

## BUDGET 2016

The municipality of Duhamel tabled its 2016 budget on December 4, 2015. Given that the impact of the 2014 revaluation is spread over three years, individual tax increases or decreases will still be impacted by the revaluation in 2016. For properties in the average price range, that is \$175,100 with a 40% adjustment in 2014, i.e. the average, the 2016 tax increase would be 2.1% or \$31.

The general property tax rate will go from 0.7 cents to 0.647 cents per \$100 of valuation. Each fixed tax will increase by 1.78%. There are no major changes in the various operating expense items, other than a re-allocation of some employee expenses between certain sectors and the more significant increase in the cost of waste removal.

The three-year capital expenditure plan includes road work of \$350,000 in 2016 and \$420,000 in 2017. The budget includes an amount of \$320,000 for property renovation, particularly for the library. Additionally, \$50,000 will be invested in the ecocentre in 2016.

The municipality is anticipating \$2.5M in road work expenses over the next five years. The government would cover 75% of the cost of this work for the priority network, including Chemin du lac Gagnon Ouest, and 50% for other selected roads, including Chemin de la Grande Baie and the Pointe-à-Baptiste. The work could include resurfacing the roads, as was done for part of Chemin du lac Gagnon Ouest. Property owners in each area would be consulted.

More details may be found on our web site.

## DEER

As we enter the winter season, we'd like to remind you that we advise against artificial deer feeding.

The phenomenon has increased in recent years to the point of becoming a problem. Artificial feeding contributes to an overpopulation of deer on our roads and near our properties, which is not good for the animals or humans. You don't have to feed deer to have an opportunity to see them. Normal population levels would be sufficient for observing deer.

The overabundance of deer has more disadvantages than benefits. Driving in our region during the winter has become increasingly dangerous. While we don't have precise statistics, the number of collisions is up. It is no longer a rare occurrence and the consequences can be serious. There have been human fatalities in our region and, additionally, the damage to vehicles is often substantial.

An overabundance of deer in residential areas also attracts predators that become less fearful of humans if we continue artificial deer feeding.

It has become very difficult to bring shrubs and young trees to maturity around Lac Gagnon because they become a source of food at the end of winter for the large number of deer.

For more information, you can view documents published by the [ministère des Forêts, de la Faune et des Parcs](#) and the [Municipality of Duhamel](#) on their web sites.

The deer population can be maintained without artificial feeding.

## NEWS IN BRIEF

- Major upgrading road work was carried out this fall along portions of Chemin du lac Gagnon Est, particularly near Chemin Robin. A \$169,000 loan bylaw had been approved for the work, but it seems the final cost could be slightly less. Property owners along the east side of the lake will assume one quarter of the cost of this work, with the first local improvement tax being included in the 2017 tax bill.
- As a result of its decision to provide its own waste removal services as of April 2016, the municipality of Duhamel purchased a waste collection truck and will build a transfer centre at the Ecocentre during this winter.
- The municipal council has approved major renovations for the library. A \$63,800 contract has been awarded for exterior renovation work this winter. The municipality estimates that interior renovation work could cost \$130,000.
- Two members on the Comité consultatif d'urbanisme (CCU) who represent citizens have resigned, Mr. St-Onge in June and Mrs. Tousignant in November. Replacements could be announced in January.



# Happy Holidays

## LE REMOUS du LAC GAGNON

December  
2015



Association des propriétaires  
du lac Gagnon

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## Board of Directors 2015-2016

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## Membership

Our membership level compares very favourably with that of similar associations. This year, 332 owners paid their membership dues, which is consistent with prior year averages. We therefore represent the vast majority of Lac Gagnon property owners.

Since we had identified several new owners, we had hoped to reach a new high this year. We're very pleased to see that most of these new owners joined the APLG. However, despite the influx of new members, our membership remains at the same level because a number of former members did not renew this year. We are hoping that they will renew their support next year.

## SOUTH END BEACH

At the June 2015 annual meeting, we informed our members of the Sépaq's plan to amend the zoning of a property that encompasses the beach at the south end of the lake. The Director of the Sépaq and the Mayor of Duhamel presented their arguments and answered questions from many of those in attendance. The presentation provided a clearer picture of the issues. Our members' reaction seems to indicate that they are open to the idea in principle, but want more details before reaching any decisions.

The project presented provides for property to be subdivided with three residential lots of at least 7,000 m<sup>2</sup> at either end. The beach would remain unchanged and become a municipal beach.

The Environment ministry's approval would be required for access to île au Raisin since the land is so narrow at that point. Steps to obtain such authorization are still in the preliminary stages.

In September, the Sépaq obtained a preliminary surveyor's plan for the boundaries of the three residential lots.

Since this area is currently zoned "Conservation", the project would require a zoning bylaw change to allow residential development on the three lots. Property owners in the two adjacent zones would be entitled to ask for a referendum and object to the zoning change. The zones in question include properties along the Petite-Nation river and on the east side of the lake up to Bourgeois bay. We've been informed that any potential zoning change would be only submitted during the summer months when owners are at the lake. We'll keep you posted!

We'd like to thank the municipality which replaced the old dry toilets at the beach with modern portable ones. It's nice to see progress!

## ZONING

Following a public consultation on September 4th, a second draft zoning bylaw amendment was submitted on November 6th and adopted on December 4th.

As requested by the APLG, waterfront property owners are now permitted to store boats, utility and other trailers on their front yards (between the road and the house) as well as on the side and back yards.

The proposal to define a summer shelter has been withdrawn. In any event, such shelters are permitted. A recreational vehicle (camper) could be used on an already-built lot for one or more periods totalling 21 days during the year. The maximum width of a dock has been increased from 2 meters to 3 meters. Non-profit organizations, such as the APLG, are permitted to post road side signs, subject to certain conditions.

Temporary shelters must still be completely removed and stored, which led to considerable discussion at public meetings. Some individuals complained about how the fines were issued. A council committee has been created to review the bylaw and rates. The municipal Council appears to have difficulties with this issue.

## WATER ANALYSIS

The graph illustrates the August 2015 water analysis results. While some areas are not as good as others, water quality for swimming is excellent in most cases.

Water transparency readings during the summer indicate clarity to a depth of 6.8m, one of the best in Quebec.

