



**The Corporation of the Municipality of
St.-Charles**

**MINUTES
Special Meeting of
Council**

6:00 PM on May 5, 2022
Council Chambers (Municipal Office)
St-Charles, Ontario

MEMBERS PRESENT: Mayor: Paul Schoppmann
Councillor: Monica Loftus
Councillor: Richard Lemieux
Councillor: Jackie Lafleur

MEMBERS ABSENT: Councillor: Paul Branconnier

STAFF PRESENT: Chief Administrative Officer: Denis Turcot
Clerk: Tammy Godden
Chief Building Official: Andrea Tarini
Director of Finance / Treasurer: Pamela McCracken
Director of Operations: Travis De Benedet

GUESTS: Developer: Jean Paul Daoust

PUBLIC PRESENT: 6

1.0 MEETING CALLED TO ORDER & ROLL CALL

1.1 Resolution to open the meeting

2022-107

Moved by: Councillor Loftus
Seconded by: Councillor Lemieux

BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby opens the Special Meeting of Council at 6:00 p.m. on May 5, 2022.

Carried

Regrets

Councillor Branconnier sent his regrets.

2.0 ADOPTION OF AGENDA

2.1 Resolution to adopt the agenda

2022-108

Moved by: Councillor Lafleur
Seconded by: Councillor Lemieux

BE IT RESOLVED THAT the agenda for the Special Meeting of Council held May 5, 2022 be adopted as presented.

Carried

3.0 DISCLOSURES OF PECUNIARY INTEREST

None declared.

4.0 PRESENTATIONS AND DELEGATIONS

4.1 Proposed Subdivision Development - Jean Paul (JP) Daoust

Mayor Schoppmann wished to clarify item I) of Mr. Daoust's letter wherein there was a discussion with the Mayor regarding hydro poles. The Mayor advised that the discussion was to advise Mr. Daoust that Natural Gas will be coming to the village. Mr. Daoust confirmed that he made the decision to go with hydro poles instead of underground hydro.

The Chief Building Official also wished to clarify item J) of Mr. Daoust's letter regarding the possibility of selling one (1) house to the Municipality. The Chief Building Official indicated that she had a discussion in passing with Mr. Daoust as the topic of some municipalities have been acquiring staff housing as a means of keeping staff locally had been a topic of discussion at the OGRA Conference . During the discussion it had been indicated that this may be an option to consider and Mr. Daoust was obviously in favour of the idea and put it in his letter to Council. No decisions were made, but was primarily a discussion in passing.

5.0 ANNOUNCEMENTS AND INQUIRIES BY COUNCIL AND MEMBERS OF THE GENERAL PUBLIC

5.1 Suzanne Lafleur - Re: Item 4.1 - Proposed Subdivision Development

Ms. Lafleur advised she had a comment regarding item J) of Mr. Daoust's letter regarding the transfer of land for \$1.00. Ms. Lafleur indicated that she had an issue with the possibility of transferring land behind the pharmacy for \$1.00.

6.0 NOTICE OF MOTIONS

Nil.

7.0 CLOSED SESSION (if necessary and by resolution)

Nil.

8.0 STANDING COMMITTEE RECOMMENDATIONS/REPORTS - MOTIONS

8.1 PLANNING & DEVELOPMENT COMMITTEE

Chair Councillor Jackie Lafleur / Co-Chair Councillor Paul Branconnier

8.1.1 Report to Council - Proposed Subdivision Development

The Chief Building Official presented the report on behalf of all staff as provided in the agenda package.

During discussion, Councillor Lafleur advised that she may be requesting a recorded vote on certain items.

Mayor Schoppmann clarified again that Council has never discussed selling the lot behind the Pharmacy.

The Chief Building Official clarified that in the original Memo of Understanding from 2013, lighting was never a requirement similar to how Chevretils Lane was developed. However the Municipality did eventually put street lights on Chevretils Lane. What is being proposed in this development due to the importance of safety, is that the developer is being asked to install two (2) streetlights, and the Municipality install two (2) streetlights and possibly an additional streetlight along Bedard Road. Following discussion Council requested that additional information be provided as to the total number of lights required so that costing can be determined prior to committing.

The Chief Building Official clarified that staff did support the idea of either a park or walking trail but does recognize other parks in the area. The Chief Building Official also advised that due to the increase in homes being build, the Fire Chief had recommended a pond with a dry hydrant which would increase the amount of impounded water available for fire protection services. Mayor Schoppmann advised that if a man-made pond is built, the land owner becomes liable. However, with a ditch there is no liability. The Developer confirmed that he is invested in moving this project forward, but once he is done he wants to be done. The Developer does not wish to own and pay taxes on properties that are unbuildable to him. The Developer confirmed that he would be giving the unbuildable lots to the Municipality at no cost to the Municipality. Following discussion, Council was agreeable with the return of the unbuildable lots to the Municipality at no costs.

The Chief Building Official clarified that the sanitary sewer hook up of other properties is the actual connection to the main trunk line and not the individual hook up for homes. The Director of Finance clarified that because the Developer is installing the main lines to allow for future connections, that amount is being paid for by the Developer, what is being discussed is that anyone who wishes to connect now because the Developer has now made it available, that a portion of the connection fee would go back to the developer. Following discussion, Council requested that further confirmation on the issue of connection fees be obtained from our legal counsel.

Council further agreed that there was no issue if the Developer wished to change the name of one of the streets.

The Developer confirmed that the A Gravel would only be put on once the the heavy truck traffic is complete, otherwise he is throwing money away. The Developer further advised the he is looking at three (3) years for completion of the project.

Following discussion, Council supported the recommendation for staff to proceed further with legal counsel to aid in the development of the Construction Agreement.

2022-109

Moved by: Councillor Lafleur

Seconded by: Councillor Lemieux

WHEREAS there is interest in the development of the proposed subdivision off of King Street East / Bedard Road in the Municipality of St.-Charles;

AND WHEREAS Council feels it is prudent for the social and economic growth of the community to encourage housing development;

BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby supports the negotiation of a Construction Agreement with the Developer, Jean Paul Daoust;

AND BE IT FURTHER RESOLVED THAT Council further supports staff to consult with and obtain legal advice from the municipal solicitor as needed to aid in the development of the Construction Agreement.

Carried

9.0 ADDENDUM (if required and by resolution)

Nil.

10.0 ADJOURNMENT

10.1 Resolution to adjourn the meeting

2022-110

Moved by: Councillor Loftus

Seconded by: Councillor Lafleur

BE IT RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles hereby adjourns the Special Meeting of Council at 7:04 p.m. on May 5, 2022.

Carried


MAYOR


CLERK