

Town of Baie d'Urfé

Fall Newsletter September 2008

2nd Citizens' Consultation regarding building size to be held on October 16th

Since the demerger, the number one concern expressed by residents has been regarding the large size of the new houses going up in Baie d'Urfé and the effect that they are having on the landscape, community and lifestyle in Town. The concern is not a new one; it is one that has been expressed before. This issue was identified in the Baie d'Urfé Planning Program of 1989 and is again part of the 2008 Planning Program.

Specifically, the 2008 Baie d'Urfé Planning Program states the following:

"Baie d'Urfé Planning Bylaws already include high standards with regard to building size, shape and materials. They also include provisions regarding the planning and use of open space and the preservation of trees.

However, a number of large houses built recently contrast very sharply with the smaller houses which still form most of Baie d'Urfé's residential landscape. With the significant and continuing increases in land values, there is considerable motivation for individuals to buy a smaller house in order to demolish it and use the lot for a much larger house, without any regard for the character of the street as a whole.

These new houses, as well as enlargements of existing houses, are often designed so as to appear larger and more imposing than the surrounding houses, reducing garden area and vegetation, and contributing to the urbanization of the neighborhood.

The tendency towards only large houses also affects the sustainability of the community, as the ratio of housing suitable for young families and seniors diminishes. The increase in house size is often accompanied by increased paving of driveways, patios, pool areas, etc. This adds to the load on the Town's storm drainage system and further reduces garden space and vegetation.

One of the main objectives of the Town of Baie d'Urfé with respect to housing, arising from this Planning Program exercise, is to control the increase in the average house size and encourage sustainable development through the municipal zoning bylaws."

cont..

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Hours of operation
Monday to Thursday
8 AM to 4:30 PM
Friday: 8 AM to 1 PM

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This concern is not unique to our citizens. Councils throughout Canada and the United States are preoccupied with this same issue and are in the process of developing legislation to restrict house sizes via differing measures appropriate to their specific landscape and community objectives.

Council has heard your concerns and at the Public Consultation Meeting of August 14th, Councillors Chuck Colomb and Janet Ryan presented draft by-law 875-73 and Council's proposed measures affecting the size, design and landscaping of future house construction in Baie d'Urfé. Had these proposed changes been in place in 2008, about 5 to 6% of the current houses in Baie d'Urfé would have been non-conforming (with those on lot sizes under 15 070 sq. ft. seeing no effect at all). It is important to note that all current non-conforming houses are grandfathered and that they would have the right to be rebuilt following a disaster in any place on the lot and in any design as long as the non-conformity was not increased.

About 50 people attended the Public Consultation Meeting and gave Council some initial feedback — some in favor and others not.

Copies of the proposed by-law and of the handout that provides the highlights of the proposed by-law changes as compared to the existing building parameters are available at the Town Hall in English and in French. These documents are also posted on our website. Please familiarize yourself with the proposed by-law and feel free to ask questions to ensure that you have a good understanding of what is being proposed.

Draft by-law 875-73 is not set in stone. What is being proposed is the result of two years of work by Council and our Planning Committee. It is important that we get your feedback. We need to know if our proposals have addressed your concerns correctly ... are we on the right track ... did we go too far or not far enough, and if so, in what area?

We welcome your comments and look forward to hearing from you and seeing you on **October 16th at the Red Barn at 7:30 p.m.** where we will go over the draft by-law again and then Council will listen to your remarks. Following that, Council will deliberate and decide whether the draft by-law should be altered, dropped or adopted as presented.

This is a very important piece of legislation that will define the future vision for Baie d'Urfé ... the decisions made with this legislation will impact on the type of Town and community we will have in the future. **YOU NEED TO BE PART OF THE DEBATE.**

Mayor Maria Tutino



Baie d'Urfé Seniors

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Provincial Tax Credit

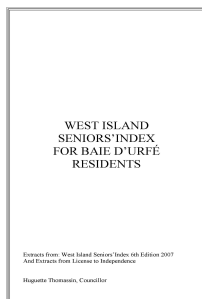
Tuesday, September 30 -1:30 pm - Red Barn

Councillor Huguette Thomassin has made arrangements for Me Jill Eusanio, attorney and Certified Senior Advisor, to speak on *Tax credits for home support services for seniors*.

New legislation has come into effect in July of this year that all seniors should be aware of. Seniors may be entitled to a refundable tax credit for expenses related to home support services. The tax credit is equal to 30% of certain eligible expenses. The tax credit yearly maximum is \$4 680 for eligible seniors and \$6 480 for dependent seniors.

Come to the meeting and find out what this means for you.

West Island Seniors Index



Copies are available at the Town Hall or can be downloaded from www.baie-durfe.qc.ca. This index offers a list of many of the services available to seniors in the West Island.

DRIVEWAY ENTRANCE CLEARING FOR SENIORS



The Town of Baie d'Urfé offers a snow service for residents 65 years and over to clear the bottom of the driveway after the town plough has passed. This service is offered for \$60; it is free for seniors who receive the federal income supplement and for the handicapped (proof of handicapped status required). For further information, please phone the Town Hall at 514 457-5324.

Please note that the Town Hall is closed for Thanksgiving on Monday, October 13th. For municipal emergencies, you can phone 514 630-1234.

Municipal

Public Meetings

Tuesday, September 30

Provincial Tax Credit
for Seniors

1:30 PM - Red Barn

Tuesday, October 14

Public Council Meeting

7:30 PM

Thursday, October 16

Consultation regarding
building size at the Red Barn

7:30 PM

Tuesday, November 11

Public Council Meeting

7:30 PM

Tuesday, December 9

Public Council Meeting

7:30 PM

DRAINAGE PROGRAM



Residents are reminded that the drainage system belongs to the Town and that no modifications to this system may be made without permission of the Town. This means you cannot raise, fill, pipe or modify in any way the ditch or pipe which may be located on your property or the town-owned land adjacent to the street.

Our drainage study is now complete and we have an updated drainage plan for our town. We have identified the following projects for this year: Willowdale, Westchester, Sunny Acres, Maughan, St-Andrews and the northwest part of the industrial sector.

These projects total approximately \$300,000. of which 80% is covered by a grant from the federal and provincial government. This is the first of a multi-phased project which will continue over several years.

FOR RESPONSIBLE PET OWNERS



In order to keep our information updated, we would like to remind you to register your new dogs or to take their name off the list if they no longer live with you.

Help us keep our town clean; please don't forget to poop & scoop!

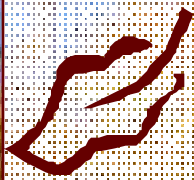


WINTER PARKING RESTRICTIONS



Residents are reminded that it is prohibited to park on the streets for six hours after a snowfall of 2.5 cm or more.

In order to ensure efficient snow removal operations, we will be obliged to issue tickets to residents who do not comply with the by-law.

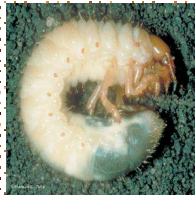


On Mondays, October 27, November 10, 17 & 24 Special Grass & Leaf Pickup

Grass and leaves must be placed by the roadside before 8 AM in large plastic bags preferably orange or clear recyclable bags. All leaves and grass clippings collected on those four dates will be taken to Quinn's Farm for composting.



WHITE GRUBS



Pick up your pamphlet on short and long term eco-steps for battling white grubs at the Town Hall or download it from our website at www.baie-durfe.qc.ca.

Please note that McGill University's Urban Nature Information Service is back to assist residents with any questions regarding wildlife and horticultural problems. This free service is available at 514 398-7882. You can also visit their website at: <http://unis.mcgill.ca>



BRANCH PICKUP

Also, the garbage contractor will pick up free branches and shrubs less than 8 centimeters (3.15 inches) in diameter as long as they are put in disposable containers or tied in bundles not exceeding 1.2 meters (3.94 feet) in length, on garbage days at any time of the year.

This service is provided to citizens who have pruned their trees and placed the branches on the roadside for the town to gather and shred.

**Please note that this year,
the branch pickup service
ends October 24th.**

The town's branch pickup service does NOT include the removal of trees cut or pruned by a contractor. The contractor must remove the branches in addition to the tree.

White Road Policy

Last winter, the Town implemented a new white road policy and you may have noticed that the Town's secondary streets had more snow accumulation than in the past.

The objective of this policy was to reduce the amount of road salt used after a snow fall in order to protect the environment and the results showed the expected reduction in quantities of salt.

We remind all citizens to drive carefully on the snow covered roads in town during the winter.

Tuesdays—Regular garbage collection

Residents are asked to place their garbage by the roadside before 7 AM on collection day or after 8 PM the night before. Our by-law prohibits taking your garbage to the street earlier and fines may be issued if this regulation is not respected.



Special pickups on Mondays only.

If you need to dispose of items that are not accepted with regular garbage, you may request a special pickup for a fee by phoning Town Hall at 514 457-5324 before Friday 1 PM. Pickups are on Mondays only.

Environment

New recycling bins

We will be switching to a new recycling system once our current contract expires at the end of March 2009, in the hope of making it easier for residents to recycle and increasing the amount of material recycled. You will no longer have to separate your recyclable material by paper, plastic, etc. Everything goes into one large-capacity container and will be sorted at its destination.

Our “blue boxes” will be replaced by wheeled bins of varying sizes. The bins will be lifted and emptied directly by the contractor’s truck, which will not be equipped to empty blue boxes. As a result, recyclable material placed in blue boxes will no longer be picked up after next March.

The bins come in three different sizes, with capacities of 120, 240 and 360 litres. Note that the capacity of the existing blue boxes is 64 litres, so that the wheeled bins are approximately the size of 2, 4 and 6 blue boxes respectively. Indoor storage is recommended for the 120-litre size. Single-family home residents will be asked to choose the bin which suits their needs. A card for this purpose will be sent to each home in late October or early November, which should be completed and returned to the Town. The new bins will be delivered to all single-family home residents shortly before the transition date.

A sample of each size of wheeled bin can be seen at the Public Works Building at 300 Surrey on Sunday, September 21, Tuesday, September 23 and Wednesday, September 24 between 9 and 4:30 PM. The bin supplier has not yet been determined, so the final product may not be exactly the same as these samples. You will however get a good idea of the size and shape to expect. The dimensions of the sample bins are:



Capacity	Height	Width	Depth
Litres (gal)	cm (in)	cm (in)	cm (in)
360 (95)	115 (45)	73 (29)	86 (34)
240 (65)	103 (41)	68 (27)	71 (28)
120 (35)	99 (39)	54 (21)	58 (23)

Recycling pickup every Friday

Until the contract expires, recycling pickup remains every Friday. Please place your blue box by the roadside before 8 a.m. For more information on recyclables, you can obtain a list at Town Hall or on our website at www.baie-durfe.qc.ca.

HAZARDOUS WASTE COLLECTIONS

Cities, boroughs & addresses of sites	SEPT.	OCT.
Baie d'Urfé - Municipal yard, 300 Surrey	Sun.— 21	
Ile Bizard—Sainte-Genève Social & Cultural Centre, 490 De l'église, Î.B.		Sat. — 18
Pointe-Claire Fire station, 401 St-Jean		Fri. — 10 Sat.— 11
Sainte-Anne-de-Bellevue Parking at the corner of Garden City, Demers and des Anciens-Combattants		Sat. — 4

A complete list is available at Town Hall and on line at www.baie-durfe.qc.ca

Schedule : Friday: Noon to 8 PM—Saturday & Sunday 9 AM to 5 PM.

ACCEPTED HHW

- Pesticides
- Chlorine for swimming pools and other oxidants
- Adhesive products, epoxy & dies
- Expired drug products
- Aerosol products
- Propane cylinders
- Leftover latex or alkyd paint
- Used motor oils
- AAA to D alkaline batteries
- Used rechargeable batteries: Ni-Cd, Ni-MH, Li-ion or Pb
- Automotive batteries
- Cleaning products, acid or basic
- Solvents, including turpentine and Varsol



Other product recovery services

- **Paints**
Hardware stores (Rona, Home Depot, etc.)
Consult : www.eco-peinture.ca
- **Rechargeable batteries, cellular phones**
Fire stations, La Source, Proxim
Consult : www.cellarecycler.org
- **Non rechargeable batteries**
Future Shop, Best Buy and Ikea
- **Car batteries**
Garages, Canadian Tire
- **Oils/Filters/Empty containers**
Garages, Mr. Muffler, Canadian Tire
Consult : www.soghu.com
- **Tires**
Canadian Tire
- **Electronic equipment**
Bureau en gros, Best Buy, Future shop
Consult : www.futureshop.ca/vert
- **Computer equipment**
Bureau en gros
- **Medication**
In most pharmacies
- **Compact fluorescent bulbs**
Ikea, Home Depot
- **Propane tanks**
Distributors of tanks & fuel
(ex. Canadian Tire)



OPTIMIZE YOUR ENERGY CONSUMPTION WHILE CONTRIBUTING TO THE IMPROVEMENT OF THE BAIE D'URFÉ LIBRARY



The Town of Baie d'Urfé is participating in the Hydro-Québec Energy Wise Home Diagnostic (EWHD) program. This program will enable citizens to obtain, by completing a questionnaire, a personalized recommendation report on the assessment of their energy use and personalized advice to optimize their consumption.

In September, each household will receive information on a questionnaire which must be filled out online or in print form. The Town will receive \$30 for each printed recommendation report and \$35 for each web-based recommendation report.

The Town will use all proceeds from this program to improve the Baie d'Urfé Library.

BAIE D'URFÉ LIBRARY

A free service for our citizens

20551 Lakeshore Road

Tel. : 514 457-3274

Library Hours :

Mon., Tues. & Fri.: 2:30 to 5 PM & 7:30 to 9 PM

Wednesday: 10 AM to 12 PM & 2:30 to 9 PM

Saturday: 10 AM to 12 PM

Sunday: 2 to 4 PM

