



## The Corporation of The Nation Municipality Minutes

### Meeting Information

**Meeting Number:** 2022-04

**Type:** Zoning

**Date:** June 27, 2022

**Time:** 5:30 p.m.

**Location:** Town hall, 958 Route 500 West, Casselman

**Chair:** François St-Amour, Mayor

**Prepared by:** Aimée Roy, Deputy Clerk

**Video:** [Recording of this meeting available on The Nation's YouTube Channel](#)

### Presence of Council Members

Mayor François St-Amour, Yes

Councillor ward 1 Marie-Noëlle Lanthier, Yes

Councillor ward 2 Alain Mainville, Yes

Councillor ward 3 Danik Forgues, Yes

Councillor ward 4 Francis Brière, Yes

### Presence of Municipal Staff

Josée Brizard, CAO-Clerk

Gylain Laflèche, Director of Planning

Aimée Roy, Deputy Clerk

### Public Registration

Serge Binette

Richard Ayotte

Amber Warnat

Stéphane Pomerleau

David Mushing

Phil Warren

### Agenda Items

#### 1. Opening of the public meeting

**Resolution:** 286-2022

**Moved by:** Francis Brière

**Seconded by:** Alain Mainville

Be it resolved that the public meeting convened under Section 34 of the Planning Act (1990) be opened at **5:30 p.m.**

Carried

## **2. Presentation of the proposed amendments**

### **3. Comments**

Mr. Laflèche received a letter prior to the meeting as shown in Annex A.

Three people asked questions in the YouTube's Live Chat, see Annex B.

### **4. Adjournment**

**Resolution:** 287-2022

**Moved by:** Danik Forgues

**Seconded by:** Marie-Noëlle Lanthier

Be it resolved that the public meeting convened under Section 34 of the Planning Act (1990) be adjourned at **5:55 p.m.**

Carried

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François St-Amour, Mayor

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Josée Brizard, CAO-Clerk

**Annex A**

To Whom It May Concern:

Regarding the application for zoning by-law amendment ZBL-9-2022, the undersigned hereby protest its approval.

The approval of the proposed amendment and the resulting increase in density of our local area would have several adverse effects. The appeal of the homes in the bend of Bourdeau Blvd. between Ottawa St. and Royal Court St. is the generous yards and ample spacing between houses, which creates views of wide open spaces and gives the feeling of being more secluded, more surrounded by nature. This is a premium compared to more densely developed areas nearby.

The proposed development project would greatly reduce the spacing between houses, increase traffic and noise, and reduce the value of surrounding homes by negating their current premium features.

The home at 102 Bourdeau Blvd. for example, has its master bedroom adjacent to the proposed roadway. This would significantly impact the noise levels experienced in a resting space. The roadway also runs along the backyard of the property at 102 Bourdeau Blvd, where its occupants would now be visible to passers by, and young children would have to contend with traffic along two edges of the property.

In a metropolitan area with little to no development options, this might be more appealing. In a small town surrounded by fields and forests, increasing the urban density is pure greed at the expense of the area's inhabitants.

We appeal to the council or committee reviewing this proposal to reject it. If the applicant provides sufficient cause for the council to approve the amendment, we then appeal that it be granted with the caveat that the project meet the following requirements, at the developer's sole expense:

- Privacy fences are installed between the roadway and adjacent private properties;
- Privacy fences are installed between new properties and adjacent private properties;
- Privacy fences must be of sufficient height and material density that occupants on the new roadway and on the ground level of new properties cannot see into adjacent private properties;
- Occupants on stories above ground level should not be able to see into adjacent properties through the window, either by not placing windows on sides of buildings facing adjacent private properties, or by installing privacy screens so limiting occupants' visibility;
- Privacy fences must be properly maintained and repaired;
- The removal of trees should be kept to a minimum, and new trees should be planted in number equal to or greater than the number of those removed.

Name	Address	Signature	Date
Serge Binette	102 Bourdeau Blvd.		2022-06-22
Nicole Dussault	106 BOURDEAU BLVD.		22/6/2022
Steve Abbott	103 Royal Court Street		26-jun-22
Arielle O'Brien	105 Royal St		26 jun 22

Name	Address	Signature	Date
RAMONDO + JEANNE	107 ROYAL COURT		June 26-22
Annette Santoro	109 Royal Court		June 26-2022
Stephane Bomerleau	111 Royal court		June 26-2022
Fanny + Christopher Cormier	113 Royal Court.		June 26-22

## Annex B



**The Nation Municipality / La municipalité de La Nation** Nous sommes en pause jusqu'à 17h30



**The Nation Municipality / La municipalité de La Nation** We are on break until 5:30 p.m.



**Amber Warnat** Amber Warnat here



**The Nation Municipality / La municipalité de La Nation** Good evening, please send an email to aroy@nationmun.ca to confirm your presence at the zoning meeting. If possible please include your telephone number and mailing address.



**The Nation Municipality / La municipalité de La Nation** Bonjour, si possible veuillez envoyer votre nom, numéro de téléphone et adresse postale afin de confirmer votre présence à cette réunion de zonage. merci



**The Nation Municipality / La municipalité de La Nation** à aroy@nationmun.ca.



**Stéph PomPom** Stéphane Pomerleau



**The Nation Municipality / La municipalité de La Nation** Good evening, the public meeting for zoning has opened. Today's topic is 104 Bourdeau, Limoges, file ZBL-9-2022 (By-law 92-2022).



**The Nation Municipality / La municipalité de La Nation** Bonjour, la réunion de zonage est ouverte. Le point à l'ordre du jour porte sur le 104 Bourdeau, Limoges, filière ZBL-9-2022 (règlement 92-2022)



**The Nation Municipality / La municipalité de La Nation** If you have any questions or comments, please enter them here. They will be read out loud and answered.



**The Nation Municipality / La municipalité de La Nation** Si vous avez des questions ou des commentaires, veuillez les soumettre ici. Ils seront lus et répondus.



**Renee Marcil** I can't hear anything. Am I the only one?



**Amber Warnat** I have concerns about the growing size of the plans



**The Nation Municipality / La municipalité de La Nation** The mic was not placed properly. It has since been fixed. Please let me know if you still cannot hear him.



**Amber Warnat** Hi Renee I had to open it separately



**Renee Marcil** finally working thanks



**The Nation Municipality / La municipalité de La Nation** Thank you for confirming



**Stéph PomPom** C'est quoi la distance des cours arrières pour les maisons qui longe la rue Royal court?



**Stéph PomPom** This isn't the core of the town of Limoges, and the example is not in the town of Limoges



**Amber Warnat** Moving to high density in this area is problematic. We are already low on water most of the summer and now we are adding a high density area.



**Amber Warnat** That could leave to environmental issues and a possible problems for access to water for people already living in the area. Especially given the increasing environmental degradation globally.



**Amber Warnat** Yes! It is asking for exceptions! Why? We also have nothing against development but then develop without exceptions.



**Amber Warnat** You did not address my concern about the growing size of the plans. Regardless of whether the previous plans were approved you are not answering.

A

**Amber Warnat** Then why is there a water ban every summer?

A

**Amber Warnat** Water bans literally means there is a shortage of water



**The Nation Municipality / La municipalité de La Nation** A-t-il autre questions ou commentaires?



**The Nation Municipality / La municipalité de La Nation** Are there any other questions or comments

A

**Amber Warnat** You keep talking about how this has nothing to do with Royal Court but that actually distracts from the concern. Please address the concern of the growing size.

A

**Amber Warnat** it might be close but it is still an exception.



**The Nation Municipality / La municipalité de La Nation** All the above comments have been noted by the Director of Planning. Thank you



**The Nation Municipality / La municipalité de La Nation** Tous les commentaires ont été noté par le Directeur de l'urbanisme. Merci



**The Nation Municipality / La municipalité de La Nation** La réunion de zonage est terminée. Merci



**The Nation Municipality / La municipalité de La Nation** The Zoning meeting is now closed. Thank you.

A

**Amber Warnat** It is true we need smaller dwellings; however, why didn't the tiny homes work out?

A

**Amber Warnat** So the zoning meeting is closed and yet all my concerns were not addressed



**The Nation Municipality / La municipalité de La Nation** All the comments and questions submitted today will be combined for the final report to council.



**The Nation Municipality / La municipalité de La Nation** Following this meeting, please send a detailed list of all your concerns to [glafleche@nationmun.ca](mailto:glafleche@nationmun.ca)



**The Nation Municipality / La municipalité de La Nation** \*\* I apologize, there was a typo: the email is [glafleche@nationmun.ca](mailto:glafleche@nationmun.ca)

A

**Amber Warnat** I would like highlight there was a large list of concerns brought forward by the gentleman in person. They should have been addressed one by one.

A

**Amber Warnat** Instead, they were glossed over and the response was basically "we have provincial support to build." That demonstrates a disregard for the concerns.

A

**Amber Warnat** Even if you end up with the same answer (building), by not addressing the gentleman's concerns directly you have dismissed him.

A

**Amber Warnat** This seems to suggest you had made up your mind prior to this meeting, and had no intention of addressing any of his concerns.



**The Nation Municipality / La municipalité de La Nation** The final report will address all of the concerns and comments brought forth tonight.

A

**Amber Warnat** I look forward to reading them; however, there is no room for the gentleman to rebut.