

DRAFT MINUTES
ANNUAL GENERAL MEETING
SUNDAY, JULY 19, 2015
J.A. PERKINS COMMUNITY CENTRE
17 DU MANOIR ROAD
VAL-DES-MONTS, QC



Registration: 9:30 a.m.

Executive Committee Members in Attendance:

Jens Urban (President), Constance Hudak (Vice-President), David Hodgkin (Treasurer), Claire Trépanier (Secretary) and Tony Bernard (Director)

Board Members in Attendance:

Claude Bergeron, Stephan Bergevin, André Cossette, Clayton Devine, Luc Fournier, Chris Hemmingway, Richard Legault, Laurent Roy, John Smart, Don Stanley, and Suzanne Williamson

Board Members' Regrets:

Shane Livingstone and Richard Murphy,

Guest:

Jacques Laurin, Mayor, Municipality of Val-des-Monts

The attendance sheet had 55 signatures. Not everyone signed the attendance sheet, approximately 85 persons participated.

For ease of reference the Minutes are presented in Agenda order.

The President called the meeting to order at 9:45 a.m. and welcomed all participants to the Annual General Meeting of the Association.

1.0 APPROVAL OF THE AGENDA

a) The following item was added to the agenda:

7.1 Forestry Lauzon

- MOVED BY:** *Claude Bergeron*
SECONDED BY: *Monique Oaks*

THAT the Agenda be approved as amended.

UNANIMOUSLY CARRIED

2.0 APPROVAL OF THE JULY 20, 2014 ANNUAL GENERAL MEETING MINUTES

Q. 1 Irma Bigras questioned the reference to D&R Construction (Hall Brothers) and access to Bataille Lake via property they own at the beach.

Constance Hudak replied that this issue should be dealt with later under point 7:1

Claude Bergeron (Councillor) explained that the Hall Brothers own a 5-6 m wide strip on the edge of the beach. The Municipality will not authorize the construction of a dock nor a boat launch because there is no building on the lot. And the lot is too small to be eligible for a building. However it does serve as an access point (pedestrian, kayak etc.) for owners of back lots which the Brothers are developing.

Constance Hudak indicated that the use of the Bataille beach boat launch is restricted to property owners on Bataille, Rhéaume and a small number of grandfathered persons from Barnes.

- ❑ **MOVED BY: *Richard Legault***
SECONDED BY: *Luc Fournier*

THAT the July 20, 2014 Annual General Meeting Minutes be approved as presented.

UNANIMOUSLY CARRIED

3.0 PRESIDENT'S REPORT AND RECOMMENDATIONS

Jens thanked all those in attendance for their support over the past 12 months. He gave a brief overview of the many activities undertaken by the PSLL Association e.g. water testing, fish stocking and social activities. Other points would be covered during the agenda discussion.

He stressed that the main mission of PSLL is the protection of the environment and quality of life. Its success on many fronts is likely why we were able to grow our membership to 316 in 2014.

Jens indicated that he would not stand for President going forward because of work pressure and responsibility. Instead he hopes to assume the role of Secretary and be active in the association that way.

Jens also took the opportunity to thank Mayor Jacques Laurin and Councillor Claude Bergeron for their professionalism and great cooperation. He also thanked Don and Jackie Stanley for their catering help as well as Claire Trepanier as Secretary since she will be leaving PSLL.

4.0 TREASURER'S REPORT

4.1 2014 Financial Statements

David Hodgkin briefly reviewed the *2014 Financial Statement* and asked if there were any questions.

Q.1 Odette Surch asked that the Board consider increasing the grant to support the fireworks..

Constance Hudak indicated that this would be raised with the new Board.

Q.2 Robert McRae asked whether the road grants were for roads owned by PSLL or others.

Constance Hudak referenced the map in the newsletter and indicated that virtually all the 40 odd roads within the Domaine were owned by PSLL except for Chêne-Rouge, Blackburn, Bataille which are municipal and Harfang des Neiges which is still in the hands of the developer. PSLL pays taxes and insurance on its roads and supports their maintenance through the grant program.

❑ **MOVED BY: *Richard Legault***
SECONDED BY: *Joan Piper*

THAT the Association's *Revenues and Expenditures for 2014* be approved as presented to paid members via the *Newsletter* and previously recommended by the Board of Directors.

UNANIMOUSLY CARRIED

4.2 Projected 2015 Budget

David Hodgkin briefly presented the *Projected 2015 Budget*.

❑ **MOVED BY: *Tony Bernard***
SECONDED BY: *John Smart*

THAT the Association's *Projected 2015 Budget* be approved as amended.

UNANIMOUSLY CARRIED

5.0 REPORTS FROM THE BOARD COMMITTEES

5.1 Communications

Constance Hudak thanked the new publication team for the *Newsletter*, Cynthia Hamady (new Editor in chief), Rick and Therese Murphy, Claire Trepanier for their excellent work. Odette Surch was also thanked for hosting the "stuffing" i.e. mailing party

Constance mentioned that printing and mailing costs for the newsletter are now very high and that easily \$2000 could be saved if the newsletter could be distributed by e-mail. She encouraged members to indicate on their membership form that going forward they would select the e-mail version and to ensure that we have their correct e-mail.

One member suggested that we automatically send the newsletter to all electronically and that those who wish the hard copy identify themselves. Constance advised that our e-mail list is incomplete and that many residents at the lake still do not have and will not have e-mail access and that we would lose membership.

5.2 Property Holdings and Issues

5.2.1 ROW

Tony Bernard reported two cases, one on Tangara Road and another on Mallards Road. (SEE Appendix 1)

5.3 Environment

Chris Hemmingway (*co-chair*) reported as follows:

The water quality test results are available on the web site. The results this year were very good again with only a few areas (Bataille beach) where results were higher than the norm. Testing took place in August 2014 (e-coli) and in April 2015 (phosphorus).

Tree distribution this year was handled exclusively by the FLVDM and will continue this way for the future.

The lakes were stocked with rainbow trout in the fall of 2014.

Chris thanked all the lake volunteers and specifically Doug Holden (*co-chair*) for his help.

Q.1 Can someone advise on the appearance of a new aquatic plants or algae in lakes Bataille and Rheume?

Claude Bergeron (*councillor*) indicated that this was probably eurasian watermilfoil and that some work done by ABV des 7 (*Agency of 7 Watersheds*) seems to work - take burlap and large sheets and lay it down over the site and it will stop growing. We will post information on the web site.

Q.2 E-coli results are higher this year at Bataille beach - why?

Chris Hemmingway said this would be monitored for next year - also there is considerable run off there and rain and natural /animal e-coli is likely the cause. The results are still well within norm and the water is safe.

Q.3 What can be done to discourage Canada Geese?

There is some information on the FLVDM web site. Richard Legault also reported that there are eagles nesting and that they may solve the problem.

Doug Holden mentioned that owners on Lake des Épinettes will proceed with a detailed analysis of their lake water so as to establish a base line and be able to monitor any possible effects caused by logging activity and drainage.

Constance Hudak suggested that this might be covered by the Association - to be discussed by the new Board.

Another owner suggested that we have a baseline for all lakes where there is activity and another suggested that Lauzon be billed.

5.4 Membership

David Hodgkin (chair) reported that as of the AGM, 155 members had signed up.

He explained the various steps taken to collect membership:

- reminder letter end August
- door hanger reminder in September
- visit by lake representative
- owners to speak to their neighbours and to see David H for a list of non-members

5.5 Recreation and Social Activities

Clayton Devine (chair) highlighted the past and future activities:

- The curling bonspiel was also a big success and will be repeated next year.
- The sugar bush outing attracted many members and was also a big success.
- The golf tournament on July 11 was held at Tecumseh Golf Course and was successful as well.
- The annual regatta will be held August 1st; tickets for the roast are for sale immediately.
- The corn roast will take place August 29 at no cost; all members are invited.

The golf tournament for 2016 will be held in September to avoid the heat.

6.0 ELECTION OF THE BOARD OF DIRECTORS

a) Odette Surch chaired the election.

- *Constance Hudak* was nominated as *President* by **Claire Trépanier** and **Richard Legault** for a two (2) year term.

- *Carine Karkour* was nominated as *Vice-President* by **Richard Legault** and **André Cossette** for a one (1) year term.
- *Jens Urban* was nominated as *Secretary* by **André Cossette** and **Monique Oaks** for a two (2) year term.
- *Luc Fournier* was nominated as *Bataille Lake Representative* by **Claude Bergeron** and **Irma Brochu** for a two (2) year term.
- *John Smart* was nominated as *Bataille Lake Representative* by **Stephan Bergevin** and **Constance Hudak** for a two (2) year term.
- *Elaine Carisse* was nominated as *Bataille Lake Representative* by **Luc Fournier** and **Stephan Bergevin** for a two (2) year term.
- *Tony Bernard* was nominated as *Rhéaume Lake Representative* by **Monique Oaks** and **Jacqueline Toupin** for a two (2) year term.
- *Richard Legault* was nominated as *Rhéaume Lake Representative* by **John Piper** and **André Cossette** for a two (2) year term
- *Don Stanley* was nominated as *Barnes Lake Representative* by **André Séguin** and **Luc Fournier** for a two (2) year term
- *William Voller* was nominated as *Maskinongé Lake Representative* by **Claude Bergeron** and **Clayton Devine** for a two (2) year term.
- *Paul Chedor* was nominated as *Corrigan Lake Representative* by **Constance Hudak** and **Claude Bergeron** for a two (2) year term.

All the aforementioned candidates were elected by ACCLAMATION.

- *John Pertus* was nominated as *Rhéaume Lake Representative* by **Richard Legault** and **André Cossette** for a two (2) year term
- *Stephan Bergevin* was nominated as *Rhéaume Lake Representative* by **Constance Hudak** and **Jens Urban** for a two (2) year term.

A vote by show of hands took place. Results 23 votes / 12 votes

- *Stephan Bergevin* was elected as *Rhéaume Lake Representative*.

b) Chevreuil Lake remains without representation.

Special thanks to the outgoing board members, Richard Murphy, Claude Bergeron and Claire Trépanier for their dedicated work.

7.0 OTHER BUSINESS

The President welcomed the municipal councillor and Mayor and indicated that both would be available for questions.

7.1 Forestry Lauzon

Summary

Constance Hudak briefly summarized events and interventions taken by PSLL to date and that our membership still has serious concerns:

- The Municipality of VDM issued a permit to Forestry Lauzon to allow it to log on its private lands which surrounds the PSLL Domaine. (SEE map Appendix 2)
- Logging is taking place with selective cutting (25-30 % of hardwood only) and will last for 3 months, June to end August. No 20 m buffer zone is legally required - this was incorrectly advised to us by the Mayor. Nonetheless Lauzon has said that it will voluntarily maintain a 20 m buffer zone near private buildings.
- PSLL was advised on June 4 and this information was sent to the membership.
- Two information sessions were held, June 14 at Barnes Lake and June 16 at the VDM Municipal Hall.
- PSLL reacted immediately:
 - o Correspondences was sent to the Mayor, Councillor for district 3 and to municipal officials in which specific questions were asked.
 - o A formal request has been made to the Federal Department of the Environment concerning the impact upon migratory birds.
- Following further research and the receipt of information from the Municipality, PSLL was advised that all logging activity is taking place legally, with all required permits and that no environmental laws were breached. This notwithstanding, PSLL still has concerns:
 - o Impact on our lakes of pond drainage and wetlands
 - o Speed of logging trucks
 - o Use of PSLL private roads
 - o Respect of the buffer zone close to private buildings (not roads)
- PSLL recognizes that Lauzon has legal access to its land and that if this is denied by us via our private roads we may be sued, and more importantly Lauzon will simply access its land via the municipal roads and make a bigger mess. So PSLL is willing to grant access but this needs to be done properly between the Association as owner of the roads and Lauzon, and not between Lauzon and local property owners. Following informal discussions which have taken place between residents of Lake Corrigan and the foreman of Lauzon, a communication written by Constance Hudak was sent to Mr. St-Julien of Forestry Lauzon asking that they deal with PSLL Association in the future.
- The members of the Board have given their approval for the use of Corrigan Road by Forestry Lauzon. But this needs to be formalized directly with Lauzon. The Mayor has offered to assist in this regard.

Mayor Jacques Laurin responded to the many points as follows:

- Lauzon's activity is completely legal and is on land that it owns. Access was planned and approved.
- Lauzon has agreed to maintain a 20 m buffer zone near residential buildings.
- Drainage of ponds created by beaver dams is permitted and permits are issued by the MRC des Collines.
- Clear-cutting is prohibited. The logging will terminate at the end of August 2015.
- The adoption of a 20m buffer zone as part of the municipality's regulations will be studied.

- Development plans prepared by the MRC des Collines will be presented to VDM residents at a public consultation on September 29 and then submitted to various provincial authorities for approval
- The CFO (Outaouais Forestry Council) approved Lauzon's logging plan and the selection of trees for the cut was done by a private firm.
- VDM requires that a lot has 250 ft. lake front, a building at 45 ft. from the shoreline and tree cutting is prohibited within 5 m. from the shoreline.
- VDM rules that back lots' lake access points are 5 meters wide and that boat launches are 45 meters wide. Docks can be built only if a building exists on an approved lot.
- Lauzon bought its lands from McLaren. The Hall Brothers bought from G. Audet. The latter have web sites to advertise lots for sale.
- In the course of negotiations with the Province and Lauzon about zoning changes to land in the north of VDM, it became clear that some land bordering Lakes des Épinettes and Louise (Sucker) were implicated. The Mayor will send a map to PSLL to identify this.
- The Mayor confirmed that he will follow up with the MRC des Collines about our concerns re: drainage of ponds and wetlands.
- The Mayor reported that an officer from Environment Canada had come to visit Lauzon's logging sites concerning the protection of Migratory birds and that "they had passed everything."

Constance Hudak thanked the Mayor and our Councillor for their continued help on this but stressed that what has occurred with Lauzon is in the past and has served as a learning experience. PSLL and the Municipality must now focus on the future. Specifically PSLL requested that the Municipality of VDM focus on developing a plan and vision for the future so that not all actions would be solely reactive. Since VDM's economy is tied heavily to tourism and the environment what steps will it take to protect its virgin land, its lakes, rivers and wetlands? What new standards will be established in terms of lot size and lake frontage so that the capacity of lakes in terms of density will be respected? Various studies conducted by COBALI address these concerns and we have seen little proactive action. Everything continues to be reactive - after the fact.

The Mayor answered by saying that he has taken note and will follow up.

Various questions and comments were made from the audience as follows:

It was suggested that the Municipality do the following:

- to apply a **freeze** on all new residential development for lake front land until new standards are developed for lot size, waterfront, wetland protection etc.
- to look at what other Municipalities have done, i.e. L'Ange-Gardien for Lac Donaldson - lot size of a minimum of 3 acres
- to follow up on COBALI recommendations
- to hold public **consultation** and ensure involvement by the community in the development of long terms plans
- to inspect the **F3 site** where it appears that clear cutting took place beyond what was required for the truck staging area
- to check with the MRC des Collines as to whether any onsite assessment is done before a permit to drain **wetland** and **ponds** is given - if not how can we be assured that there is no abuse.

There being no further business, the Annual General Meeting was adjourned at 12:25 p.m.

- ❑ **MOVED BY:** *Laurent Roy*
SECONDED BY: *Richard Legault*

THAT the meeting be adjourned.

UNANIMOUSLY APPROVED

Respectfully submitted,

Claire Trépanier, Secretary

Jens Urban, President

Translation done by Constance Hudak

Association PSLL, Property Holdings & Issues Committee

Report to the AGM July 19, 2015

Right Of Way (ROW)

The association owns a number of roads, not all of which are developed. The conditions and policies established, relative to these roads, are published on the website

Currently there are two ongoing issues:

1. On Chemin Tangara two property owners have been storing trailers and wood on the association's ROW. Both owners have been spoken to and have agreed to remove the items from the ROW. It is expected that this will be resolved this summer.
2. On Chemin Malards, the association ROW runs from an entrance from Chemin Blackburn in an arc and exits on Chemin Blackburn. One end of the ROW has never been developed as a road and is essentially bush.

This ROW is situated between two properties owned by the same person and they have formally applied to purchase the ROW from the limits of their property to Blackburn.

The association has requested the applicant to have a survey done to establish the exact limits of their properties and the association's ROW.

Once the survey is registered then adjacent property owners will be consulted. No sale will be considered if it adversely affects access to other property.

A value will be established by the association and a potential sale negotiated with the applicant once the Property Holdings & Issues Committee and the Board of Directors have given approval to proceed.

Tony Bernard

Chair, Association PSLL, Property Holdings & Issues Committee

APPENDIX 2

DEMANDE D'AUTORISATION D'ABATTAGE D'ARBRES

Client: Lauzon foresterie (Fiducie)
Secteur : Bloc 155
Traitement: Coupe partielle

Superficie: 891,7 ha
Feuillet: 31 G12 NE
Date: 27 mai 2015

