



The Corporation of The Nation Municipality Minutes

Meeting Information

Meeting Number: 2022-05

Type: Zoning

Date: August 29, 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

Jasmin Lemieux, Administrative Assistant

Public Registration

Rene Giocondese

Martine Heiler

Mario Laroche

Agenda Items

1. Opening of the public meeting

Resolution: 374-2022

Moved by: Francis Brière

Seconded by: Marie-Noëlle Lanthier

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

2.1 1747 Route 500 West, File ZBL-12-2022 (By-Law 103-2022)

2.2 106 Dolores, File ZBL-13-2022 (By-Law 104-2022)

3. Comments

Mr. Laflèche received three comments prior to the zoning meeting regarding File ZBL-13-2022 (106 Dolores). A letter of objection from Mrs. Suzanne Piquette and Mr. Garth von Einsiedel as indicated in Appendix A, an email from Ms. Lorraine Haynes in Appendix B and a petition with 34 signatures, see Appendix C.

No comments were received via the YouTube live chat.

A few questions and comments were received from members of the public present at the meeting.

Martine Heiler commented that she wonders where the snow will go this winter when it is plowed because of the size of the lots. She is concerned that the snow will pile on other existing lots and that the construction of semi-detached lots will completely change the aesthetics of the neighborhood.

Rene Giocondese is concerned that the change from low to medium residential density will cause problems with congestion and snow removal, thus disrupting the community environment and the quality of life of residents that are already there.

Ms. Heiler then added that if we made a change to this lot, that other similar lots in the area would follow the same fate and hence the fear of some other

residents in the community, notably residents on Giroux Road. She also wondered why land that is already there should be taken away to make small semi-detached houses when there is already a large piece of land under development on the Savage Street side. Mrs. Heiler also remarked that nobody had a complaint with the original zoning change request, when the plan for the lot was a single-family home (bungalow) instead of a semi-detached.

Mr. Laflèche commented that all construction creates dust and noise so whether it is a semi-detached development or not the effect will be the same. He also indicates that the zoning request concerns only the front side of Dolores Street and not the rear portion of the lot. He assures that there will be another public zoning meeting if there are any future projects for the remaining part of the lot. He also indicates that he has never seen the property value of a house decrease because of construction.

4. Adjournment

Resolution: 375-2022

Moved by: Danik Forgues

Seconded by: Alain Mainville

Be it resolved that the public meeting convened under Section 34 of the Planning Act (1990) be adjourned at **6:02 p.m.**

Carried

François St-Amour, Mayor

Josée Brizard, CAO-Clek

Appendix A

Nous, les soussignés et résidents au 107 rue Mayer s'objectent fortement à la proposition en objet pour les raisons suivantes :

- Si/quand la construction débute, le bruit, la poussière et les activités de construction vont avoir un impact néfaste sur la paix et la tranquillité que nous jouissons au moment actuel;
- Quand nous avons choisi ce terrain, en grande partie pour avoir une bonne distance entre voisins, notre constructeur (Falcon Entreprises) nous a dit qu'il n'y aurait pas de construction future derrière notre propriété; si nous aurions su que ce nouveau projet serait possible, nous aurions choisi un autre terrain en 2010;
- La proposition et le schéma ne fournissent aucune information sur le statut ou l'usage futur du terrain directement derrière chez nous; nous avons entendu les rumeurs à l'effet que la municipalité pourrait faire un parc ou, encore pire, construire un bloc appartement et stationnement derrière nous!; ce manque total de transparence et d'information dans la proposition est complètement inacceptable et, si la « phase 2 » implique la construction d'un bloc appartement, celle-ci réduirait la valeur marchande de notre propriété;
- Du point de vue architecturale, la construction d'une duplexe sur un terrain si étroit nous semble ridicule et va sérieusement nuire à l'allure de la rue Dolores; non seulement qu'une telle structure aurait l'air différente et déplacée, mais les occupants futurs se tanneraient sans doute rapidement de vivre dans un si petit immeuble;
- La municipalité impose déjà les restrictions sur l'usage d'eau par les résidents pour l'arrosage du gazon, le remplissage des piscines, ou le lavage des voitures; l'ajout de deux autres résidences au système d'eau déjà surchargé va juste aggraver la situation; et
- Quand nous avons acheté cette propriété, notre avocat nous a informé que cette propriété était un peu « hors de l'ordinaire » dans le sens que notre terrain se rendait jusqu'à la courbe en avant et que le « droit de passage » se trouvait en arrière; donc, il incombe sur la ville de clairement indiquer la localisation de ce droit de passage sur les plans, schémas, et dessins architecturaux.

Si, malgré ces objections, la municipalité et le constructeur insistent sur « l'imposition de cette proposition » à travers le processus approuvateur, nous devons insister sur les conditions suivantes:

1. Que la municipalité établisse un horaire pour les activités de construction, soit de 7h30 à 16h30 du lundi au vendredi, sans aucune activité de construction durant les fins de semaine, à être strictement surveillé par les autorités municipales compétentes;
2. Que la municipalité construise et entretienne à perpétuité, à ses propres frais, une clôture sur la longueur arrière de notre terrain pour parier au bruit et maintenir la sécurité et la vie privée; et
3. Alors que cette nouvelle construction représente les revenus de taxe additionnels pour la municipalité, réduire le montant de nos taxes foncières d'au moins 10% pour refléter l'impact sur notre vie privée et l'usage réduit de notre cour arrière, sans mentionner la réduction probable de la valeur marchande de la propriété.

Signé :

Suzanne Piquette

Garth von Einsiedel

Date: le 28 août 2022

Appendix B

Good day Mr. Lafleche,

First I would like to thank you for returning my call last Monday and for providing me with some background information regarding the subject propose amendment.

As I mentioned during our brief telephone conversation, I have reservations regarding building semi-detached dwellings on a much smaller lot than usual. Before we moved here, we were residing in a high density area in Orleans so I have experience in living in a tight environment. Since moving here, we have enjoyed and embraced the additional outdoor space we now have and I believe that the majority of my neighbours also appreciate this new lifestyle.

Adding additional semi-detached homes on this street may and probably would have some negative impact on this small part of this community. I have already noted that snow removed from the driveways of the semi-detached dwellings completed last year, ended up partly on the road and partly in their neighbours front yard. As there are no sidewalks on the street it was always a challenge to navigate that area when walking to the mail and getting out of the way from vehicles.

While I understand the need for more housing, I believe that a single house in that location would better serve this community.






I noted that the official plan requires that residential construction should be should be 70% low density (single homes), 20% should be medium density (semi-detached) and 10% high density (apartments and townhouses). I also noted that a lot, if not most, of the residential constructions in this village this summer have been semi-detached and townhouses. I also verified that the newest approved development, the one requiring the extension of Mayer Street, does not meet the official plan ratio of low/medium/high density residences as the single homes only make up 48% of the development! Therefore, I am wondering if the proposed by-law amendment is for meeting this ratio or for the benefit of the developer.

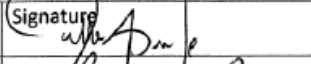
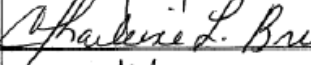


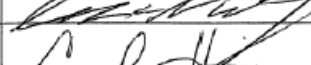
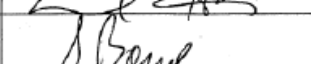
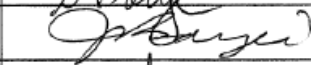

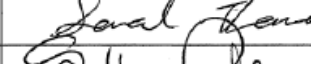


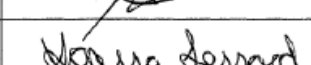
I would appreciate it if you would pass my concerns to the committee meeting today.

Sincerely;

Lorraine Haynes

Appendix C

Name / Nom	Signature	Address / Adresse	Date
RENE GIOCONI ESE			27/08
MARTINE HEILER	Martine Heiler		27 AUG
Emanuel Baucher			27 Aug
Shawn Parent			27 Aug
Theresa Lapointe	Lapointe		Aug 27
Valentina Krupenko			Aug 27
Vladymyr Krupenko			Aug 27

Name / Nom	Signature	Address / Adresse	Date
Gilles BRULÉ			Aug 27
Chalerie L. Brulé	Chalerie L. Brulé		Aug 27
S. Camalouestham			Aug 27
K. Vithyakemsey			Aug 27
Geoff Morfolty			Aug 27
Carol Hill			Aug 27
Abastiz Bangie			Aug 27
Josianne Bangie			Aug 27
Tiju Thomas			Aug 27
Sarah Thomas			Aug 27
Sophie Lavelle			Aug 27
Josianne Pitre			Aug 28 th
Jusrin Colson			Aug 28
Vanessa Lessard	Vanessa Lessard		Aug 28

Name / Nom	Signature	Address / Adresse	Date
Nancy McCauley	Nancy McCauley		08/28/22
Jerry McCauley	Jerry McCauley		08/28/22
Mr. Brandon McCauley	Mr. McCauley		08/28/22
Amanda McCauley			08/28/22
Marc-Andre Benault	Marc-Andre Benault		08/28/22
Michel Hage	Michel Hage		08/28/22
Math Carter	Math Carter		08/28/22
Martin Berthiaume	Martin Berthiaume		08/28/22
Mathieu Berthiaume	M. Berthiaume		08/28/22
LORRAINE Haynes	Lorraine Haynes		08/28/22
Clifford Haynes	Clifford Haynes		08/28/22
Amanda Kairouz	Amanda Kairouz		08/28/22
Melanie Coderre	Melanie Coderre		2022/08/29