

CONCERNS ABOUT THE DEVELOPMENT AT LAKE HUGHES

“Domaine Évoluvie” (975 Rte 329)

CONCERN # 1

In 2020 the zoning by-law was changed for the entire waterfront area at Lake Hughes located in the Municipality of Mille-Isles to allow for development called an integrated project. This small lake is already highly populated with a total of 157 residences in the Lake Hughes area. There are 95 lakefront properties with houses and 38 lake accesses. Any development is of concern.

CONCERN # 2

Larger building lots have been introduced in order to protect our waterways – often being 6,000 m² – 8,000 m² and sometimes even 10,000 m².

The by-law in Mille-Isles states that in no case can a building lot be less than 4,000 m² for an integrated project in a waterfront area. Derogations were approved for the Domaine Évoluvie project and the following are the measurements for the 8 building lots in this development.

	LOT NO	SIZE			LOT NO	SIZE
1.	6 424 661	3,113,2 m ²		6.	6 424 666	3,175,6 m ²
2.	662	2,536,3 m ²		7.	667	No info
3	663	1,553,9 m ²		8.	668	3,850,1 m ²
4.	664	1,434,6 m ²		9.	669	No info
5.	665	1,449,2 m ²				

CONCERN # 3

This development is located on previously illegally drained wetlands, as well it is on a steep slope with a stream running to the lake. The topography of this site is one of the main concerns of the local residents.

CONCERN # 4

The illegally excavated pond has naturally re-vegetated over the years, providing a buffer zone for contaminants. When the pond was excavated the phosphorus levels at the end of the stream entering the lake rose to 250 micrograms/liter (over 30 micrograms in a stream is considered problematic). Excavation for 8 buildings on small lots with accompanying septic systems, roads and walkways is of great concern.

CONCERN # 5

This development will be housing a special clientele. Has the potential risk to septic systems with the necessary cleaning products, medical wastewater, etc. been evaluated.

CONCERN # 6

The planned landscaping shown and described in the brochure is also a concern, especially around the pond. Trees in the protected zone along the stream have already been cut. It would be very reassuring if this pond could be left in its natural state to help mitigate the effects that were previously observed when the pond was excavated.

CONCERN # 7

In 2022 there was a significant deterioration in the water quality testing at Lake Hughes. (both the RSVL and the CRE Laurentides Dissolved Oxygen testing). The lake is in a very vulnerable state and with the impacts of climate change and the increased human activity on and around the lake, we are extremely concerned about the potential impacts of 8 new buildings in this development.

CONCERN # 8

There are other large vacant areas very close to Lake Hughes in Mille-Isles and this type of development is of great concern. With the deterioration in water quality that we have already experienced, we would like to request that the carrying capacity of our lake be evaluated in regards to permitting this type of high impact development in our watershed.