

Important information about the project

domaine
STUKELY
Entre lac et forêt



Dear citizens of Bonsecours,

As representatives of the owners of the land surrounding Lake Stukely, through this citizen communication, we wish to ensure that the Domaine Stukely project is developed as a haven of peace in nature, while respecting its environment.

For many months, we have been working on a comprehensive plan in accordance with the standards of the ministère des Forêts, de la Faune et des Parcs as well as the ministère de l'Environnement et de la Lutte contre les changements climatiques. The project was also planned in accordance with the municipal regulations in force and was submitted to the municipality and government authorities for their approval.

In this vast territory of 11 million square feet (252 acres), we want to build only 113 residences. We prefer that an area of 750,000 square feet be left in its natural state, part of which will be ceded to the Domaine Stukely's association of owners and the other part to the municipality.

On each of the lots, we will also maximize the maintenance of the existing vegetation in its natural state. In other words, only light cleaning and the cutting of dead trees and shrubs will be permitted on most of the land.

Mitigation methods will be applied during the construction of the street infrastructure in order to control as much as possible erosion and sediment transport, while reducing the risks to the quality of the surrounding waterways as well as of Lake Stukely's.

We are driven by a real desire to preserve this living environment by promoting the deforestation being reduced to the minimum threshold, the protection of flora and fauna, sustainable integration with the natural environment and very low land use.

As already proposed to the municipality, we would like to hold a citizen information session with the latter in order to present the Domaine Stukely project to you.



Annie Lemieux, ing.
President



Lucie Laliberté, ing
Vice-President,
Dévelopement & Construction

In context

With this statement, we wish to enter a direct relationship without intermediaries, with each of you, citizens of Bonsecours, our future neighbours for whom we have great respect.

This communication has proven to be necessary, as the Bonsecours municipal council is preparing to adopt bylaws that could have an impact on the municipality's tax burden, which is not our intention.

For us, it is very important that you are informed, as citizens and taxpayers of the municipality.

Significant effects are likely to arise if the city council refuses again our proposal to open a dialogue and to work together to find solutions.

Since January 2020, that is to say for more than 18 months, we have been in communication with the municipality. We bought the land around Lake Stukely following representations to the town of Bonsecours in order to find out its openness to the development of this sector for residential / resort use.

The municipal council met on July 9, 2020, and the next day, the general manager of the municipality confirmed in writing, in an email, that the municipal councillors "were open to a development project" of the type proposed by the promoter, "as long as it respects municipal regulations." This is exactly what we have been working on.

During these months, we have transmitted evolving versions of the project and we have had frequent communications with the municipality in order to know in particular its intentions and its requirements in relation to the development of this sector. These initiatives included, among other things, the transmission of a presentation on our development vision to the municipality.

In March 2021, we sent the municipality a timeline for the next stages of the residential complex. On May 6, we asked the municipality for a copy of the form to fill out in order to apply for a subdivision permit. It was then that 4 days later, the municipality gave notices of motion to adopt changes to its zoning, subdivision and construction bylaws in connection with our housing project.



A pioneering project that will increase the property value of the municipality

- A real estate project having been reduced over the months, going from 134 to 113 lots.
 - A recreational area, including an outdoor swimming pool and tennis courts.
 - By authorizing us to develop a common recreational area for the use of the association of owners of the Estate, we are committed to prohibiting the construction of swimming pools or tennis courts on private land, thus reducing the impact on the natural environment.
- A common dock for a maximum of 12 locations.**
- A network of hiking trails linking the various sectors of the project.
 - The land must have a maximum authorized deforestation area of 15,000 square feet on a land of 100,000 square feet, for example.
 - An increase in property value by creating a project with an estimated value of over 40 million dollars, resulting in additional tax revenue of \$250,000 for the municipality.

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