

The Planner noted that the first public notice that was circulated, showed only the westerly portion of the land to be rezoned. She indicated that a second notice was circulated, showing the boundary correction to the area affected by the proposed zoning by-law amendment.

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

The applicants, Messrs. Luc and Pierre Parisien were present at the meeting and they asked for confirmation of the permitted uses of the land once it has been rezoned.

ADJOURNMENT

Subsequently, it was

Resolution 2020-512

Moved By: Gérard Miner

Seconded By: Sarah Bigelow

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

CARRIED

The Public Meeting was adjourned at 7:55 p.m.

NORMAND RIOPEL, MAYOR

ALISON COLLARD, CLERK