

Monthly Report

February 2025

Development Applications

Planning Act

Local Official Plan Amendment, Section 17

File Number	Location	Applicant	Status
CHA 04 2024	West Hawkesbury	Park View Homes	Official Plan Amendment and Zoning Amendment application received for a major revision to the Clifftondale Subdivision. Public meeting held on March 28, 2024. Motion refused by Council. Appeal period ended on May 1 st 2024. Appeal received from applicant on April 23, submitted by Township to the OLT on May 14, 2024. Pre-hearing conference was held on September 10, 2024. A second pre-hearing conference is scheduled for January 20, 2025. CN is negotiating with Parkview Homes and hoping to have an agreement in place within 30 days. A third Case Management Conference is scheduled for March 20, 2025

Zoning By-law Amendment, Section 34/36

File Number	Location	Applicant	Status
Z-03-2022	West Hawkesbury	Larabie	Zoning application was deferred by Council. Applicant preparing revisions and documents requested by Council. Planning issued letter to applicant February 16, 2024. Received requested hydrogeological study. Peer Review has been received. Additional information is required from the applicant regarding the water supply shortage during the dry season and water quality. Registered letter sent January 10, 2025, to inform them of the suspension of the zoning amendment until they can provide a sustainable long-term solution that can demonstrate the availability of adequate water supply and quality. February 27, 2025 Court hearing cancelled and rescheduled for March 27, 2025.
Z-02-2024	West Hawkesbury	Park View Homes	Official Plan Amendment and Zoning Amendment application received for a major revision to the Clifftondale Subdivision. Motion refused by Council. Appeal period ended on May 1 st 2024. Appeal received from applicant on April 23, submitted by Township to the OLT on May 14, 2024. Pre-hearing conference was held on September 10, 2024. A second pre-hearing conference is scheduled for January 20, 2025. CN is negotiating with Parkview Homes to have an agreement in place within 30 days. A third Case Management Conference is scheduled for March 20, 2025.
Z-03-2024	Vankleek Hill	Neumann-Frohloff	Zoning Amendment application received November 2024. Awaiting additional information on concurrent Deeming By-law applications for zoning amendment application to be deemed complete.
Z-01-2025	Vankleek Hill	14933176 Canada Inc. Urbano Fumagalli	Zoning Amendment application received January 8, 2025 to rezone a lot to be severed from 150 Higginson Street. A Public meeting will be held on March 27, 2025. This is a condition of Severance file B-007-2025.
Z-02-2025	West Hawkesbury	Blumhuber/Litvin	Zoning Amendment application received on February 11, 2025. A Public meeting will be held on April 24, 2025. This is a condition of Severance file B-003-2025.



Z-03-2025	L'Original	Chamaillard/ Létang	Zoning Amendment application received February 13, 2025. Planner reviewing application.
-----------	------------	------------------------	---

Site Plan Approval, Section 41

File Number	Location	Applicant	Status
SPA-2022-01	L'Original	Chabot	Site Plan approved by Council August 2022. Revised plan received April 26, 2023. Site Plan Signed and Registered. Building Permits for Tents Released. Applicant received partial return of security deposit. PWD to verify outstanding works.
SPA-2022-02	Longueuil	Colacem	Application Received and comments provided. Applicant preparing drawing revisions. Waiting on re-submission (May 2023).
SPA-2023-01	L'Original	RDMR Storage	Applicant contacted Twp on January 16, 2024 to advise looking at revised phasing with his consultant. On Hold. Meeting with applicant concerning phasing project October 17 th 2024. Received draft of Project Phasing for Site Plan Agreement, January 31, 2025

Minor Variance / Permissions, Section 44

File Number	Location	Applicant	Status
-------------	----------	-----------	--------

Draft Plan of Subdivision, Section 51

File Number	Location	Applicant	Status
050-S-20-001	Vankleek Hill	Habitations Robert	Draft plan of subdivision approved June 2020. Building permit issued for model home 2020. Pre-servicing agreement approved July 2021. Subdivision Agreement for Phase I registered June 30, 2023. Applicant has prepared various house design plans for review. Building permits have been released for Phase I. Road Construction approval from Public Works completed October 25, 2023. Applicant requested a Phase II Pre-Servicing Agreement. Pre-Servicing Agreement approved by Council January 25, 2025. Security deposit and insurance received. Agreement to be registered.
050-S-17-002	L'Original	Goyer	Draft plan of subdivision approved 2022. Peer review complete. Subdivision Agreement approved by Council January 23 2023, agreement unsigned and unregistered. Builder application for minor plan amendment to draft plan of subdivision approved by Council on August 24 th 2023.
050-S-017-002	Vankleek Hill	Park View Homes (Cliftondale)	Draft plan approved September 2022. Peer review complete. Pre-servicing agreement prepared July 2022, agreement unregistered. Applicant reviewing project scope. Waiting for CN response to applicant consultant Lascelle Engineer comments on the security setback between Subdivision and existing railway, Last email October 28 th 2024. This file is on hold pending the conclusion of the Appeals to the OLT
050-S-10-002	L'Original	Levac/ Bertrand	Subdivision agreement signed 2015. M Plan Registered in 2015. Phase 1-3A, completed. Development of phases 3b-4 underway. Road construction is finished. By-law to assume roads adopted by Council on November 28, 2024. Phase 5 remaining.

Severance (Consent), Section 53

File Number	Location	Applicant	Status
B-057-2023	485 Front Road West	969080 Ontario Inc - Guindon	UCPR decision issued February 7, 2024. Two (2) municipal conditions. The decision expires February 7, 2026. The Township's conditions have been completed.
B-069-2024	West Hawkesbury	Diotte	UCPR application received October 15, 2024. Presented to Council on January 23, 2025. UCPR decision issued January 28, 2025. Seven (7) municipal conditions. Decision expires 28 January 2027.
B-003-2025	1451 Pleasant Corners	Dawn Litvin and Ulrich Blumhuber	Application received on February 11 th , 2025. UCPR distributed the application and notice for severance for review. Planner's report presented to Council February 27, 2025. Township conditions sent to UCPR. Awaiting UCPR Decision.
B-007-2025	148 and 150 Higginson	14933176 Canada Inc. Urbano Fumagalli	Application received on February 11 th , 2025. UCPR distributed the application and notice for severance for review. Planner's report presented to Council February 27, 2025. Township conditions sent to UCPR. Awaiting UCPR Decision.

Long Range Planning

Council Initiatives

File Number	Project Title	Description	Status
PED-2023-03	Tiny Homes	Review development regulations impacting the development of tiny homes in Champlain Township (dwelling size, number of second dwellings in low density areas, engineering standards)	Report presented to Council on June 22 2023. Public consultation underway. Final Report was presented to Council on Sept 28.
PED-2023-05	Heritage Protection-Options / Heritage Advisory Committee	Review options and provide recommendations to promote heritage protection and avoid demolition of historic buildings	Council moved to create a heritage committee. Final report was presented to Council on Sept 28. By-law to establish Terms of Reference for a Heritage Advisory Committee adopted.
PED-2023-08	Short Term Rental By-law	Prepare background report to Council for Consideration	Council requested a licencing by-law for short term rentals. Report to be presented to Council at a future meeting.
PED-2023-09	New Official Plan	Create new official plan or secondary plan for Champlain Township (Servicing policies, urban area planning, transportation, heritage, waterfront, tourism, improvement, commercial development, parks, climate change, land acknowledgements)	Underway. Planner will prepare project workplan and key themes for each urban area for handoff to JL Richards.
PED-2023-xx	Financial Deposits and Securities	Review best practices for development securities as they apply to subdivision and site plan agreements.	Minor edits to the Subdivision Design Guidelines will be brought forward in Q4.



PED-2023-10	Site Plan Control By-law	Consolidate site plan control by-laws, include recent changes to Planning act, and adjust language to clarify when site plan is required.	Site Plan Control By-law consolidated. Underway.
PED-2023-xx	Topsoil Protection By-law	Prepare report to provide options to protect vacant lands and agricultural lands from the extraction of topsoil. Investigate remedies and other best practices locally.	On hold
PED-2024-xx	Zoning By-law and Schedule Amendments	Updates to zoning by-law and schedules required to conform to new UCPR OP (July 2023).	UCPR and internal staff are reviewing draft documents

Economic Development

Council Initiatives

File Number	Project Title	Description	Status
2023	Economic Development Plan	Prepare a recommendation report summarizing the key findings of the economic development plan and provide associated recommendations and costs to the Council	Economic development plan complete, unapproved by Council
2023	Community Improvement Plan	Prepare a report to highlight CIP legislation and provide Council with alternative options for project development in Champlain Township.	Community Improvement Plan completed (main street commercial), unapproved by Council