



The Corporation of The Nation Municipality Minutes

Meeting Information

Meeting Number: 2023-02

Type: Zoning

Date: May 29, 2023

Time: 5:30 p.m.

Location: Town hall, 958 Route 500 West, Casselman

Chair: Francis Brière, Mayor

Prepared by: Julie Langlois-Caisse, Administrative Assistant

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

Presence of Council Members

Mayor Francis Brière, yes

Councillor Ward 1 Tim Stewart, yes

Councillor Ward 2 Alain Mainville, yes

Councillor Ward 3 Danik Forgues, yes

Councillor Ward 4 Raymond Lalande, yes

Councillor Ward 5 Daniel Boisvenue, yes

Councillor Ward 6 Marjorie Drolet, yes

Presence of Municipal Staff

Josée Brizard, CAO-Clerk

Guylain Laflèche, Director of Planning

Julie Langlois-Caisse, Administrative Assistant

Marc Legault, Director of Public Works

Public Registration:

In person attendees:

- Jimmy Sanche
- Mario Drouin

Virtual attendees:

- Mike Duquette
- Angela Duquette
- Shane Hale
- Nicole East
- Jocelyn East
- Geneviève Klassen
- Steve Laprise
- Heather Kennedy
- Eric Lafontaine
- Michael Frederick

Agena Items

1. Opening of the public meeting

Resolution: 203-2023

Moved by: Alain Mainville

Seconded by: Daniel Boisvenue

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	Concession 19, Faubert,	ZBL-20-2022 (73-2023)
2.2	2935 County Rd 16, Haspengouw,	ZBL-2-2023 (74 2023)
2.3	5889 County Rd 10, Pilon	ZBL-4-2023 (77-2023)
2.4	2156 route 600 West, Lalonde	ZBL-15-2022(72-2023)
2.5	4098 County Rd 16, Martel	ZBL-1-2023 (76-2023)
2.6	143 St-Paul S., Sanche	ZBL-3-2023 (75-2023)

3. Comments

2.1	Concession 19, Faubert,	ZBL-20-2022 (73-2023)
2.2	2935 County Rd 16, Haspengouw,	ZBL-2-2023 (74 2023)
2.3	5889 County Rd 10, Pilon	ZBL-4-2023 (77-2023)
2.4	2156 route 600 West, Lalonde	ZBL-15-2022(72-2023)
2.5	4098 County Rd 16, Martel	ZBL-1-2023 (76-2023)

- No comments or questions from the public

2.6 143 St-Paul S., Sanche ZBL-3-2023 (75-2023)

- See **appendix A** for comments from Mike and Angela Duquette
- See **appendix B** for comments from Geneviève Klassen
- See **appendix C** for comments from Nicole East
- See **appendix D** for comments from Diane Brazeau
- See **appendix E** for comments from Eric Lafontaine, Director General of the St-Albert Cheese Co-op inc.

4. Adjournment

Resolution: 204-2023

Moved by: Daniel Boisvenue

Seconded by: Marjorie Drolet

Be it resolved that the public meeting convened under Section 34 of the Planning Act (1990) be adjourned at **6:04 p.m.**

Carried

Francis Brière, Mayor

Josée Brizard, CAO-Clerk

Appendix A – Mike and Angela Duquette

From: Mike Duquette <[REDACTED]>
Sent: Monday, May 22, 2023 10:12 AM
To: Guylain Lafleche <GLafleche@nationmun.ca>
Subject: Proposed zoning by-law amendment ZBL-3-2023

Mr Laflèche,

As the owners of [REDACTED] We are writing to inform you that we “strongly” oppose this amendment from General Commercial to high density residential.

My wife and I and our children moved here from Ottawa more specifically the Barrhaven area. We are very familiar with high population, noise, lights etc... The residence [REDACTED] offered us small country town feel with minimal population, minimal noise, low traffic on every side of our property and lots of privacy. This was the major appeal of relocated my family getting away from the high density living.

Moving forward with this change and building 3 appt blocks would rob us of what we invested in and how we have been living the last 2 1/2 years and all our future living experiences.

We pay large amounts of taxes to enjoy this property and it's privacy...

This proposed change will increase noise, light pollution, traffic, etc...dramatically from what we experience at present. We would lose all privacy in the back of our home. Not to mention the construction(disruptions) time it would take to complete such a development. As well as how this would affect value of our home.

I ask you. How would you react if the property next to your dwelling proposed such a development?

I sincerely urge you to reconsider this proposed change and development.

Further we wish to be notified of all decisions regarding this matter.

Mike and Angela Duquette

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Mike Duquette
[REDACTED]

Appendix B – Comments of Geneviève Klassen

MUNICIPALITY OF THE NATION

PROPOSED AMENDMENT TO ZONING BY-LAW 2-2006 OF THE MUNICIPALITY OF THE NATION

FILE ZBL-3-2023, UNDER SECTION 34 OF THE *PLANNING ACT*, R.S.O. 1990, AS AMENDED

143 ST-PAUL STREET SOUTH

ZONING CATEGORY – GENERAL COMMERCIAL ZONE TO HIGH DENSITY RESIDENTIAL ZONE – EXCEPTION (RX-X35)

This document is intended to inform you of our formal opposition to the rezoning of the property located at 143 St. Paul Street South to allow the construction of the three proposed units.

You will find our concerns/comments and opposition points in the following pages.

CONCERNS/COMMENTS/OPPOSITION POINTS

NOISE LEVELS

Noise level will increase significantly.

- Concerning the increase in noise levels that are sure to occur if this proposed amendment goes forward, it is to be noted that this will create a high level of noise coming from the rented units; i.e. from the people living in it, their visitors, their vehicle noise, the AC units, music coming from the units, the snow plowing operations that would need to be conducted in the winter months to clear the parking lot for the tenant vehicles, the noise coming from any pets that tenants may have.

Our house is already located in the middle of a high-level noise area with the outside noise of the St. Albert Cheese factory site and the service road for their vehicles (both milk trucks and delivery vans coming in and out) of their service road, as well as Mr. Laferrière's commercial vehicles coming in and out for his paving business which is adjacent to the St. Albert Cheese Factory service road.

Appendix B – Comments of Geneviève Klassen

TRAFFIC – SAFETY CONCERNS

Traffic will increase significantly.

- Concerning the increase in traffic concern, it is to be noted that the service road for the St. Albert Cheese factory was approved by Council a little less than two years ago to be purposely built so that it would be away from the St. Albert Cheese Factory and Hebert Street as to not create too much traffic on Hebert Street with the coming and going of milk trucks and delivery vans. The site for the road was chosen to be on St. Paul Street further down passing the factory as to not create too much traffic as it was noted by representatives of the Nation Municipality that the Monument de la Francophonie is situated behind the St. Albert Cheese factory, near Hebert Street and to help with the traffic that is already present at that tiny corner. There is now the Cheese Factory, the corner store, a school, a church as well as a lumber yard all hugging the tiny little corner of St. Paul and Principale Street which in combination is very busy for a small area.
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- The traffic is already at an all time high on St. Paul Street with residents from Crysler and other close municipalities using this road to go to work and get home, delivery trucks that come from as far as Ottawa to deliver goods using the street to make deliveries, the milk trucks and delivery trucks from the St. Albert Cheese Factory that come in and out of the service road located on St. Paul Street, directly in front of our house, as well as the traffic that is created by the coming and going of commercial vehicles from Mr. Laferrière's property which is adjacent to the service road, which in combination already creates a high density small area of traffic and noise.
- This tiny part of the village is already incredibly busy. Adding these residential units will double if not triple the amount of traffic that is already present around this street and make this neighborhood feel like we are living in the city.
- Our house is already almost in front of the road that was constructed to allow for milk trucks and delivery vans to enter and exit so that traffic would be reduced in and around the St. Albert Cheese Factory, the Monument de la Francophonie, the school and the church and now I will be sandwiched in between a high density area in front of me with the service road and the property of Mr. Robert Laferrière who conducts a business on his property, the factory to my far right and now a proposed amendment to rezone to build three apartment buildings with high density area to my close right hand side. There will be no quiet country setting left which is the reason we moved out here from Ottawa.

Appendix B – Comments of Geneviève Klassen

PRIVACY

Privacy significantly impacted.

Our loss of privacy will be significant. The proposed apartment buildings are directly across our backyard and will hinder our privacy and the quiet surroundings that we have now with having only one residential house and a garage across. We will have zero privacy left on our lot basically and this will have a tremendous impact on our enjoyment of life and being able to enjoy the entirety of our lot and future plans to embellish our property.

***** We would request a privacy/noise barrier fence be built at the highest level permitted by By-law regulations of 2.6 meters (8 feet 6.362 inches) or higher to be installed totalling the length of the property on which the proposed buildings are to be located and our lot located at 135 St. Paul Street, the cost of which to be paid by the owner of the property that is proposing to build these units to mitigate the noise level and the privacy concerns that will be present if this proposed amendment is accepted.**

LIGHTS

Light levels will increase significantly.

The intensity of lighting will be increased with each tenant having their lights on plus added lights in the parking lot for the buildings. **We would request that low density lighting be installed and be placed in a direction opposite our lot at 135 St. Paul as to mitigate the amount of lighting that will reflect onto our property if this proposed amendment is accepted.**

THEFT

Increased population means a greater risk of thefts, burglaries occurring in this area. This means not knowing who your neighbors are and not being able to trust leaving your personal property outside for fear of someone committing theft.

BIG CITY FEEL

It goes against the general zoning in principle of the area which is considered to be farmland, residential lots, with dispersed commercial lots and a few high-density residential lots that conduct small businesses on their property. Essentially St. Paul Street is made of all residential houses with the exception of the St. Albert Cheese Factory and the Pal Lumber loading zone yard at the corner of St. Paul Street and

Appendix B – Comments of Geneviève Klassen

Principale Street. If this proposed amendment goes ahead and is approved this will mean that our tiny little village will now be like the big city and will ultimately feel like living there, and not in the country. We left Ottawa to buy here in St. Albert as we thought that it would be quiet country living, we have found out the hard way that that is not the case since our move here in 2014. There will definitely be a loss of feeling of small community living.

DEVALUATION OF PROPERTY

This is a very big concern for us. We are concerned that this will have a significant impact on the value of our property as this will significantly change the landscape of our street and the adjacent lot and make it feel less attractive to purchase our property when we decide to sell. There will be no more privacy and a high level of noise and many other concerns that future owners would be faced with.

CONSERVATION CONCERNS

Wildlife – Trees – Conservation Concerns

We enjoy a tremendous amount of wildlife and trees on our lot and the adjacent lot as well as in the general area which is mostly farmland and residential lots. We are concerned with the loss of trees that may occur as well. We have a creek that runs on our property, and this is a natural habitat for many species of birds, insects, and other wildlife. We are concerned that there will be a significant impact on the biodiversity and ecological systems that are present if this proposed amendment is accepted.

Appendix C – Nicole East

Submitted via live chat during live streaming on The Nation's Youtube Channel

Soumis via clavardage en direct durant la diffusion en direct sur la Chaîne Youtube de La Nation

Selon les Comtés Unis, dans leur plan officiel, à l'article 2.3.9, il est écrit queau /2, To permit commercial use which is compatible with the surrounding community. Je suis totalement en accord.

Ces trois édifices ne seront pas compatibles avec le coin occupé et l'aspect du village, qui est un petit village calme. Je ne veux pas que mon village ressemble à une ville.

C'est un coin déjà trop occupé et qui va devenir dangereux pour les piétons.

Je ne suis pas contre le développement, par contre, il faut être raisonnable. Une structure passe mais pas trois!

La fromagerie fait déjà beaucoup de bruit. Près de la fromagerie il n'y a pas de bruit mais dans ma cour il y en a beaucoup.

Aussi, la rue devant chez moi est très occupé et les camions de la fromagerie sont très nombreux. Je suis ici depuis 20 ans et le volume de trafic a augmenté de 100%. Vous voulez en ajouté??

Il y a beaucoup d'arbres matures sur ce terrain. Nous avons le plaisir de vivre avec les oiseaux et la nature. Couper ces arbres, mêmes si on en replante, ne pourra jamais remettre l'aspect campagne et tous ces oiseaux seront déplacés de leur environnement. J'exigerais que la destruction de ces arbres matures ne soit pas permis.

Je sais que j'ai répété beaucoup de point que l'autre personne toutefois ce sont mes inquiétudes aussi.

Non ce n'est pas préservé le commercial! Préservé l'aspect du village

On May 29, 2023, at 3:54 PM, Genevieve Klassen <[REDACTED]> wrote:

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>

> Bonjour M. Laflèche,

>

> J'aimerais vous faire part de mon opposition au rezonage du 143 rue St. Paul. Je n'ai pas d'internet en ce moment et donc j'envoie ce courriel de chez ma voisine au [REDACTED] J'aimerais qu'on reconnaisse mon opposition à ce projet.

>

> Bien à vous,

>

> Diane Brazeau

> [REDACTED]

Appendix E – Éric Lafontaine, Director General of the St-Albert Cheese Co-op Inc.

From: Éric Lafontaine <Eric.Lafontaine@fromagestalbert.com>

Sent: Monday, May 29, 2023 4:30 PM

To: Guylain Lafleche <GLafleche@nationmun.ca>

Subject: FW: ZOning AMendment at 143 ST Paul Street

Salut Guylain,

Voici le memo de nos ingénieurs. Un peu tard mais.....



Éric Lafontaine, CPA, CMA, MBA

Directeur général | Director General

Fromagerie coopérative St-Albert inc. | St-Albert Cheese Co-op Inc

T: 613.987.2872 poste/ext. 210



Fière récipiendaire du prix **petite coopérative de l'année 2019**

Proud winner of the prize for **Small Co-operative of the Year 2019**

From: De Wit, Willy <willy.deWit@wsp.com>

Sent: Monday, May 29, 2023 4:24 PM

To: Éric Lafontaine <Eric.Lafontaine@fromagestalbert.com>

Cc: St. Marseille, Laura <Laura.St.Marseille@wsp.com>; Meldrum, Tracy <tracy.meldrum@wsp.com>;
delos Santos, Cris <Cris.Delossantos@wsp.com>

Subject: FW: ZOning AMendment at 143 ST Paul Street

Hi Eric,

We have had a chance to review the proposed change to the zoning bylaw and the proposed development.

The St-Albert Cheese Co-Operative has an air and noise Environmental Compliance Approval (ECA) under the Environmental Protection Act (EPA) associated with emissions of airborne contaminants and noise generated at the facility. Although the technical assessment to secure the ECA did include provisions for assessment of impacts associated with airborne contaminants and noise at the regulatory point of impingements, or otherwise noise receptors as appropriate, the extent of the assessment examined impacts only at existing residential dwellings in the vicinity. Moreover, there was no mechanism in the existing evaluation that would be suitable as a surrogate for assessment of impacts at the proposed development. Our concern would associated with (but not necessarily limited to) noise emissions from truck traffic, and from the existing rooftop equipment. The proposed development would have some of the units in very close to the existing milk receiving area, and although we have not reviewed an elevation view associated with the proposed development, a maximum building height of 12m could potentially increase the impact associated with noise emissions from the rooftop equipment as it would increase the exposure of receptors on the higher levels of the development. As such, we

Appendix E – Éric Lafontaine, Director General of the St-Albert Cheese Co-op Inc.

would recommend that a noise assessment be undertaken to evaluate impact on the proposed development associated with noise emissions from the St-Albert Cheese Co-Operative facility.

Another thing is that we are operating on the assumption that the proposed development will be serviced with water from an existing well on the premises. The demand from the proposed development could be significant based on the bedrock conditions across the region, is likely to have impacts on the neighbouring wells within the village and on the co-op. We understand that the St-Albert Cheese Co-operative is committed to responsibly managing water takings, however its important to note that the Permit to Take Water is based on conditions at the time of issue. Additional water demand from the proposed development has the potential to reduce the volume of water available for all of the groundwater users in the village. The proponent of the development should demonstrate that they have met the full requirements of the provincial guideline [D-5-5 Private Wells: Water Supply Assessment](#).

Let me know what you think.
Thanks!



Willy de Wit, M.A.Sc., P.Eng.

Senior Process Engineer – Water and Wastewater | T&I

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