

LOT SIZE BY-LAW

Following the October 4, 2008 public consultation, the Municipal Council of Duhamel has tabled its second version of amendments to a series of by-laws. One such amendment would modify the required minimum size for new lots in Duhamel.

In short, the new standards require that new lots have a minimum width and depth of 80 meters, and a minimum size of 7,000 square meters, except for the village. These standards would be applicable to all new lots, whether on the shoreline or in the second row.

These new standards apply only to lots that have not yet been subdivided and registered in the land registry. Owners of previously subdivided lots can still build on these smaller lots, as long as they meet all the other building requirements. Substantially all of the Lac Gagnon shoreline has already been subdivided, except for about three large lots.

For Lac Gagnon, the new standards therefore mostly affect second row development. The former standards were 60 meters for the width and depth, and a minimum size of 5,000 square meters, for lots within a 300-meter deep strip along the shoreline. For lots outside this strip, the standards were only a minimum width of 45 meters and a minimum size of 2,786 square meters.

The APLG is not objecting to the amendments to the lot size by-law. However we intend to make further representations to ensure better control over future second row development.

A referendum might have to be held on this proposal should there be at least 162 homeowners requesting it, by signing a registry on December 19.

RELEASE OF RESULTS DELAYED

The report on the health of our lake will not be released until the spring of 2009, according to the group in charge of the environment ministry's voluntary lake monitoring program.

More than 700 lakes were involved in this sampling program to determine the health of lakes. The laboratories report the water analysis results as at December 15. Biologists then interpret the results and produce result tables for the whole province. This explains the delay in releasing the results.

Obviously, the results will not necessarily be the most reliable or the most representative of our lake's normal state, given the numerous factors that have disrupted the lake in the past two years: the mini tornado in 2006, logging activities in the vicinity of the lake, heavy rainfalls, unusually high water levels in the spring, overflowing streams, breaking beaver dams, are but some of the factors that should be taken into consideration.

Water clarity results are a first indication of the state of the water. You may have noticed that the water is not as clear and that there are more suspended particles. The dozen or so samples we took this past summer revealed reduced water clarity.

While we leave the interpretation of the results to the experts, we have already concluded that we need to take water samples again in 2009.

We hope to include the report on the health of our lake in our next issue of Remous.

In the province of Quebec, the Outaouais region was the second most affected by cyanobacteria in 2008. Three of the 34 reported cases were in the Papineau RCM.

However, there was no potable water contamination and no public health warnings were issued regarding risky situations.

Merry Christmas



Happy New Year!

LE REMOUS
du
LAC GAGNON

September
2008



APLG

Association des propriétaires
du lac Gagnon

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Membership

At a time when all levels of government are acknowledging and promoting the importance of lake property-owner associations, we are very pleased that we can claim having 375 members.

Thank you for your confidence as we continue to serve you and defend your interest.

HIGH SPEED INTERNET

Two new communication towers have been installed in Duhamel to provide high speed internet service. One tower has been set up behind the library to improve service in the village. Another one has been set up on the tip of Pointe-à-Baptiste at Lac Gagnon. This tower, which will receive its signal from the tower near Lac Doré, should allow *Intelligence Papineau* to provide high speed internet to many residents of Lac Gagnon. The tower is now operational.

Lac Gagnon residents who are interested in such a service should contact the Xittel authorized agent in Lac Simon, Alain Paré, at 819-790-9021. He will then test the signal at each prospective client's property and install the required equipment.

Another tower might be set up at a yet-to-be-determined location to service the northern part of Lac Gagnon. This project still has to be approved and will likely not to be in place before next summer.

Clients must sign a one year contract and pay a \$200 installation fee, which includes installation of the antenna, the cable leading to the house and the computer connection.. Monthly fees are \$42.95 for a maximum transfer rate of 30 GB per month, which is quite sufficient for normal use.

Xittel will offer to sell you a wired router for \$60 at the time of the installation. For the same price you can get a much better router at any computer store.

THE OUTAOUAIS WORKS TOGETHER

On November 21, the *Conférence régionale des élus de l'Outaouais* (CRÉO) held its first forum on protecting the lakes and waterways on its territory. More than 120 participants, including six from Duhamel, were present.

Key issues discussed:

- Health of lakes
- Battle against cyanobacteria
- Septic system management
- Shoreline protection
- Development vs. waterway capacity
- Impact of forestry and agriculture
- Road network planning

The various workshops held during this meeting focused on actions and commitments from the various RCM to achieve the targeted results. The project will result in a regional action plan with specific by-laws for each region.

We believe that CRÉO is the best representative to promote concerted efforts and make recommendations to the Quebec government. Its mandate also includes assessing local and regional organizations that are financed by the Quebec government.

An initial 28-page publication, that serves as a reference guide for citizens in the Outaouais region has been published : [Bleu Outaouais](#).

The paper version will be distributed in the spring of 2009 and we encourage you to access the electronic version from our Website on the *Documents* page

SEPTIC PUMPING

The Municipality of Duhamel met with the lake property owners associations about its project to take over septic pumping.

In the past two years, the Municipality has been trying to make residents aware of this issue. It began by hiring two students in 2007 to contact owners and confirm the location of septic systems. This year, the Municipality hired Corine Dubois to inspect and keep a record of installations to ensure they are up to code.

At this time, the Municipality is assessing the feasibility and cost of handling the pumping of septic systems throughout its territory. Its objective is to ensure that septic systems are operational and pumped on schedule, that is every two years for permanent residents and every four years for seasonal residents.

The initiative requires finding a subcontractor who meets project specifications, at a competitive price, and requires that we all cooperate.

We understand that 15% of septic systems are not up to code, are obsolete or have been in place for too long and, in some cases, there is not even a septic system! These cases are not part of the pumping program and will require on-going municipal involvement.

We will continue to monitor this situation closely and hope that measures will be taken to resolve the problem cases.