



ASSOCIATION
DES
PROPRIÉTAIRES
DU
LAC GAGNON

Chemin du Lac Gagnon Ouest, Duhamel, Québec J0V 1E0

Le Remous du Lac Gagnon Special Edition

Urban Plan after the 3rd public consultation

First, some news about the third public consultation held in Duhamel, on September 17, at 9:00 a.m. The purpose of the meeting was to make the plan, zoning bylaws and minor exceptions consistent with the MRC development plan.

The requests tabled were not a problem for those in attendance. For people representing the Lac Gagnon area, the main concern was zoning and five-bedroom B&Bs.

At Lac Gagnon, there are two zone classifications. **Zone 2R** includes land on the shores of Lac Gagnon and the Petite Nation river between the lake and Duhamel and **Zone 3R**, which is commercial, is located towards the south of the lake, and includes Poliquin camp ground and Domaine Aubry. This zone was extended by one lot with a width of 190 feet on the lake and 210 feet on the North-West road. This zone

allows construction of one inn with a maximum of 20 rooms. Motels are not permitted, and the rental of motorized craft and personal water craft is strictly prohibited.

In zones 2R and 3R the following are permitted: stand-alone single family dwellings with an apartment in the basement or a room for rent. In Duhamel, five-bedroom B&Bs are now permitted (formerly three bedrooms). We were successful in having one restriction adopted: on the waterfront, B&Bs must be at least one kilometre apart.

We were successful on a number of fronts when you consider the first plan tabled last December which expanded the commercial zone and allowed B&Bs without restrictions. Nevertheless, the new plan is not totally satisfactory. It was adopted on September 17 at a special meeting of the Municipal council.

If you wish to dispute the plan, you can sign a special register on October 15 between 9:00 a.m. and 7:00 p.m. at the Duhamel town hall. In order for the plan to be subject to a referendum, 169 signatures are needed, failing which it will be adopted.

The new plan will be posted by the municipality until October 15 and explanatory documentation is available as well.

The new development plan proved to be an arduous task and monopolized the time and effort of several associations and taxpayers.

Thank you for your support, the final decision is up to you.

Elections

Several of the associations in the region worked together to bring new blood to the Municipal council. A small committee looked for potential candidates on the basis of criteria such as: sense of community, availability, listening, ability to promote projects and appropriate resources to ensure efficient municipal management.

The committee approached all of the associations in the area, i.e. property owners' associations of Lac Gagnon, Lac Simon, Petit Lac Preston, Lac Doré, Lac Chevreuil, Lac Iroquois, etc. as well as residents of the village to find candidates from all parts of the municipality. Their efforts to ensure a representative council resulted in a slate of candidates that includes five candidates from Lac Gagnon, one from Lac Simon and one from the village.

The team members share common priorities and values. They intend to serve the entire community and meet the needs of both villagers and cottage owners.

The team registered with the elections chairperson, Claire Diné, during the week of September 5.

Mayor: Richard Chartrand

Councillors: Sylvie Tremblay, Gaétan Bruneau, André Chapdelaine, Denis Houle, Guy Lalonde, Léonce Lessard

Cottage owners are only entitled to one vote per cottage, so it is very important that you make the effort to vote! Every vote counts if we want to bring about change! You should remember that municipal elections throughout the province of Québec are on the same day.

We look forward to seeing you on October 30 or November 6.

The Board of Directors of the APLG supports this team and believes the time has come to elect a Municipal council that is composed of the best managers and that will put greater emphasis on the taxpayers' concerns.

In the September 11 issue of *La Petite Nation*, journalist Yan Proulx devoted one half of page 2 to this story in an article entitled Une équipe convoite les postes du Conseil municipal de Duhamel and launched the slogan Chartrand pour Duhamel!

If you are not already registered to vote, you should send an SMR 9.2 registration form or, if you are a property owner, form SMR 9.1. The forms are available from the Municipality. The election chairperson should be mailing the electoral list shortly so you can confirm if you are on the list for the next elections.

The electoral list review is from October 15 to October 25. It comes into effect on October 28, after which time, no changes may be made.

Advance polling is on October 30,

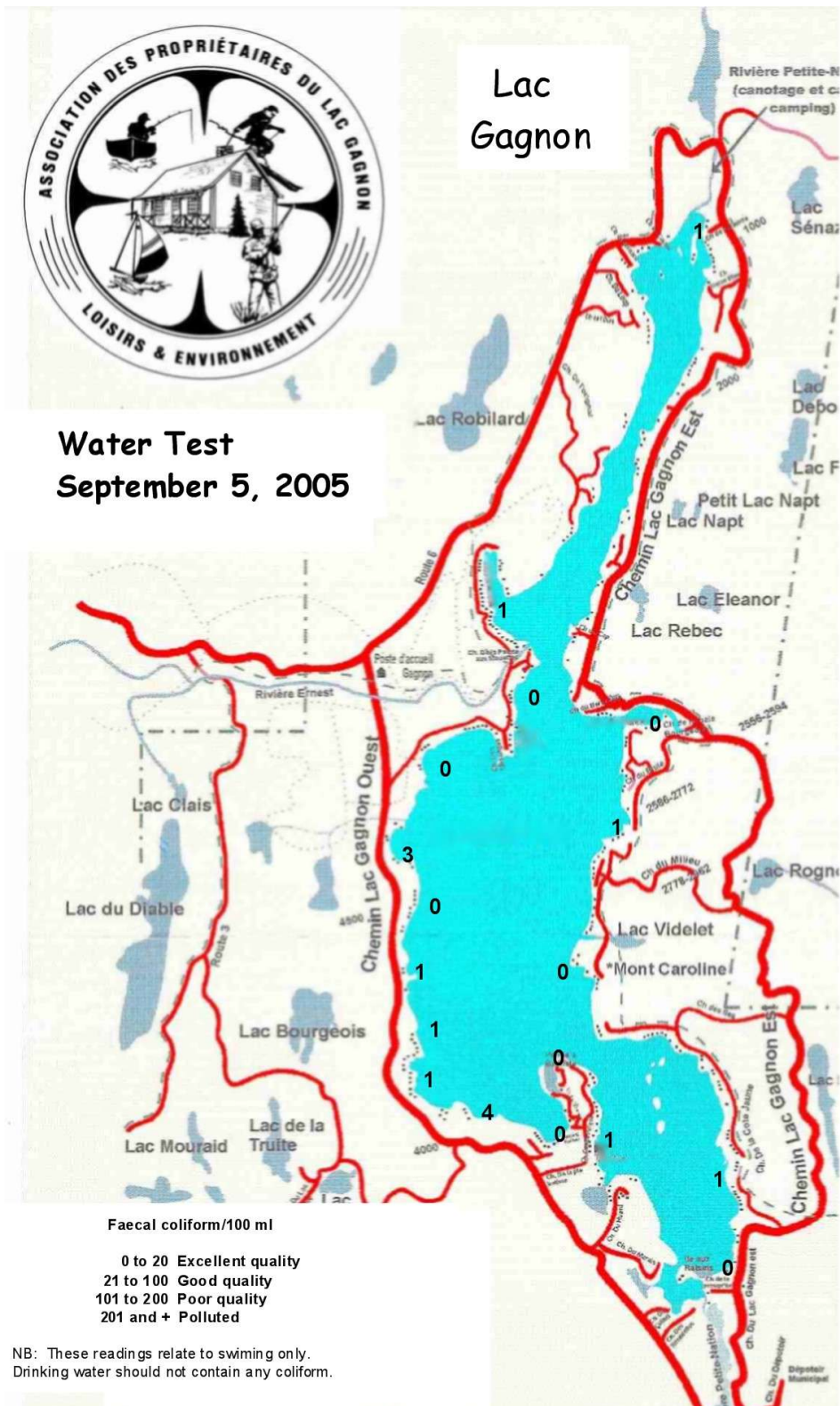
from noon to 8:00 p.m.

Elections are on November 6

from 10:00 a.m. to 8:00 p.m.

IT'S IMPORTANT TO VOTE!

Results of Water test



Distribution of 'Le Remous'

To speed up communication and reduce costs while protecting the environment, we are considering sending our releases by e-mail to those who are open to this idea, starting next year.

Our mailing list includes about 170 e-mail addresses, of which more than half have already been confirmed. All those able to do so are encouraged to send us their e-mail address and inform us whether they accept that we discontinue sending them the Remous du lac Gagnon by regular mail. You can provide us with more than one e-mail address if this is your preference (ex: home, workplace, other family members...) Send us an e-mail to info@aplg.ca. Your e-mail address will be kept confidential. Whatever your choice regarding mailing by regular mail we will send an e-mail to all members as soon as a Remous is available. We would show you how to get the electronic version of the Remous directly. We would nonetheless wish to reduce the number of Remous sent by regular mail.

We would also appreciate it if you could advise us should you move or sell your cottage, or if you change your e-mail address. Thank you in advance for your cooperation.

Annual APLG Picnic and Volleyball Tournament

On Saturday, September 3, 2005, the APLG held its annual picnic: "Beer and Sausage" preceded by a family volleyball tournament. Despite the morning's ominous skies, the weather turned out to be pleasant and more than 100 people came out and enjoyed themselves. The sauerkraut and sausage were excellent, thanks to the dedication of Pascal and Billy, whom we sincerely thank. Although only three teams participated in the volleyball tournament in the morning, there was no lack of enthusiasm! Many thanks to Leonce who organized the tournament and to all the volunteers who made the day such a success!