

Storage and parking of heavy trucks in residential areas Mo Laidlaw

I went to the public consultation on 29 September 2016. Jalloul Salah, directeur du service de l'urbanisme (planning director), and Councillor Nancy Draper-Maxsom were there to explain the bylaws and take note of public input. Eventually about 12 members of the public were there, plus a lawyer that one resident had brought along.

“At a meeting held on July 12, 2016, the municipal Council adopted the first draft by-law No. 177-01-04-2016 which aims to modify bylaw 177-01 relating to the storage and parking of heavy equipment on private property. It also aims to impose these standards in zone 7,” which is the zone (mostly) between route 148 and Terry-Fox, bounded to the north by Smith-Leonard and to the south by Elm.

M. Salah explained that the objective of the bylaw is to maintain residential areas as residential areas. As commercial activities move in, residents move out and property values fall. A “dormitory” is preferable to an “industrial” area as far as the municipality is concerned. Commercial activities can take place in zones designated as such.

No individuals are targeted by the proposed modifications, although it was clear that one individual present felt targeted and was quite upset. Unfortunately (for me) she spoke very fast in French, and incomprehensibly in English. She often interrupted other people. Her lawyer indicated that it was illegal to specify a particular part of zone 7 (route 148), but M. Salah said that a public consultation was not the place for legal arguments and he would be happy to listen to these later in the process. Also, some zoning rules ARE applied differently on the highway, for example the setback for new construction is 35 m, more than on municipal roads.

Neighbours of this individual have been complaining at many council meetings, since at least May 2012, citing the nuisance bylaw, the law on farm land etc. This is more than two years before the former tenants purchased the property in November 2014. The CPTAQ indicated that it was up to the municipality to enforce the law on a residence in the green zone (agricultural land).

Zones south of Maple already restrict use to “residential” and do not allow heavy trucks, backhoes or construction trailers to be parked or stored - and yet that's what's happening. (Some of these may have acquired rights). How will the municipality enforce their bylaws?

[This appeared first on Action Pontiac's Facebook page.]