



TOWNSHIP OF CHAMPLAIN

PUBLIC COUNCIL MEETING

November 14, 2017

TOWNSHIP HALL

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

MOTIVATED Gérard Miner, Councillor
ABSENCE:

ALSO PRESENT: Paula Knudsen, CAO-Treasurer
 Alison Collard, Clerk
 James McMahon, Director of Public Works
 Lisa Burroughs, Director of Parks & Recreation

OPENING - 6:00 P.M.

The meeting was opened at 6:00 p.m.

DISCLOSURE OF PECUNIARY INTEREST

None noted for this meeting.

ADOPTION OF AGENDA

It was

Resolution 2017-386

Moved By: Paul Emile Duval

Seconded By: Jacques Lacelle

BE IT RESOLVED THAT Council approve the agenda of the November 14, 2017 Public Meeting as presented.

CARRIED

REVIEW OF ZONING BY-LAW No. 2000-75

Council of The Corporation of the Township of Champlain is conducting a review of its zoning by-law, under Section 34 of the *Planning Act*, R.S.O. 1990, as amended, to ensure it reflects the Township's 2013 Official Plan and the Counties' 2015 Official Plan. Zoning by-laws are legal documents that divide the township into different land-use zones, specifying permitted uses (e.g. commercial or residential) and required standards (e.g. building size and location).

The *Planning Act* requires a municipality to update its zoning by-law within three years of the Official Plan updates, and the zoning by-law must conform to the revised Official Plans. The purpose and effect of the Amendment to the Zoning By-law is to update the current zoning by-law No. 2000-75, which was passed in 2000. The Amendment to the Zoning By-law will:

- Address provincial requirements;
- Implement the County and Local Official Plans;
- Update defined terms, general provisions, parking standards and provide new zone categories;
- Reduce exceptions/special provisions; and
- Include new mapping.

The Amendment to the Zoning By-law will apply to all lands within the Township of Champlain.

The Planner highlighted the main changes within the various sections of the Zoning By-law and indicated to the public that they should provide any comments that they have to the Clerk by November 30, 2017.

The proposed revised by-law will be presented to Council at the December 12, 2017 meeting.

Persons present:

Mr. Pierre D'Aoust, resident of L'Orignal asked a number of questions regarding the process for applying for amendments to the zoning by-law and for appealing decisions. Mr. Normand Bergevin, taxpayer, asked for an explanation of the Mineral Aggregate – Reserve Area Zone.

ADJOURNMENT

Subsequently, it was

Resolution 2017-387

Moved By: Jacques Lacelle

Seconded By: Marc Séguin

BE IT RESOLVED THAT the Public Meeting of November 14, 2017 held to discuss the review of Zoning By-law No. 2000-75 be adjourned.

CARRIED

The Public Meeting was adjourned at 6:32 p.m.

OPENING - 7:00 P.M.

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

PROPOSED OFFICIAL PLAN AMENDMENT & PROPOSED ZONING BY-LAW AMENDMENT - DARREN & JOHANNE BARTON

The United Counties received a complete application to exempt the affected lands of Policy 7.4.2(3) of the United Counties of Prescott and Russell Official Plan. The affected land located at 6510 Newton Road is described as Part of Lots 7 and 8, Concession 6 and having the Roll Number 0209-006-006-03300, in the former Township of West Hawkesbury, now in the Township of Champlain. The Township of Champlain also received a complete application for a zoning amendment to the Township of Champlain Zoning By-law No. 2000-75 for the same property in order to change the zoning

category from “*Rural Zone (RU)*” to a “*Rural – Special Exception Zone (RU-54)*” and to a “*Rural – Special Exception Zone (RU-55)*”.

Planner Sylvain Boudreault made a presentation with respect to the proposed Official Plan Amendment on behalf of the United Counties of Prescott and Russell and Planner Dominique Lefebvre made a presentation on the proposed zoning amendment for Champlain Township.

These proposed amendments would allow for the creation of a lot surplus to a farming operation without lot frontages on a year round publicly maintained road as an existing railroad separates the lot from the road right-of-way. Further, the zoning exception will also prohibit residential uses on the lot to be retained and allow a hobby farm on the lot to be severed. As well, the zoning exception would recognize that the total lot coverage of the existing accessory buildings exceeds the lot coverage of the dwelling on the lot to be severed and that the height of the existing accessory buildings exceeds 5 metres. This property is subject to Consent application File No. B-056-2017.

Planner Dominique Lefebvre briefly answered some questions from Council and informed Council that the applicant had to pre-consult with the Canadian National Railway prior to submitting their applications.

Persons present:

There were no questions from members of the public.

ADJOURNMENT

Subsequently, it was

Resolution 2017-388

Moved By: Jacques Lacelle

Seconded By: Pierre Perreault

BE IT RESOLVED THAT the Public Meeting of November 14, 2017, held to discuss a proposed Official Plan amendment and proposed Zoning By-law amendment for Darren & Johanne Barton, be adjourned.

CARRIED

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

GARY J. BARTON, MAYOR

ALISON COLLARD, CLERK