



Corporation de la municipalité de La Nation Procès-verbal

Information de la réunion

Numéro de réunion : 2022-04

Type : Zonage

Date : 27 juin 2022

Heure : 17h30

Endroit : Hôtel de ville, 958, route 500 ouest, Casselman

Président : François St-Amour, Maire

Préparé par : Aimée Roy, Greffière adjointe

Vidéo : [l'enregistrement de cette réunion est disponible sur la chaîne YouTube de La Nation](#)

Présence des membres du Conseil

Maire François St-Amour, Oui
Conseillère quartier 1 Marie-Noëlle Lanthier, Oui
Conseiller quartier 2 Alain Mainville, Oui
Conseiller quartier 3 Danik Forgues, Oui
Conseiller quartier 4 Francis Brière, Oui

Présence des membres du personnel municipal

Josée Brizard, DG-Greffière
Guylain Laflèche, Urbaniste
Aimée Roy, Greffière adjointe

Régistration publique

Serge Binette

Richard Ayotte
Amber Warnat
Stéphane Pomerleau
David Mushing
Phil Warren

Ordre du jour

1. Ouverture de l'assemblée publique

Résolution : 286-2022

Proposé par : Francis Brière

Appuyée par : Alain Mainville

Qu'il soit résolu que la présente assemblée publique convoquée selon l'article 34 de la Loi sur l'aménagement du territoire (1990) soit ouverte à **17h30**.

Adoptée

2. Présentation des modifications

3. Commentaires

M. Laflèche a reçu une lettre avant la réunion, comme indiqué à l'annexe A.

Trois personnes ont posé des questions dans le Live Chat de YouTube, voir annexe B.

4. Fermeture

Résolution : 287-2022

Proposé par : Danik Forgues

Appuyée par : Marie-Noëlle Lanthier

Qu'il soit résolu que la présente assemblée publique convoquée selon l'article 34 de la Loi sur l'aménagement du territoire (1990) soit ouverte à **17h55**.

Adoptée

Annexe 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.

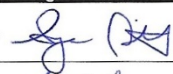
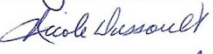
The proposed development project would greatly reduce the spacing between houses, increase traffic and noise, and reduce the value of surrounding homes by negating their current premium features.

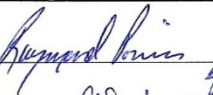
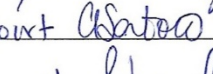
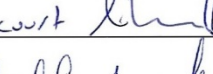
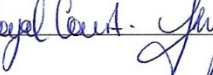
The home at 102 Bourdeau Blvd. for example, has its master bedroom adjacent to the proposed roadway. This would significantly impact the noise levels experienced in a resting space. The roadway also runs along the backyard of the property at 102 Bourdeau Blvd, where its occupants would now be visible 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

Name	Address	Signature	Date
RAYMOND + JEANNE	107 ROYAL COURT		June 26-22
Annette Santoro	109 Royal Court		June 26-2022
Stéphane Bouchard	111 Royal Court		June 26-2022
Fanny + Christopher Cormier	113 Royal Court		June 26-22

Annexe 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

S

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

S

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

A

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.

A

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.

A

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

A

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 Driecteur 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



The Nation Municipality / La municipalité de La Nation ** I apologize, there was a typo: the email is 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.