

**Association des lacs de Kazabazua**  
**Lakes Association of Kazabazua**



**LAK Leisure News**  
**Bulletin de nouvelles de l'ALK**

**Summer 2022**

**L'Été 2022**

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The Association thanks all the contributors to this publication. The opinions expressed are solely those of the authors and not necessarily those of the Association. If you wish to contribute to the LAK Leisure News/Bulletin de nouvelles de l'ALK, please contact Kim Chadsey at [newsletter@kazlakes.com](mailto:newsletter@kazlakes.com) or 613.818.4664.

*L'Association remercie ceux qui ont contribué au présent bulletin de nouvelles. Les opinions qui y sont exprimées sont exclusivement celles de leurs auteurs et ne reflètent pas nécessairement celles de l'Association. Si vous désirez contribuer au bulletin de nouvelles, veuillez contacter Kim Chadsey au newsletter@kazlakes.com ou 613.818.4664.*



## Message from the LAK Board

We know in life that some things never change. That said, we hope we can expect a forward change this summer. In our spring newsletter last year, we expressed some level of optimism that, with vaccinations arriving, we were on the cusp of a return to a more normal life, including an in-person AGM. Alas, that was not to be, although we did hold a successful AGM via Zoom early in the fall. At the risk of sounding like Charlie Brown, we are once more planning to return to an in-person annual meeting this year. **Our next Annual General Meeting (AGM) is scheduled at our traditional time in early July, specifically Saturday July 9th with an alternate date of the 10th in case of rain.** Karen Little and Jim Irwin have again graciously offered to host us on their property on Danford Lake. We are most grateful to them. To the extent that any special measures are required, they will be put in place to ensure the protection of the health of everyone, including our guests. As they will be established according to the situation that will prevail at that time, these measures will be communicated at the beginning of July.

Despite the pandemic, the Lakes Association of Kazabazua (LAK) has continued to be active in the past year. We've continued to monitor the pending implementation of a more reliable high speed internet service, worked on upgrading our web-site, and formed new committees that are actively working on new issues as they arise – a committee to address a proposal by the municipality to build a walking trail near Little Danford Lake, and another to address noise concerns.

We look forward to seeing you at the AGM. We will have much information to share and hopefully, pandemic rules permitting, we will be able to enjoy a BBQ and beverages together!

David Prime  
Board Chair, Lakes Association of Kazabazua

## **Membership renewals for 2022**



It's that time again – and as usual, we are providing you with the means to subscribe/renew by completing the LAK membership form contained in this Newsletter (see the last page). The annual \$40 fee remains in effect for 2022. Members of LAK clearly benefit from the significant work performed by numerous dedicated Executive Council volunteers under the leadership of its dedicated Board of Directors. Your membership protects your investment in your lake. The scientific assessment of the health of our lakes over the last few years and the active follow-up measures to protect/strengthen it for future generations are only a few reasons that make the case to adhere/renew your membership. Add to the list yearly water quality testing, the monitoring and prevention of invasive species, beaver controls, liaison with the Municipality on a whole host of issues pertinent to your property such as large item garbage pick up, regular waste collection, fire department service, research and dissemination of important information such as shoreline restoration/maintenance options, cottage rental regulations etc.

Most recently, a committee was formed to review a proposal by the Municipality of Kazabazua to develop Crown Land for parking on Chemin McLeod and walking trails near Little Danford Lake. Please see an article elsewhere in the newsletter (written by the committee chair, Jeremy Smith) addressing this in detail. We have also formed a committee to address many members' concerns regarding noise, for which we have an article in this newsletter as well.

With the inability to hold in-person AGMs in the past 2 years, we have relied primarily on mail and email for new members and member renewals. While the total number of members has stayed consistent, we have lost a few previous members, which we were concerned might occur, given that in the pre pandemic world a significant number of our members renewed in person at our AGM. If you have missed renewing the last year or two, we miss you and hope you will take the opportunity to renew this year.



## High Speed Internet

At long last, it appears that access to fast and reliable internet service is on the horizon. You may have seen Bell Canada trucks working up and down the 301 as they install fibre optic cabling along Hydro Quebec lines. This work is in fulfilment of the Government of Quebec's commitment to have all homes in Quebec that are served by Hydro lines with access to high speed internet by September 2022, thanks to support from the provincial and federal governments.



Many of our members with main hydro lines crossing their properties report being contacted in February and March regarding tree clearing for the lines where the cabling is to be installed. This work is distinct from periodic work that is done by Hydro Quebec and unfortunately cannot be coordinated.

Over the earlier part of 2022, many of us have been reporting seeing a new type of cabling on the hydro poles, which has plastic and metal cylinders at various points along its length. You will notice these along the 301, where the backbone of the fibre network is being built, as in the photo. Those cylinders are where the cabling will branch off to access the side roads and homes.

It will be a hard-wired service, direct to your home, using a special type of cabling made of glass fibres which can translate a high volume of data traffic from many sources simultaneously. Minimum speeds for these services is noted to be at least 50 Mbit/s for download and 10 Mbit/s in upload, but higher speed packages may be available.

You can find a searchable map [www.quebec.ca/gouvernement/politiques-orientations/carte-internet-haute-vitesse](http://www.quebec.ca/gouvernement/politiques-orientations/carte-internet-haute-vitesse) where you can look up your address and see the service status updates, and follow the links to the provider to subscribe. That map indicates that Bell will be the service provider in the area around the lakes, with an expected service availability date of 30 September 2022.



## L'internet haute vitesse

Il semble que l'accès à un service Internet rapide et fiable soit enfin à l'horizon. Vous avez peut-être vu les camions de Bell Canada qui sillonnent la 301 pour installer des câbles de fibre optique le long des lignes d'Hydro Québec. Ces travaux s'inscrivent dans le cadre de l'engagement du gouvernement du Québec de permettre à tous les foyers québécois desservis par des lignes d'Hydro Québec d'accéder à l'Internet haute vitesse d'ici septembre 2022, grâce au soutien des gouvernements provincial et fédéral.

Un grand nombre de nos membres dont les lignes électriques principales traversent leurs propriétés rapportent avoir été contactés en février et mars au sujet de l'abattage des arbres pour les lignes où le câblage doit être installé. Ces travaux sont distincts des travaux périodiques qui sont effectués par Hydro Québec et ne peuvent malheureusement pas être coordonnés.

Au début de l'année 2022, beaucoup d'entre nous ont signalé avoir vu un nouveau type de câblage sur les poteaux électriques, qui comporte des cylindres en plastique et en métal à divers endroits sur sa longueur. Vous les remarquerez le long de la route 301, où l'épine dorsale du réseau de fibres optiques est en cours de construction, comme sur la photo. Ces cylindres sont les endroits où le câblage se ramifiera pour accéder aux routes secondaires et aux maisons.

Il s'agira d'un service câblé, directement jusqu'à votre domicile, utilisant un type de câblage spécial en fibres de verre qui peut acheminer un volume élevé de trafic de données provenant de nombreuses sources simultanément. Les vitesses minimales pour ces services sont d'au moins 50 Mbit/s pour le téléchargement et d'au moins 10 Mbit/s pour le téléversement, mais des forfaits pour des vitesses plus rapides sont disponibles.

Vous trouverez une carte interactive à l'adresse [www.quebec.ca/gouvernement/politiques-orientations/carte-internet-haute-vitesse](http://www.quebec.ca/gouvernement/politiques-orientations/carte-internet-haute-vitesse) où vous pourrez rechercher votre adresse et voir les mises à jour de l'état du service, et suivre les liens vers le fournisseur pour vous abonner. Cette carte indique que Bell sera le fournisseur de services dans la zone autour des lacs, avec une date de disponibilité du service prévue pour le 30 septembre 2022.



## Coalition's Update

Those who have been supporting the Coalition for Responsible Management in the Outaouais (initially known as the Coalition Against Danford Mega-dump) for the past 17 years will recall that it advocated waste-into-energy technologies (incineration or gasification) as early as 2006. These technologies make it possible to transform energy from waste into electricity to power thousands of homes or public institutions.



In March 2021, the Coalition was invited by the Quebec Bureau d'audiences publiques sur l'environnement (Bape) to participate in public consultations on the management of ultimate waste in the Province of Quebec. We responded to the Bape's invitation by submitting a 7-page brief, and two of our recommendations were mentioned in the final Government's Report which was released in January 2022.

The MRC Pontiac's Warden, Jane Toller, is actively lobbying for the implementation of a waste-into-energy facility in the Pontiac. The decision on the choice of the location and the technology is expected to be made by the City of Gatineau and the Outaouais's four Wardens by the end of this year. According to the Pontiac Journal, there will be public consultations before any final decisions are made.

*Michèle Borchers*

## Le point de la Coalition

Ceux et celles qui, depuis 17 ans maintenant, soutiennent la Coalition pour une gestion responsable des déchets de l'Outaouais (anciennement, Coalition contre le Mégadépotoir de Danford Lake) se souviendront qu'elle préconisait, dès 2006, la valorisation des déchets ultimes par incinération ou gazéification. Ces technologies permettent de transformer l'énergie des déchets en électricité pour alimenter des milliers de foyers ou des institutions publiques.

En mars 2021, la Coalition a été invitée par le Bureau d'audiences publiques sur l'environnement (Bape) du Québec à participer à des consultations publiques sur la gestion des déchets ultimes dans la Province de Québec. Nous avons répondu à cette invitation en soumettant un mémoire de 7 pages, and deux de nos recommandations sont mentionnées dans le Rapport du Gouvernement du Québec publié en janvier 2022.

La Préfète de la MRC Pontiac, Jane Toller, ne ménage pas ses efforts pour que le futur site de l'usine de valorisation énergétique des déchets soit dans le Pontiac. La décision sur le choix de l'emplacement et de la technologie devrait être faite par la ville de Gatineau et les quatre préfets de l'Outaouais d'ici la fin de cette année. Selon le Journal du Pontiac, il y aura des consultations publiques avant toute décision finale.

*Michèle Borchers*

## **Little Danford Lake: Public Access**

It is not just a rumour. An application has been submitted by the Municipality of Kazabazua to the Province of Quebec for the stated purpose of developing Crown Land for parking on Chemin McLeod and walking trails near Little Danford Lake. There is concern amongst the LAK and residents regarding the impacts that this plan will have; particularly to the environment. A LAK sub-committee has been formed to look into the application and the potential threat it poses to Little Danford Lake and its surroundings. This effort will also establish a framework for a similar analysis should another proposal be raised for another LAK lake.

In 2021, the Municipality of Kazabazua initiated an effort to find new boating and swimming access locations. Initially, the search focused on Danford Lake. However, for a variety of reasons the locations identified on Danford Lake were deemed inappropriate. The good news is that a boat launch site has been identified by the Municipality on the Gatineau River near Chemin du Village d'Alwin and Highway 105 with planning for its development already initiated. Unfortunately, as far as we know, a swimming spot remains unresolved.

The attention of the Municipality has shifted to a 44 Ha area of Crown Land (see attached map from their application at the end of this article) that straddles both Highway 301 and McLeod Rd and runs adjacent to Danford Lake East Rd and Little Danford Lake. Although the application identifies the development of the land is for parking and a trail, the concern with encouraging general access to this area is that public swimming in Little Danford Lake would inevitably occur. Those of us who are familiar with Little Danford agree that the shoreline in this area is unsafe for swimming without significant development, and such development would be environmentally disastrous. The area of the lake adjacent to the proposal is known to be a habitat for a number of species; including deer, turtles, fish, loons and many other species. A bald eagle was even spotted in that area last summer. Previous studies of Little Danford have found it to be a very fragile lake - the most fragile of all the small lakes in the region due to its shallow depth and current occupancy. This increase of public activity would undoubtedly be extremely harmful.

During the last few months, a small committee of your Little Danford Lake neighbours have met regularly to discuss this proposal and its impacts/implications to the lake. Our goals regarding this application are:

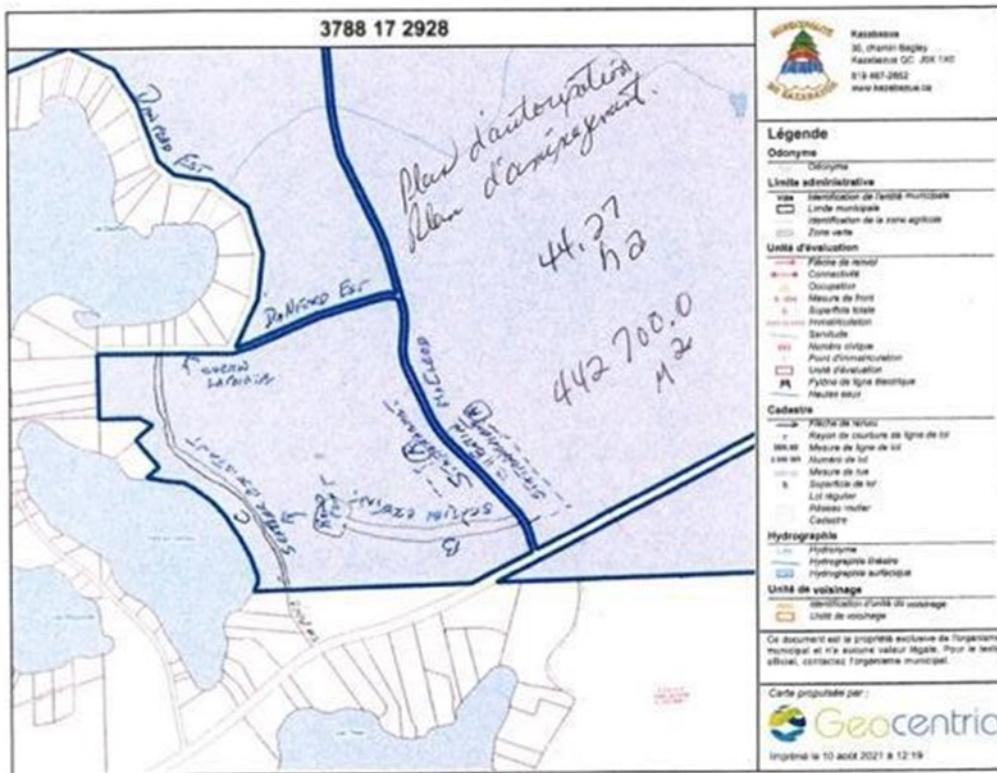
1. To ensure the protection of the fragile shoreline and forest from any increased human activity on new, existing or unauthorized trails,
2. To ensure any proposal is subject to the appropriate environmental review, and
3. To ensure the concerns of the lake residents are represented.

We have identified many unanswered questions and issues regarding the Municipality's application to the Province. Mostly the questions are with respect to the environmental impacts to the forest, lake and shoreline, but also to liability and financial concerns of the Municipality and the

expectations that will be put upon the residents. The Committee has had discussions with some Municipal Councillors to inform them of the concerns. Our next steps will be to continue discussions with Councillors and to document the concerns with facts learned from the research of legislation, policy and existing environmental impact assessments. We are examining all the considerations of the application we can think of so that we are ready to discuss with the Municipality and the province's Ministère de l'Énergie et des Ressources naturelles (MERN).

Ultimately, our goal is the protection of the natural environment and the peaceful feel of Little Danford Lake and its surrounding area through detailed consideration of legislation, expert analysis and the needs of the municipality to ensure the lake remains a healthy environment for wildlife and residents. The committee meets once every two or three weeks, and we welcome anyone who would like to learn more and help build the case of why this increased activity on and around Little Danford is so detrimental.

The committee will keep LAK informed as we proceed through the process and will be happy to share any information and lessons learned. Please reach out to the Little Danford Lake Sub-Committee through the LAK with any questions or if you would like to join our next meeting. With effort, we will demonstrate that the application for increased public access to the Crown Land near Little Danford is not in the best interests of the lake and its most important inhabitants - the wildlife.



## **Thinking of renting out your cottage?**

A friendly reminder of Quebec regulations for short-term rentals.

In 2016, Quebec started regulating the rental of tourist accommodation units (rooms, houses, cottages, etc.) through public media (newspapers) or digital platforms (Airbnb, HomeAway, etc.) in order to protect tourists and to enhance the quality of accommodation offered in the province. Until 2020, these regulations applied only to the rental of cottages used as secondary residences by their owners.

Since May 1st, 2020, those regulations include the rental of cottages used as principal residences by their owners.

The rules differ for secondary residences and for principal residences. They also differ if you rent for a period exceeding 31 days or if you rent for a period of 31 days or less (e.g. days, weekends, weeks). Since the rental for a period exceeding 31 days comes under different legislation (Loi sur la Régie du logement), we are looking here only at the most frequent scenario: you want to rent your cottage for up to a total of 31 days a year. In both cases, you will first need to check with the Municipality to make sure that zoning regulations permit the “commercial operation” of your cottage. Note that the occupants will have to comply with municipal nuisance regulations (see our next heading, What do you do if you are disturbed by noise coming from the neighbourhood?)

### **Scenario No. 1 – Your cottage is your secondary residence.**

You are required to obtain a certificate (“Attestation de classification”) from the Quebec organization that regulates the tourism industry, the Corporation de l’industrie touristique du Québec or CITQ. If you rented your cottage in the past, you are familiar with that rather lengthy procedure <https://citq.qc.ca/fr/ouverturedossier.php>.

### **Scenario No. 2 – Your cottage is your principal residence.**

Since May 1, 2020, you may rent your cottage even if it is your legal principal residence. In this case, the procedure is simplified.



*The foregoing is our interpretation of the regulations and has no legal standing.  
Please visit <https://citq.qc.ca/en/index.php> for more information.*



## **Vous envisagez de louer votre chalet?**

Petit rappel amical de la procédure à suivre pour les locations à court terme.

En 2016, le gouvernement du Québec a entrepris de réglementer la location de logements destinés aux touristes (chambres, maisons, chalets, etc.) qui se fait par le biais de media publics (p. ex., journaux) ou des

plateformes numériques (Airbnb, HomeAway, etc.) — et ce, dans le but de protéger les touristes et d'améliorer la qualité des logements offerts dans la province. Jusqu'en 2020, la Loi sur les établissements d'hébergement touristique et le Règlement afférent s'appliquaient seulement à la location de chalets servant de résidences secondaires aux propriétaires. Dans les deux cas, la première chose à faire est de vérifier auprès de la Municipalité que le Règlement de zonage permet une exploitation commerciale de votre chalet. À noter que les occupants devront respecter la réglementation municipale sur les nuisances (voir l'article intitulé, Quoi faire si le bruit du voisinage vous dérange?).

Depuis le 1<sup>er</sup> mai 2020, le Règlement inclut la location de chalets servant de résidences principales aux propriétaires.

La réglementation diffère selon que le chalet vous sert de résidence secondaire ou de résidence principale. Elles diffèrent également si vous louez votre chalet pour une période supérieure à 31 jours ou pour une période maximale de 31 jours (jours, fins de semaine, semaines). Étant donné que la location de chalets pour une période de plus de 31 jours tombe sous le coup d'une autre loi (la Loi sur la Régie du logement), nous retenons ici seulement sur le scénario le plus fréquent, à savoir la location d'un chalet pour une période totale n'excédant pas 31 jours.

### **Scénario n° 1 – Votre chalet est votre résidence secondaire**

Vous devez obtenir une Attestation de classification de la part de la Corporation de l'industrie touristique du Québec ou CITQ. Si vous avez déjà loué votre chalet dans le passé, vous êtes familier avec cette procédure plutôt fastidieuse (<https://citq.qc.ca/fr/ouverturedossier.php>).

### **Scénario n° 2 – Votre chalet est votre résidence principale.**

Depuis le 1<sup>er</sup> mai 2020, vous pouvez louer votre chalet même si c'est votre résidence principale. Dans ce cas-ci, la procédure est simplifiée.

*Les informations ci-dessus représentent notre interprétation des dispositions en vigueur et n'ont aucune valeur juridique. Pour en savoir plus, visitez <https://citq.qc.ca/fr/index.php>*

## **What do you do if you are disturbed by noise from the neighbourhood?**

The four rave parties held in our area in 2019, 2020 and 2021 created anger and confusion among many of our members and many Kaz residents regarding the level of noise.

In their responses to our questionnaire during the last municipal election, the Mayor and several councillors offered to explain the role of the Municipality, of the MRC and of the Police regarding the enforcement of our existing noise regulations. We decided to take them up on their offer. In a letter of congratulations that we sent to the newly elected Municipal Council members on December 14, 2021, we reiterated the need to gain clarity on what Kaz residents can do to protect themselves against noise coming from their neighbourhood, all the more so since Airbnb-type rentals are on the rise. Some lakeside towns in Ontario have even created a 24/7 hotline for locals to report nuisance parties

(<https://www.cbc.ca/news/canada/london/cottage-ontario-airbnb-vbro-1.6407851>).

In our letter to the Municipal Council, we also mentioned that we would very much like to be associated in their planned review of these regulations—we understand that they are being reviewed jointly with the MRC.

LAK's Board set up a small committee to work on a list of questions or comments based on our own understanding of the existing regulations and on the various statements the Municipality made on this subject over the past three years.

Stay tuned. We will get back to you as soon as we have obtained a clear answer to all our questions.





## Que faire si le bruit du voisinage vous dérange ?

Les quatre parties rave organisées à Kazabazua en 2019, 2020 et 2021 ont suscité la colère et la confusion d'un grand nombre de nos membres et de nombreux résidents de notre Municipalité concernant le niveau du bruit.

Dans leurs réponses à notre questionnaire lors de la dernière élection municipale, le maire et plusieurs conseillers nous ont offert d'expliquer le rôle de la municipalité, de la MRC et de la police concernant l'application de la réglementation actuelle sur le bruit. Nous avons décidé de les prendre au mot : dans la lettre de félicitations que nous avons envoyée le 14 décembre 2021 aux nouveaux membres du Conseil municipal, nous avons réitéré la nécessité de clarifier ce que les résidents de Kaz peuvent faire pour se protéger du bruit provenant de leur voisinage, d'autant plus que le nombre de locations de type Airbnb est en augmentation. Certaines petites villes de l'Ontario situées en bordure d'un lac ont même créé une ligne d'assistance téléphonique ouverte 24 heures sur 24 et 7 jours sur 7 pour permettre aux habitants de signaler les fêtes trop bruyantes (<https://www.cbc.ca/news/canada/london/cottage-ontario-airbnb-vbro-1.6407851>).

Notre lettre au Conseil municipal mentionnait aussi que nous aimerais être associés à leur projet de révision de la réglementation existante ; nous comprenons qu'elle fait l'objet d'une révision conjointement avec la MRC.

Le Conseil d'administration de l'ALK a mis sur pied un petit comité pour élaborer sur une liste de questions et de commentaires fondés sur notre propre compréhension de la réglementation actuelle et sur les diverses déclarations de la municipalité à ce sujet au cours des trois dernières années.

Restez à l'écoute. Nous reviendrons vers vous dès que nous aurons obtenu une réponse claire à toutes nos questions.

**IT'S THAT TIME!**

**Association des lacs de Kazabazua  
Lakes Association of Kazabazua**

**2022 MEMBER INFORMATION SHEET  
FORMULAIRE D'ADHÉSION (2022)**

**Return to:** David Prime, Treasurer  
Lakes Association of Kazabazua  
P.O. Box 254,  
Kazabazua, Quebec J0X 1X0

**Retournez à:** David Prime, Trésorier  
Association des lacs de Kazabazua  
Boite postale 254,  
Kazabazua (Québec) J0X 1X0

**\*\*\*Optional Email Submission\*\*\*  
Submit completed form and e-mail payment to the Treasurer:  
[davidprime228@gmail.com](mailto:davidprime228@gmail.com) (new email)**

**Name / Nom du membre:** \_\_\_\_\_

**Lake / Nom du lac:** \_\_\_\_\_

**Lake area street address:** (as on Municipal Tax Roll)

**Adresse du chalet:** (telle qu'indiquée au rôle d'évaluation municipal)

**Main contact E-mail / Adresse électronique du contact principal:**

*By providing us with your email address you consent to receive periodic emails from the Association.*

*En nous donnant votre adresse courriel, vous acceptez de recevoir des communications périodiques.*

**Main contact Mailing Address / Adresse postale du contact principal:**

**Province & Postal Code / Province & code postale:** \_\_\_\_\_

**Telephone numbers / Numéros de téléphone:**

**Home / Résidence:** \_\_\_\_\_

**Cottage / Chalet:** \_\_\_\_\_

**Fee for membership period July 1 – June 30 / Cotisation pour la période d'adhésion du 1 juillet - 30 juin**

- \$40 for VOTING members (usually property owners, one vote per property)
- 40 \$ PAR PROPRIÉTAIRE (habituellement propriétaire ayant le droit de vote, un vote par propriété)

\_\_\_\_\_  
*(initials) I hereby consent that the members of the corporation not appoint a Public Accountant.*

\_\_\_\_\_  
*(initiales) Je consens par la présente que les membres de la société ne nomment pas un comptable public.*