

Minutes of the Vars Community Association (VCA) Meeting

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| Meeting date | Nov 24, 2020 – 7:30 |
| Attendees | Genevieve Henrie Gary Larocque Chris Nooyen Wayne Redsell Jacques Legault Danielle Vendette Marlene Quinton – Deafblind Ontario Services rep (absent) Serge Potvin Ivan Tanner Jean Séguin Alicia Roque |

| Items | Summary of discussions/decisions | Actions |
|-------|--|------------------------------|
| 1. | Meeting minutes <ul style="list-style-type: none"> The board looked at the minutes from the last meeting. Motion passed to adopt the minutes. Action items were reviewed and discussed: <ul style="list-style-type: none"> New projects <ul style="list-style-type: none"> Tennis court (We need to look at sponsors) Community Centre in Alcide Trudeau Park <ul style="list-style-type: none"> Councillor Blais identified the Community Centre in Alcide Trudeau Park as the only priority for ward 19. Genevieve has reached out to Francis Drouin's office. The VCA will send an official letter to provincial and federal. | All is on hold due to Covid. |

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| 2. | Financial Report <ul style="list-style-type: none"> - Alicia and Jenny had a meeting. All information has been transferred for Alicia to take over. - Gary shared the financial report via email. | |
| 3. | EORC (Natacha) <ul style="list-style-type: none"> - The centre offers services for people in isolation due to Covid. All information is on their website. | |
| 4. | Deafblind Ontario Savour the Senses <ul style="list-style-type: none"> - Marlene was absent. This topic was not discussed. | |
| 5. | Poppy drop projector <ul style="list-style-type: none"> - A projector was purchased for remembrance day. - It was beautiful for the poppy drop. - There are different lenses that can be used. - We will put the projector up at the Anglican church with snowflakes. | |
| 6. | Outdoor rink <ul style="list-style-type: none"> - Gary received the letter for the rink. - The rink will be operational this winter. - Boards are in place. - We will not open the field house this year due to Covid. - There is a bench outside for people to put their skates. | |
| 7. | Other items | |

Minutes of the Vars Community Association (VCA) Meeting

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|---------------------|---|
| Meeting date | Feb 02, 2021 – 7:30 |
| Attendees | Genevieve Henrie Gary Larocque Chris Nooyen Wayne Redsell Danielle Vendette Serge Potvin Ivan Tanner Jean Séguin Alicia Roque Jacques Legault (absent) Marlene Quinton – Deafblind Ontario Services rep (absent) |

| Items | Summary of discussions/decisions | Actions |
|-------|--|------------------------------|
| 8. | Meeting minutes <ul style="list-style-type: none"> The board looked at the minutes from the last meeting. Motion passed to adopt the minutes. Action items were reviewed and discussed: <ul style="list-style-type: none"> New projects <ul style="list-style-type: none"> Tennis court (We need to look at sponsors) Community Centre in Alcide Trudeau Park <ul style="list-style-type: none"> Councillor Blais identified the Community Centre in Alcide Trudeau Park as the only priority for ward 19. Genevieve has reached out to Francis Drouin's office. The VCA will send an official letter to provincial and federal. | All is on hold due to Covid. |
| 9. | Financial Report | |

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| | <ul style="list-style-type: none"> - Alicia was not at the meeting. No information on the financial report. | |
| 10. | Tewin Development <ul style="list-style-type: none"> - Plans for the development of new suburb located southwest of the intersection of Highway 417 and Boundary Road. - Partnership between Taggart and the Algonquins of Ontario. - Land would accommodate between 35,000 to 45,000 residents. | |
| 11. | Development Les Habitations Leclair Inc. <ul style="list-style-type: none"> - The VCA received a letter from Les Habitations Leclair Inc. (see letter Appendix A). - They have 84 acres in the village of Vars (North of the village, extends from Rockdale Road to Frank Kenny Road. - They are interested in developing this land. - Might have an issue if City amalgamates their land into the Gold Belt. - VCA agrees that developing this land would be good for the village (as Shaw and Rollin developments are near capacity) to ensure steady growth. - Gary will contact Katherine re: Leclair and will share info with VCA. - The VCA should also reach out to Leclair to get more information about their plans. | <p>Gary will reach out to the City.</p> |
| 12. | Meeting with Coucillor Kitts <ul style="list-style-type: none"> - Gary, Ivan and Jean met with Katherine. - Below are the items that were discussed: <ul style="list-style-type: none"> o Development 417 corridor – from boundary down Russland o Ward Boundaries o Development of our roads o Ditches o Community Centre: 1 million was put aside from the City and waiting on the Province and Feds. Katherine was not aware of this. o 75K tagged for the village. Gary will reach out to get more info on this (what is it for, how can it be used. Suggestion to take the | <p>Gary will reach out to Katherine to confirm the details related to the 75K.</p> <p>Gary will reach out to Denis Labrèche regarding the Amazon money.</p> |

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| | <p>money and let VCA coordinate the spending).</p> <ul style="list-style-type: none"> - Amazon money – Amazon gave money to the city for surrounding villages (Denis Labrèche might have info on this). Gary will reach out to Denis. - Katherine proposed to have a meeting with the VCA (after March Break) with both councillors. | |
| 13. | <p>Outdoor rink</p> <ul style="list-style-type: none"> - Rink is up and running. - Field house is closed due to Covid. | |
| 14. | <p>Other items</p> <ul style="list-style-type: none"> - No other items were discussed. | |

Appendix A

From: Julie Lacroix <julielacroix18@hotmail.com>

Date: January 21, 2021 at 9:04:17 AM EST

To: info@vars.ca

Subject: Vars Village

Hi Gary,

My name is Christian Leclair and Luc Landry told me to contact you.

I would like to discuss the future of the property I co-own with my wife located at 5557 Frank Kenny Road in Vars, Ontario.

I am the owner of Les Habitations Leclair Inc., a construction company that is currently building new homes in André Rollin's last subdivision phase in Vars. I also build houses in Limoges and Embrun, Ontario.

Our property (5557 Frank Kenny Rd) is located North of the Village and consist of an 84 acres. It extends from Rockdale Road to Frank Kenny Road. Shaws Creek divides the 84 acres. There is approximately 60 acres East of the creek (fronting on Rockdale Road) and 24 acres West of the creek (fronting on Frank Kenny Road). We bought this property in 1998. In the last 22 years, since this purchase, there has been some but very limited development in Vars. Mr. Rollin develops the North East part of the Village of Vars in phases while the East part was developed by Mr. Dave Shea from Embrun Concrete. The Village of Vars can sustain a growth of approximately 10 houses per year (builders and private construction).

At this present time, there are 15 vacant lots left in the entire Village of Vars. Four of these 15 lots, I have sold and new homes will be built this year and there are 3 lots reserved for 2021. There will be approximately 3 lots that will be built by private owners. That being said, there will be approximately 10 vacant lots remaining for 2021 for the entire Village.

How will the City of Ottawa meet the ongoing demand to build single family dwellings in this suburban area? There is an easy and ideal solution. I have attached a sketch from geoOttawa showing the location of our property in the Village of Vars. We would like the City of Ottawa to strongly consider adding our land in the Urban Vars Village Boundaries enabling us to develop this property. I understand that there is available land in the Vars Urban Area but the owners have not developed their property for more than 22 years. As a reputable Builder and Developer, I am committed to bring a new house development on our land. The timing is ideal to add our property within the Village of Vars boundaries to ensure this steady growth.

As you know, the City of Ottawa reviews the Official Plan every 5 years. If the Village of Vars boundaries don't change, there will be no growth for the next 8 years. It requires 5 years to review and change the Official Plan followed by another 3 years from the time an application for a subdivision is submitted and approved (studies, engineering, planning, surveyor, ministry of environment etc.).

A lack of steady growth in the Village of Vars would result in a stagnant local economy which too often forces schools to close due to low student enrolment and people moving away to other villages (Embrun, Limoges and Russell). The Village of Vars is a popular suburban area due to its proximity to the city and easy access to the Highway 417. The City of Ottawa would gain revenue in taxes. Currently, many new home buyers that are interested in the Village of Vars (single family and semi-detached) are going to neighbouring municipalities like the City of Clarence-Rockland, the Russell Township and the Nation Municipality. A significant amount of new home buyers wants to live on a larger property where they can have a swimming pool and cut grass. Living in condos, apartment buildings and in a condense area is not for everyone. With the current COVID-19 pandemic, these homeowners are glad to have a healthy distance between each neighbour.

Our property in the Village of Vars, would be an ideal location to build a subdivision offering single homes in this popular suburban setting. There is a sense of urgency to meet this demand which can be easily facilitated by the City of Ottawa including our property in the Village of Vars Official Boundaries and changing their Official Plan.

City of Ottawa came out with the Gold Belt plan and they want to adopt it and this would prevent anyone in the Gold Belt of doing anything **till 2100**.

My zoning is RU (Rural countryside). My understanding is that the Gold Belt hasn't been approved yet. Therefore, it would be easy for City of Ottawa staff to recommend not having my land incorporated in the proposed Gold Belt. Also, the Villages Official Plan are not approved

yet and are being work upon this year so my land could be considered being added to the village urban boundaries in Vars.

I would donate to the City of Ottawa a portion of my land so that they could add it to the Cumberland Forest.

This would add greatly to the Village of Vars, the community and the residents. Having a forest that is connected from the village, residents would be able to go biking, walking, cross-country skiing etc. with nature trails. The trails would start from the village and directly access to the Cumberland Forest from the parcel we would donate (Shaw's creek to Frank Kenny). It would be a **win-win scenario for everyone.**

If this is something the Vars Community Association would be interested, can the Association vouch for this. The Gold Belt is suppose to be approved early next week. I have reached out to councillor Kitts and Darouze also for support.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Christian Leclair
President – Les Habitations Leclair Inc.
leshabitationsleclair@hotmail.com
Cell: 613-794-1066

Minutes March 4th 2021 virtual meeting

Attending:

Gary Larocque, Danielle Vendette, Serge Potvin, Jacques Legault, Jean Seguin, Wayne Redsell, Ivan Tanner, Councillor Kitts, Natasha Albert, Marlene Quniton, Makeda Cosper

1.) Councillor Kitts talked about renovations to the fieldhouse to be done in 2021 (gazebo and kitchen)

Discussed speed limit sign entering Vars from Frank Kenny. Ivan suggested that city move the sign back about 200 meters where presently the 50 km ahead sign is located.

Provided an update on the Teawin project.

2.) Discussion around Domaine Leclair proposal, Gary sent a letter of support to Councillor Kitts.

3.) Deaf Blind Ontario Come to your Senses Event which is posted on our website, they are also looking for yard maintenance (Marlene & Makenda)

4.) Outdoor rink was closed February 25th for the season. Was a busy year at the rink.

5.) Natasha from Eastern Ontario resource centre discussed that they are looking for a volunteer from the area for Rural Transportations Solutions Group (attendance is once a month, communication with the group, sharing key information with community members). Natasha continues to send pertinent information regarding COVID, transportation for seniors etc. that is posted on the VCA website

6.) Patrick Jobin will be joining the VCA as our new webmaster. Jean will still be overseeing the website. Jean will contact Patrick and start transferring protocol for website management. We would like to thank Jean for all the hard work he has done for the VCA.

7.) Ivan has set the wheels in motion for an application for the commemorative naming from the city to have the firehall in Vars named after James (Jim) Heidinga who dedicated over 40 as a firefighter for Vars and the Cumberland township.

8.) Ivan raised the issue of the commuter train initiative and will provide Councillor Kitts with background information.

9.) Next meeting in April (TBD)

Minutes of the Vars Community Association (VCA) Meeting

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|---------------------|---|
| Meeting date | April 20, 2021 – 7:30 |
| Attendees | Genevieve Henrie Gary Larocque Chris Nooyen Wayne Redsell Danielle Vendette Serge Potvin Ivan Tanner Jean Séguin Alicia Roque (absent) Jacques Legault Marlene Quinton – Deafblind Ontario Services rep (absent) Patrick Jobin |

| Items | Summary of discussions/decisions | Actions |
|-------|--|------------------------------|
| 15. | Meeting minutes <ul style="list-style-type: none"> The board looked at the minutes from the last meeting. Motion passed to adopt the minutes. Action items were reviewed and discussed: <ul style="list-style-type: none"> New projects <ul style="list-style-type: none"> Tennis court (We need to look at sponsors) Community Centre in Alcide Trudeau Park <ul style="list-style-type: none"> Councillor Blais identified the Community Centre in Alcide Trudeau Park as the only priority for ward 19. Genevieve has reached out to Francis Drouin's office. The VCA will send an official letter to provincial and federal. | All is on hold due to Covid. |

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| 16. | Financial Report <ul style="list-style-type: none"> - Alicia was not at the meeting. No information on the financial report. | |
| 17. | Deaf Blind Ontario (Marlene and Makenda) <ul style="list-style-type: none"> - Deaf Blind Ontario made \$31,000 from their last fund raiser. - They will be doing another one in the near future. More information will be posted on their website. | |
| 18. | EORC (Natasha) <ul style="list-style-type: none"> - EORC sends Covid and vaccination information regularly. | |
| 19. | Park pathways <ul style="list-style-type: none"> - A resident complained about the condition of the pathways in Alcide Trudeau Park. - Gary contacted the City, - The City made lines along the pathways that need repairs. - We don't have additional information (not sure when the repairs will be done). | |
| 20. | Appeal ward changes <ul style="list-style-type: none"> - The VCA will not be appealing. - Our concerns have already been expressed with the councillors. | |
| 21. | 417 corridor <ul style="list-style-type: none"> - Gary received an environmental assessment. - Jean mentioned that the Tewin development will have such an impact on the 417 corridor that all assessments will have to be redone. - We all agree that help is needed from the City for development (water issue). | |
| 22. | Webmaster news <ul style="list-style-type: none"> - Patrick Jobin will be replacing Jean as webmaster. - Jean has been working with Patrick to transition. - They have developed a document that contains all the important information about running the website (so that anyone with basic knowledge can take over if need be). | |

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| 23. | Renaming of the Fire Hall <ul style="list-style-type: none"> - Ivan recommended that the Fire Hall be renamed after James (Jim) Heidinga who served as a firefighter for over 40 years. - He contacted the City and filled out all the paper work. He also reached out to the family to let them know and they were honored. | |
| 24. | Canada Day - Flags <ul style="list-style-type: none"> - For Canada Day, a lot of the flags need to be replaced. - Ivan will contact our MP. He normally gets several free flags for Canada Day. - If this fails, Ivan will see what can be purchased in Canada (will get a few quotes). - Chris will assist to install the flags in June. | <p>Ivan will reach out to local MP for flags.</p> <p>Chris will assist to install the flags in June.</p> |
| 25. | Other items <p>Trails in Cumberland Forest</p> <ul style="list-style-type: none"> - Genevieve asked what is allowed in Cumberland forest. - Serge mentioned that he contacted the City a while ago and he was told that other than biking and walking in the trails, nothing else is permitted. - Genevieve mentioned that the trails are accessible by bike from the village, but it's about a 10 minute bike ride on Devine road which is a narrow and fairly busy street (not family safe). <p>Pharmacy in Vars</p> <ul style="list-style-type: none"> - Gary heard that a pharmacy might be coming to Vars - It would be located where Peladeau used to be <p>O Train</p> <ul style="list-style-type: none"> - Ivan contacted the City to get a commuter train to the Village - He is still waiting for a response. <p>Garden</p> <ul style="list-style-type: none"> - The garden beds will be dismantled. - The shed will move to the cemetery. - Equipment and tools will be donated. | <p>Gary will email the City to see when they plan to pave Devine road and if a paved shoulder could be considered to access the trails.</p> <p>Gary will contact the City to let them know that we no longer take responsibility</p> |

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| | - Gary will contact the City to let them know that we no longer take responsibility for the gardens. | |
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Minutes of the Vars Community Association (VCA) Meeting

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| Meeting date | June 03, 2021 – 7:30 |
| Attendees | Genevieve Henrie Gary Larocque Chris Nooyen (absent) Wayne Redsell (absent) Danielle Vendette Serge Potvin Ivan Tanner Alicia Roque (absent) Jacques Legault (absent) Marlene Quinton – Deafblind Ontario Services rep Patrick Jobin (absent) |

| Items | Summary of discussions/decisions | Actions |
|-------|--|------------------------------|
| 26. | Meeting minutes <ul style="list-style-type: none"> The board looked at the minutes from the last meeting. Motion passed to adopt the minutes. Action items were reviewed and discussed: <ul style="list-style-type: none"> New projects <ul style="list-style-type: none"> Tennis court (We need to look at sponsors) Community Centre in Alcide Trudeau Park <ul style="list-style-type: none"> Councillor Blais identified the Community Centre in Alcide Trudeau Park as the only priority for ward 19. Genevieve has reached out to Francis Drouin's office. The VCA will send an official letter to provincial and federal. | All is on hold due to Covid. |

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| 27. | Financial Report <ul style="list-style-type: none"> Alicia was not at the meeting. No information on the financial report. Gary sent out the report via email in April. Our balance is now at 25K. | |
| 28. | Deaf Blind Ontario (Marlene) <ul style="list-style-type: none"> Organizing a Wine and Shine (as in Moonshine) event on October 23. The price of the tickets are \$90 per house hold. With this, you get: <ul style="list-style-type: none"> 2 bottles of wine Samples of moonshine Samples of high end chocolate The tickets will go on sale on July 5th They will do online auction (will be open 2 weeks prior to the event). Info to come on their website. | |
| 29. | EORC (Natasha) <ul style="list-style-type: none"> EORC sends Covid and vaccination information regularly. | |
| 30. | School donation <ul style="list-style-type: none"> Serge sent an email on behalf of the Beatrice Desloges School asking the different community associations for donations to go towards bursaries for kids as part of the graduation. This ask is a one off and because of Covid (trying to help kids and families after a difficult year). Gary proposed the motion to give \$250 and Danielle, Ivan and Genevieve supported it. Gary will send the ask via email as many directors were missing at the meeting and we weren't enough to pass a vote. We will recommend that the bursary be linked to something related to Vars (such as agriculture) or linked to recreation/human kinetics. Serge specified that only amounts of \$500 or more can choose where the money will go. Serge will see if another community association wants to partner with the VCA (like the SCA) so that we can decide. | |

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| 31. | Chickens <ul style="list-style-type: none"> • Serge mentioned that having chickens in Vars is technically not allowed. • As many residents have chickens in the village, the VCA agreed to send a letter to the City. • Serge will draft the letter. | Serge will draft the letter to the City. |
| 32. | AGM <ul style="list-style-type: none"> • We will aim to have a BBQ in September. This will be discussed at our next meeting in August (let's see how things are going with Covid). | |
| 33. | Other items <ul style="list-style-type: none"> • Renovations of the field house at Alcide Trudeau park are ongoing. The pathways have not been fixed. | |
| 34. | Next meeting <ul style="list-style-type: none"> • August (date TBD). | |