



The Corporation of The Nation Municipality Minutes

Meeting Information

Meeting Number: 2023-03

Type: Zoning

Date: August 14, 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, motivated absence

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

Amélie Deschamps, Communications and Marketing Coordinator

Julie Langlois-Caisse, Administrative Assistant – assisted virtually

Carol Ann Scott, Director of Recreation

Justin Lafrance, Deputy Director of Recreation
 Mario Villeneuve, Fire Chief
 Mario Cardinal, Deputy Fire Chief

Public Registration:

In person attendees:

- Dan Fraser
- Margot Fraser
- Audrey Brière
- Louise Lacroix
- Michael Springings
- Anne-Marie Gérin
- Nathalie Cléroux
- Carole Bédard
- Ronald McDonald
- Audrey Brière

Virtual attendees:

- David Mushing
- Christian Brière
- Michael McNeil
- Denis Guertin
- Chantal Guertin
- Jocelyn Cayer
- Pierre Thibault
- Micheline Lajoie

Agenda Items

1. Opening of the public meeting

Resolution: 303-2023

Moved by: Marjorie Drolet

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 1104 Du Theatre Road,

ZBL-5-2023 (by-law 91-2023)

2.2 2044 Des Pins Street,

ZBL-6-2023 (by-law 92-2023)

2.3 113-119 Ottawa Street,

ZBL-7-2023 (by-law 93-2023)

3. Comments

3.1 1104 Du Theatre Road, ZBL-5-2023 (by-law 91-2023)

In person comments from Anne-Marie Gérin
resident of [REDACTED]

- After speaking with several neighbours, our only concern regarding the zoning amendment is the potential building of a sugar shack which could become commercial and cause traffic on the street.

Response from Planner Guylain Laflèche

- The intention is to build a private sugar shack for the use of the property owner with no commercial usage.

3.2 2044 Des Pins Street, ZBL-6-2023 (by-law 92-2023)

No comments or questions from the public

3.3 - 113-119 Ottawa Street, ZBL-7-2023 (by-law 93-2023)

Written comments submitted in advance by Donald and Lise Lacroix,
resident of [REDACTED]

- See **appendix A**

Written comments submitted in advance by Christian and Audrey Brière,
resident of [REDACTED]

- See **appendix B**

Written comment submitted in advance by Dan and Margot Fraser, resident
of [REDACTED]

- See **appendix C**

Summary of in person comments presented by Nathalie Cléroux on behalf
of Carole Bédard, resident of [REDACTED]

Carole Bédard being a direct neighbour to the condos to be built expressed concerns regarding:

- Privacy in her backyard and bedroom windows

- Floodlights around the building which will enlighten her bedroom window
- Potential effects on her current health issues due to the debris and dust from construction
- Water pressure in her house was already affected by sediments coming from the waterline since the construction in front of her house. She is concerned that the new construction will cause more issues with the water pressure.
- Transportation on her street being affected by cars parking on the street and police and first responders attending halfway house across the street. There are a lot of accidents on that corner and there is concern about the situation getting worse with more residents parking on that street.
- Potential flooding issues due to snow removal
- Aesthetic impact due to the proximity between the new building and the road

Nathalie Cl  roux and Carole B  dard’s full presentation to Council can be viewed on our YouTube Channel via this link:

<https://youtu.be/VHgnnxEbLGc?t=4864>

Summary of in person comments presented by Margot Fraser
resident of [REDACTED]

Margot Fraser expressed concerns regarding:

- How the construction will affect her foundation
- Noise
- The road becoming a one lane street because of parking on both sides of the streets
- Residents of the new condos potentially gathering in the parking lot or their animals may encroach on neighboring properties because they do not have their own green space
- Fencing and privacy
- Residents of the new condos potentially being bothered by her activities, for example: usage of her fire pit

Margot Fraser’s full presentation to Council can be viewed on our Youtube Channel via this link:

<https://youtu.be/VHgnnxEbLGc?t=6010>

Summary of in person comments presented by Audrey Brière, resident of [REDACTED]

Audrey Brière expressed concerns regarding:

- Floods in her backyard due to a high water table
- Snow removal
- Parking issues during winter
- Council creating a precedent by voting in favor of this zoning amendment

Audrey Brière full presentation to Council can be viewed on our Youtube Channel via this link:

<https://youtu.be/VHgnnxEbLGc?t=6447>

Comments from Christian Brière via chat, resident of [REDACTED]

“Objection from our part to change low density to high density residential area.

Developer will personally gain from this development while it negatively impacts our property value + quality of life. 42 units in this neighbourhood is a major concerns.”

The complete chat conversation history from this meeting can be found on appendix D

Comments from Mike McNeil via chat, resident of [REDACTED]

“I understand the need for housing and that you have done it in the past, the future issue would be traffic density. there will be continued parking on streets and traffic along with children playing.

I have concerns that this will cause higher density than the street can handle. What is the 10 year plan for water restrictions, road widening, multi use path ways to handle the increased density?

Therefore I object to this higher density proposal”

The complete chat conversation history from this meeting can be found on appendix D

Comments from David Mushing via chat, resident of [REDACTED]

“The Provincial Policy Statement is pretty much vague enough that almost any development application could be construed as being compliant with the PPS.

What the PPS fails to consider is whether it is appropriate or not to drop not one but two apartment complexes smack dab in the middle of an area that is almost exclusively single family homes.

New development on existing properties should conform to the type of development already existing in the area.

The residents surrounding the property in question can reasonably expect to suffer from privacy issues, reduced property values, noise issues, and traffic issues.”

The complete chat conversation history from this meeting can be found on appendix D

Comments submitted in writing by Roch Peterson
resident of [REDACTED]

- See **appendix E**

Summary of comments from Planner Guylain Laflèche

During the meeting, Mr. Laflèche suggested several solutions to the concerns voiced by the residents. He explains that the purpose of today is to gather comments from the residents and that solutions will be explored while working on the site plan agreement with the builder. A report presenting the next steps will be brought before Council at a further meeting.

Summary of comments from Council

Mayor Francis Brière

Mayor Brière expressed that the residents' comments are valid and that their concerns are being heard and understood. He also explains that municipal governments receive pressure from the government of Ontario to build more housing units as the province is experiencing serious housing issues for its residents. He expects that, if this project is not approved at the municipal level, it will be approved at a higher level. He explains that this meeting is for the purpose of collecting comments from the public to be able to work together with the investors and builders to find solutions that respond to the needs of both parties.

Ward 1 Councillor, Tim Stewart

Councillor Stewart expresses that if the project is not approved by Council and is taken to the tribunal at the provincial level, this would represent significant cost for the municipality. To go down that path is not constructive for The Nation. Hopefully we can work together and try and mitigate the concerns.

Ward 5 Councillor, Daniel Boisvenue

Councillor Boisvenue thanks all residents who took the time to voice their concerns regarding this zoning amendment. He agrees that this kind of project will bring residences and people to Limoges but fears that we may cause precedents by voting yes to this project. He hopes that Planner Mr. Laflèche will be taking all questions and comments in consideration and have serious discussions with the developer to see if we can find a middle ground. He expresses that this area has a large amount of land for developers to build. He is concerned about the fact that we are starting to pick off houses with big lots to put condos on.

Ward 6 Councillor, Marjorie Drolet

Councillor Drolet expresses that she supports residents and thanks them for coming. She indicates that the Municipality will do everything that is in its power et that she understands where they are coming from and that their concerns are valid.

4. Adjournment

Resolution: 304-2023

Moved by: Danik Forgues

Seconded by: Marjorie Drolet

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

Carried

Francis Brière, Mayor

Josée Brizard, CAO-Clerk

Minutes from Public zoning meeting held August 14, 2023
Procès-verbal de la réunion publique de zonage tenue le 14 août 2023
Appendix A – Comments from Donald and Lise Lacroix
Annexe A – Commentaires de Donald et Lise Lacroix

From: Lise Lacroix [REDACTED]
Sent: Monday, August 7, 2023 6:35 PM
To: Guylain Lafleche <GLafleche@nationmun.ca>
Subject: Proposition de modification au règlement de zonage numéros 113 et 119 rue Ottawa

M. Guylain Laflèche
Directeur de l'Aménagement du territoire
Municipalité de la Nation

Bonjour

Cette lettre fait suite à l'avis que nous avons reçu de la municipalité nous informant d'une construction prévue de deux 21 unités situées au 113 et 119 rue Ottawa. En tant que propriétaire du terrain au [REDACTED] le terrain adjacent au 119 rue Ottawa, nous aimerions faire la demande au conseil d'exiger les conditions suivantes aux propriétaires des logis.

Nous voulons nous assurer que le système de drainage sera adéquat afin que tout eau ne déverse pas sur notre terrain et les terrains avoisinants mais bien dans les égouts pluviaux donc il sera de la responsabilité du propriétaire de faire les installations appropriées. En plus, nous aimerions que vous exigiez des propriétaires l'installation d'une clôture opaque d'un minimum de 6 pieds de haut qui requiert un minimum de maintenance donc préférablement en matériel de composite afin d'éviter l'entretien régulier de sablage et peinture ou de noircissement de bois traité. Nous serions reconnaissants que cette clôture soit érigée avant le début des travaux. Cette demande est pour protéger notre vie privée, éviter le bruit et les lumières des automobiles le soir, ainsi que le risque de locataires avec animaux d'utiliser notre boisé comme parc à chiens.

[Hide quoted text](#)

Merci de prendre en considération et de respecter nos demandes

Donald et Lise Lacroix

Minutes from Public zoning meeting held August 14, 2023
Procès-verbal de la réunion publique de zonage tenue le 14 août 2023
Appendix B – Comments from Audrey and Christian Brière
Annexe B – Commentaires de Audrey et Christian Brière

> Hello, I am the owner of [REDACTED] (along w my husband Christian). I am writing to confirm my in person attendance to the public meeting on August 14 at 530 pm regarding the rezoning of the 2 properties on Ottawa St.

>

> My husband will attend virtually.

>

> We are both opposed to this proposal.

>

> Issues we'd like addressed:

>

> Is there a site plan that indicates land contours or spot elevations? Drainage onto adjoining properties would need to be addressed, as we are on a shallow well and would be concerned that contamination could become an issue.

>

> Where will the snow go during removal? To the back of the property? Again, how will this impact drainage? Are there design plans to allow for for deep wells , swales, or catch basins? Is there a stormwater management plan developed?

>

> There is a setback along the rear property boundary with proposed vegetation. What sort of landscaping is suggested?

>

> A development of this size will significantly impact the peace and serenity of the neighborhood.

>

> Sincerely,

> Audrey Briere

August 15, 2023

Dear Council Members & Mr. Mayor,

Thank you for your time and care in listening to our concerns last night.

Attached you will find photos I referenced in my verbal statement yesterday to be included in the meeting minutes.

As mentioned, our back and side yard floods in the spring. We share a rear property boundary with the parcel requesting to be rezoned & developed (119/113 Ottawa St). We are concerned how our situation will be further impacted given that the elevation of the proposed construction will likely be increased to accommodate the new structure. How would storm water and snow melt affect the water quality of our shallow well? Again, we are in a low lying area with a very high water table. I implore you to please ask for this to be addressed/resolved before voting "yes" to the rezoning measure. In addition, I've included an aerial photo of the area in question. Our property of 11 Galaxie Street is highlighted in magenta and the adjoining property requesting to be rezoned is in yellow.

You may contact me with any questions. Thank you for your consideration.

Sincerely,
Audrey Briere

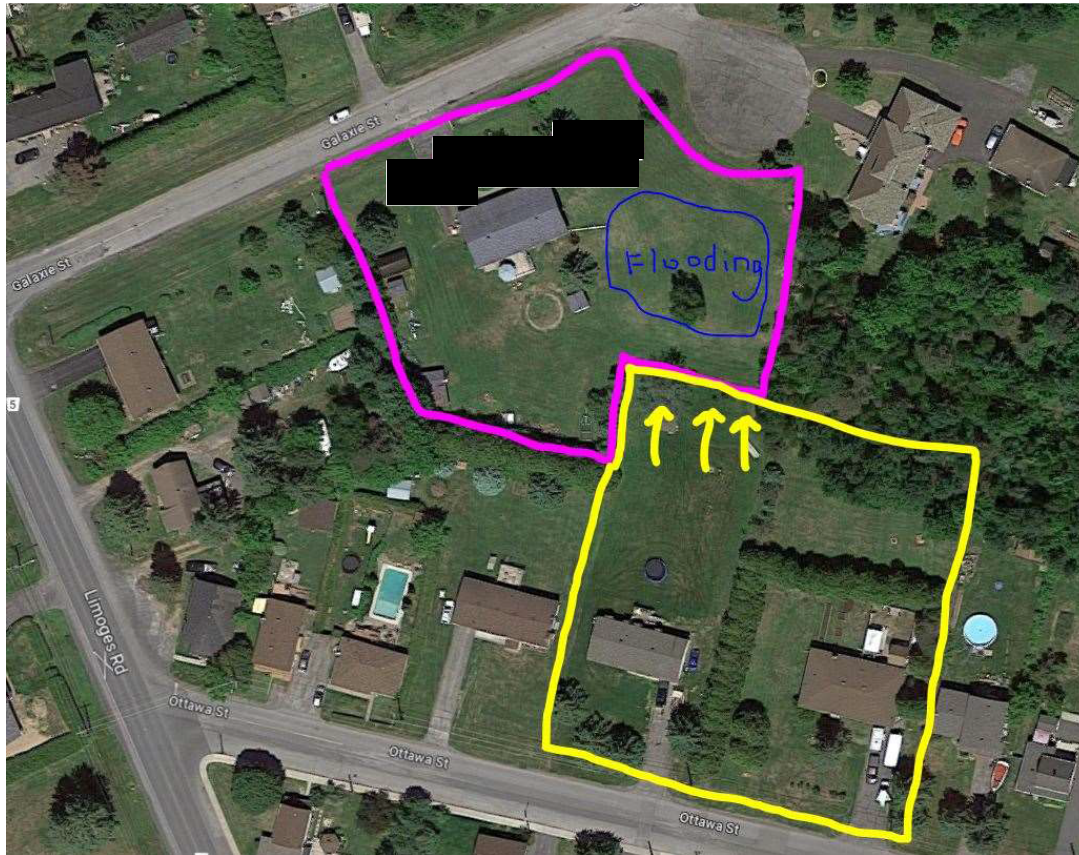
[REDACTED]

Minutes from Public zoning meeting held August 14, 2023

Procès-verbal de la réunion publique de zonage tenue le 14 août 2023

Appendix B – Comments from Audrey and Christian Brière

Annexe B – Commentaires de Audrey et Christian Brière



Minutes from Public zoning meeting held August 14, 2023

Procès-verbal de la réunion publique de zonage tenue le 14 août 2023

Appendix B – Comments from Audrey and Christian Brière

Annexe B – Commentaires de Audrey et Christian Brière



Minutes from Public zoning meeting held August 14, 2023

Procès-verbal de la réunion publique de zonage tenue le 14 août 2023

Appendix B – Comments from Audrey and Christian Brière

Annexe B – Commentaires de Audrey et Christian Brière



Minutes from Public zoning meeting held August 14, 2023

Procès-verbal de la réunion publique de zonage tenue le 14 août 2023

Appendix B – Comments from Audrey and Christian Brière

Annexe B – Commentaires de Audrey et Christian Brière



Minutes from Public zoning meeting held August 14, 2023

Procès-verbal de la réunion publique de zonage tenue le 14 août 2023

Appendix B – Comments from Audrey and Christian Brière

Annexe B – Commentaires de Audrey et Christian Brière



Minutes from Public zoning meeting held August 14, 2023

Procès-verbal de la réunion publique de zonage tenue le 14 août 2023

Appendix B – Comments from Audrey and Christian Brière

Annexe B – Commentaires de Audrey et Christian Brière



Minutes from Public zoning meeting held August 14, 2023
Procès-verbal de la réunion publique de zonage tenue le 14 août 2023
Appendix C – Comments from Dan and Margot Fraser
Annexe C – Commentaires de Dan et Margot Fraser

From: Margo fraser <[REDACTED]>
Sent: Monday, August 14, 2023 2:55 PM
To: Daniel Boisvenue <Daniel.Boisvenue@nationmun.ca>
Cc: Guylain Lafleche <GLafleche@nationmun.ca>
Subject: Opposition for rezoning of 113-119 Ottawa st, limoges

Dear Mr. Boisvenue,

My husband and I are the current owners of [REDACTED]. We have resided here for 20 years now without any real issues.

I understand that growth is required and the municipality benefits from it, but better planning layout is necessary for already established neighborhoods.

If the proposal to rezone the adjacent properties to high density is permitted, our property will be directly impacted.

We will have complete loss of privacy. Imagine having up to 72 people looking into your back yard, and at least 28 being able to see into your shower or bedroom.

I will also lose a considerable amount of sunlight that I receive in the afternoon, which will affect the growth of the garden that I plant every year.

I would like to know if our drainage will be affected. The ditch runs along the west side of our property, and it looks to show only 3 meters of clearance between the structures.

There is also the worry of property value.

I would hate to see a decrease after investing 20 years into it.

Please consider a different building plan to accommodate the surrounding properties.

I have attached photos of our current property line, and also what the proposed units will look like running along the side.

Thankyou

Dan and Margot Fraser



Minutes from Public zoning meeting held August 14, 2023
Procès-verbal de la réunion publique de zonage tenue le 14 août 2023
Appendix C – Comments from Dan and Margot Fraser
Annexe C – Commentaires de Dan et Margot Fraser



Minutes from Public zoning meeting held August 14, 2023
Procès-verbal de la réunion publique de zonage tenue le 14 août 2023
Appendix D – Chat history
Annexe D – Historique de clavardage

Chris Briere

Objection from our part to change low density to high density residential area.



Midrift Mike

I understand the need for housing and that you have done it in the past, the future issue would be traffic density. there will be continued parking on streets and traffic along with children playing.



Midrift Mike

I have concerns that this will cause higher density than the street can handle. What is the 10 year plan for water restrictions, road widening, multi use path ways to handle the increased density?



Midrift Mike

Therefore I object to this higher density proposal.



The Nation Municipality / La municipalité de La Nation

Hi Midrift Mike, would it be possible to send us an email to identify your full name and your address?

Thank you! admin@nationmun.ca

D

Dave Mushing

The Provincial Policy Statement is pretty much vague enough that almost any development application could be construed as being compliant with the PPS.

D

Dave Mushing

What the PPS fails to consider is whether it is appropriate or not to drop not one but two apartment complexes smack dab in the middle of an area that is almost exclusively single family homes.

D

Dave Mushing

New development on existing properties should conform to the type of development already existing in the area.

D

Dave Mushing

The residents surrounding the property in question can reasonably expect to suffer from privacy issues, reduced property values, noise issues, and traffic issues.

C

Chris Briere

Developer will personally gain from this development while it negatively impacts our property value + quality of life. 42 units in this neighbourhood is a major concerns.

Minutes from Public zoning meeting held August 14, 2023
Procès-verbal de la réunion publique de zonage tenue le 14 août 2023
Appendix E – Comments from Roch Peterson
Annexe E – Commentaires de Roch Peterson

From: Roch Peterson <[REDACTED]>
Sent: Thursday, August 17, 2023 10:00 AM
To: Guylain Lafleche <GLafleche@nationmun.ca>
Subject: Meeting for File Number ZBL-7-2023

Hi Guy,

Further our conversation yesterday. I would like to make a few comments/complaints about why I don't agree with apartments in this area. They don't attract the best people.

Not all but a few neighbours **directly** beside me in the apartment building have been disrespectful towards their neighbour (me) and my property. Throwing dog crap in bags in my backyard along with beer cans, beer caps, and garbage.

Multiple times have I asked them to not walk their dogs in my front lawn because of my gras and I have picked up after their dogs multiple times. Which at times they still do.

Noise has been an issue after hours with one tenant leaving their dogs on the balcony. One time was at 2am and I respectfully told them to bring their dog inside. Also sometimes early in the morning they are having a full yelling conversation. It is sometimes before 7am.

Some also tailgate the parking lots with little pit fires and drinking. It has gone past 11pm sometimes but I don't bother since it's not everyday. I don't believe that an apartment parking lot should be used recreationally like a community park. Not sure what the law is on that. There is a park here in Limoges which is not that far and I don't understand why they don't use it.

One person from the apartment beside me parks their car right in front of my place almost everyday. When I pull out of my driveway, I can't see driving into Ottawa street. There have been some close calls with me colliding with another vehicle. Not sure why they don't use their parking spot in the parking lot.

I don't like to fight with my neighbours because I don't want any of them to damage my property while I am not home because of an altercation. I have contemplated buying cameras just for this problem.

I am a great neighbour if I am shown respect. My other neighbor to the other side is wonderful along with the other apartment building. I wish that the clientele in that apartment building was the same as the one right beside me, respectful. quiet. I never see them partying and drinking beer after hours or on weekdays.

Recently I saw one neighbour in their truck do a standing burn out just outside of the parking lot on Ottawa street and in the parking lot itself. Not sure what the reason for that was. The same person has a modified exhaust on their truck and starts it early in the morning, most times before 7am. You can understand how annoying that is when you want to have as much sleep as possible before you go into work and that turns out as your alarm clock.

Minutes from Public zoning meeting held August 14, 2023

Procès-verbal de la réunion publique de zonage tenue le 14 août 2023

Appendix E – Comments from Roch Peterson

Annexe E – Commentaires de Roch Peterson

I never wanted to make a complaint about this, but since we are on the topic of more being built, I hope it doesn't turn out like this one. I hope something can be done with the apartment building beside me, I would greatly appreciate it.

Roch.

[REDACTED]