



**TOWNSHIP OF CHAMPLAIN
PUBLIC COUNCIL MEETING**

**June 13, 2017
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
Nathalie Boulerice, Deputy Treasurer
James McMahan, Director of Public Works
Dominique Lefebvre, Planner
Lisa Burroughs, Director of Parks & Recreation

OPENING - 7:00 P.M.

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

DISCLOSURE OF PECUNIARY INTEREST

None noted for this meeting.

PROPOSED ZONING BY-LAW AMENDMENT - BERTRAND VILLENEUVE ESTATE

The Zoning By-Law Amendment affects lands located at 1234 Greenlane Road West known as Part of Lot 12, Concession 3 and having the Roll Number 0209-006-003-05402, in the former Township of West Hawkesbury, now in the Township of Champlain, as shown on the Key Map. The subject site is within the 'Rural Policy Area' land use designation in the United Counties of Prescott and Russell Official Plan.

The Zoning By-Law Amendment rezones a portion of the lands of the property located at 1234 Greenlane Road West, being the lot to be retained of Consent Application B-026-2017 from a "Rural Zone (RU)" to a "Rural – Special Exception Zone (RU-52)" in order to recognize the existence of the stable until such time as a dwelling unit is built at which time it shall meet the definition of a hobby farm, permit a reduced yard setback for a building housing livestock and grant relief for height of a building housing livestock for a hobby farm use existing at the time of the severance.

The planner briefly summarized the amendment being requested. It will be a condition of Consent application B-026-2017 which is intended to expand the adjacent property located at 3240 Greenlane Road West.

Persons present:

There were no questions from members of the public.

APPLICATION FOR DRAFT PLAN OF SUBDIVISION - GOYER SUBDIVISION (No. 050-S-17-002)

The United Counties of Prescott and Russell Planning and Forestry Department has received a complete application for approval of a draft plan of subdivision consisting of 110 residential units, divide as 30 single detached and 80 semi-detached dwellings. The affected land will be fully serviced with the municipal water and sewer system. The property is located within the village limits of L'Orignal, more specifically at the end of Victoria and Pilon Streets

The planner provided an outline of the subdivision being proposed and highlighted the feasibility studies that the applicant has undertaken. She indicated that Council will review draft conditions to be imposed by the Township during the regular meeting that will follow this Public meeting.

Persons present:

There were a couple of comments and concerns presented by members of the public: Mr. Mario Leveillé had concerns about the flora and fauna on site; and Mrs. Charlene Debransky had concerns about the type of housing proposed i.e. whether it will include rental accommodation., as well as access to the site by big trucks during the construction period. The Planner indicated that the Township does not have determining role in whether the housing is occupied by an owner or a tenant; and she indicated that the applicant will enter into a servicing agreement with the Township that will regulate construction access and phasing of the project (if applicable).

ADJOURNMENT

Subsequently, it was

Resolution 2017-217

Moved By: Jacques Lacelle

Seconded By: Paul Emile Duval

BE IT RESOLVED THAT the public meeting convened to discuss a proposed amendment to Zoning By-Law No. 2000-75 (Bertrand Villeneuve Estate) and an application for a draft plan of subdivision (Goyer Subdivision) be adjourned.

CARRIED

The Public Meeting was adjourned at 7:27 p.m.

GARY J. BARTON, MAYOR

ALISON COLLARD, CLERK