



**TOWNSHIP OF CHAMPLAIN
PUBLIC COUNCIL MEETING**

**February 13, 2018
TOWNSHIP HALL**

MEMBERS PRESENT: Gary J. Barton, Mayor
Troy Carkner, Councillor
Paul Emile Duval, Councillor
Jacques Lacelle, Councillor
Helen MacLeod, Councillor
Gérard Miner, Councillor
Pierre Perreault, Councillor
Normand Riopel, Councillor

MOTIVATED ABSENCE: Marc Séguin, Councillor

ALSO PRESENT: Paula Knudsen, CAO-Treasurer
Alison Collard, Clerk
Lisa Burroughs, Director of Parks & Recreation
Dominique Lefebvre, Planner

OPENING - 7:00 P.M.

The meeting was opened at 7:00 p.m.

DISCLOSURE OF PECUNIARY INTEREST

None noted for this meeting.

ADOPTION OF AGENDA

It was

Resolution 2018-39

Moved By: Jacques Lacelle

Seconded By: Pierre Perreault

BE IT RESOLVED THAT Council approve the agenda of the February 13, 2018 Public Meeting as presented.

CARRIED

PROPOSED ZONING BY-LAW AMENDMENT - MARTIN CHOQUETTE

The Zoning By-Law Amendment affects lands located at 2761 Ritchance Road known as Part of Lot 106, Plan M-100 and having the Roll Number 0209-007-001-11200, in the former Township of Longueuil, now in the Township of Champlain, as shown on the Key Map. The subject site is within the 'Agricultural Resource Policy Area' land use designation in the United Counties of Prescott and Russell Official Plan.

The Zoning By-Law Amendment rezones the lands of the property located at 2761 Ritchance Road from an "Agriculture Zone (A)" to an "Agriculture – Special Exception Zone (A-31)" in order to prohibit all residential uses, to reduce the minimum lot frontage

to 55 metres instead of the required 150 metres and to reduce the minimum lot area to 19 hectares instead of the required 20 hectares for agricultural use, on the lot to be severed also to an "Agriculture – Special Exception Zone (A-32)" in order to prohibit all agricultural uses, to authorize that the height of an accessory building exceed the maximum height requirement of 5 metres and to authorize that the floor area of all the accessory building exceeds the lot coverage of the house for an area of 708 m² on the lot to be retained. The zoning by-law amendment is a condition of Consent application B-024-2014, which this property is subject to.

The Planner briefly summarized the amendment being requested. Council asked a number of questions regarding the numerous sheds shown on the surveyor's plan and referred to in the CBO's report as, for the most part, being built without a permit and not meeting Building Code Regulations, and asked whether this situation could be rectified prior to approving the requested zoning amendment. The Planner explained that the Planning approval process is separate from the Building Code Act requirements, and that action could be taken by the Township under the Building Code Act. Council indicated that it would not be in favour of moving this application forward with the current number of accessory buildings.

Persons present:

Mr. André Barrette, Ontario Land Surveyor, agent for the applicant, was present. He informed Council that the new owner has no interest in the accessory buildings, however it is his intention to rent the existing house to the former owner until such time as the house is severed from the agricultural land and sold. The tenant (and former owner) is currently using these accessory buildings as storage. Mr. Barrette informed Council that he would communicate Council's concerns to the applicant, with a view to possibly having some of the sheds removed from the property.

PROPOSED ZONING BY-LAW AMENDMENT - G. DUPONT GENERAL CONTRACTOR INC.

The Zoning By-Law Amendment affects lands located at 159 Higginson Street known as Lot 71 N.S. Higginson Street and Lots 44, 45 and 46 W.S. Stanley Avenue, Plan 35, more specifically Part 1 of Plan 46R-7575 and having the Roll Number 0209-030-001-00300, in the former Town of Vankleek Hill, now in the Township of Champlain, as shown on the Key Map. The subject site is within the '*Urban Policy Area*' land use designation in the United Counties of Prescott and Russell Official Plan and the '*Medium Density Residential Policy Area*' of the Official Plan of the Urban Areas of the Township of Champlain.

The Zoning By-Law Amendment, for the property located at 159 Higginson Street, will change the provisions of the "*Residential Three - Special exception Zone (R3-5)*" in order to reduce the number of parking spaces required to 38 for a building containing 24 dwelling units. As well, a portion of the property will change from "*Residential Three - Special exception Zone (R3-5)*" to "*Residential Two -Special Exception (R2-10)*" to reduce the minimum required exterior yard to 4.0 metres instead of the required 6 metres and to allow an accessory use (pool and gazebo) without a main use (house).

The planner briefly summarized the amendment being requested and explained the location of the proposed new buildings. Councillor Riopel had asked some questions about the proposed reduced parking requirement. The Planner indicated that parking on Higginson Street is authorized. The Planner informed Council that it is the intention of the developer to promote the sale of the 24 units in the multi-residential building as senior citizen homes, however this cannot be regulated by the zoning.

Persons present:

There were no comments from the public.

ADJOURNMENT

Subsequently, it was

Resolution 2018-40

Moved By: Troy Carkner

Seconded By: Jacques Lacelle

BE IT RESOLVED THAT the Public Meeting of February 13, 2018 be adjourned.

CARRIED

The meeting was adjourned at 7:34 p.m.

GARY J. BARTON, MAYOR

ALISON COLLARD, CLERK