

BRIEF ON URBAN DEVELOPMENT PLAN  
submitted by the  
**ASSOCIATION DES  
PROPRIÉTAIRES DU LAC  
GAGNON**

TO THE MUNICIPALITY OF DUHAMEL

January 30, 2005

His worship the Mayor,  
Members of the City Council,  
Madam Director General,

During the public consultation on December 18, 2004, the Duhamel municipal council was given an opportunity to ascertain how strongly opposed residents of the village and elsewhere are to some aspects of the draft urban development plan. Residents came in great numbers despite the short notice and date of the consultation.

Briefs submitted were noteworthy for their quality and relevance and, in particular, for their common theme:

**It is important to safeguard the quality of life by protecting the quality of the environment.**

It is in fact the quality of life that they feel is being threatened by some of the points in the draft development plan. Page 31 states that "development and exploitation of the tremendous tourism potential will make it possible to improve the quality of life of the residents" (translation). We do not see how authorization to build inns on the shores of Lac Gagnon will improve the quality of life of its residents.

We should make one point clear. We are not totally against tourism development. In fact, the charter of the Association des propriétaires du lac Gagnon clearly states in its objectives:

Article 1.4 b "Safeguard the quality of life, the quality of the water, an enjoyable environment and acceptable development." (Translation)

Article 1.4 d "Ensure that development in the surrounding area is consistent with the wishes of all owners and with the natural environment they sought when they chose this area." (Translation)

During the consultation, no studies were submitted which clearly indicated there was a lack of lodging in Duhamel and the surrounding area (occupancy rate of current accommodations, number of rooms, etc.). We believe that, before new accommodations are added around the lakes, which would only result in deteriorating the quality of the environment, the existing accommodations should be consolidated and the potential in the village maximized.

There are currently several lodgings in operation in Duhamel and the immediate area:

Auberge Couleurs de France  
Duhamel Chalets et camping  
Chalets du lac Long (Aubry)  
Chalets et camping du lac Simon (Sépaq)  
Camping Poliquin  
Hôtel et Motel Petit poisson blanc  
Auberge la Pineraié  
Pouvoirie Fortier  
Several private cottages rented on Lac Gagnon  
SEPAQ cottages in Papineau-Labelle Park

Other locations, such as the 6-room lodge on the beach on Lac Simon, could be operated in partnership with the SEPAQ. We contacted the owners of some of these establishments, who agreed with us that there is no lack of accommodations in Duhamel. There is simply no demand. They stated they would be prepared to invest if warranted by demand.

Based on the opinions and comments of Lac Gagnon residents and property owners, **we consider the following to be acceptable development activities:**

**No change in current zone RES 33. (zone 2R in the new plan)** No change in the use in the current zone (i.e. single family dwellings only)

In zone RES ho 16: (zone 3R in the new plan)

**1 - No change in the size of this zone.** We do not understand why its surface area was changed, unless the change was specifically requested. If this was the case, the request should have been made public.

**2 – Authorize construction of inns in zone RES ho 16,** as mentioned in the draft development plan. Ensure compliance with the use and number of rooms.

**3 – Authorize bed and breakfast establishments in this area with a maximum of three rooms (not five).**

**4 – Significantly increase the buffer zone** between an inn and the neighbouring residences.

**Prohibit construction of a second row of buildings** until full development of the other lakes in the municipality. Such construction is currently authorized in zone RES ho 16 and on several other private properties.

Lake access:

**Decrease, rather than increase the number of public accesses.** Ideally, **there should only be one public access**, to make it possible to set up a boat washing station and maintain greater control over arrivals and departures (flushing of boat toilets, theft of water craft, etc.). Consider a partnership with the private sector (e.g. at Poliquin's, which is already in zone RES ho 16).

This summarizes the concerns and opinions of the owners and residents of Lac Gagnon to ensure an enjoyable environment and quality of life while providing for sustainable development. We chose Duhamel and Lac Gagnon because of its environment and peacefulness. Otherwise, we would have chosen a place like Mont-Tremblant or St-Sauveur, where tourists have priority over residents. Let's start by drawing visitors to the village by making it even more attractive and by developing ecotourism activities, which would increase the use of current accommodations. The necessary information is already available (Dossier du propriétaire, carried out by Ethnotec Inc., inventory of interesting sites, etc.) Adding more accommodations should be re-examined in five years.

We respectfully submit this brief and ask that it be included in your report.

Thank you.

Richard Chartrand  
President  
Association des propriétaires du lac Gagnon



**Le lac  
Gagnon**

Spring  
2005



**APLG**

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## membership



We would like to thank the 312 APLG members IN 2004. Our objective for the year 2005 is to reach 325 members. **If you have received a membership form along with this issue, it means you had not joined for 2005. Please fill in the enclosed form and return it today.** Your \$10 is an investment, not an expense, and your interest provides added motivation for the Board Members who represent you and continue to defend your interests.

# Attention! Very Important Public Consultation Meeting

**Saturday, April 2, 2005  
at 1:00 pm**

In light of the public consultation held last December 18 concerning the urban development plan's modifications pre-proposal, a second public consultation about the changes brought to the pre-proposal will be held by the municipality.

Despite the brief submitted by the APLG (see reverse) following the public consultation of December 18, 2004, it seems the municipality of Duhamel has not taken our comments into consideration. In the second proposal of the urban development plan, adopted at a special meeting held March 15, 2005, the municipality is creating a new commercial zoning (28R) on the west central side of the lake. This change of zoning would permit the construction of an inn, with a limitless number of rooms and we find this unacceptable. It seems such a request has been submitted to the municipality by the owner of these lots. Furthermore, the existing commercial area (zone 3R) would allow an unlimited number of rooms per inn and would not regulate the buffer zone between two inns. The erection of condo style properties would also be allowed.

If you wish to know more about the urban development plan and bring changes to the matter, **please make it a task and attend the consultation on April 2 at the Duhamel city hall.** Your opinion is most important. It will be your last chance to express yourself before the register is held (where all opponents will be invited to sign). At the publishing of the Remous, we are unaware of the date on which the register will be held.



**Duhamel  
Web Site**

Minutes of the Duhamel council meetings can be viewed on the municipality's Web site:

<http://municipalite.duhamel.qc.ca>

It is an interesting way to stay tuned to municipal administration if you are in the impossibility of attending the council meetings.

## VOTE

It is important to be on the electoral list. Such a request should be made by filling the appropriate form at the municipality. Co-owners should fill a procuration for one voter.