

Addendum to documents (Lac Miljour Estates) Renato Livinal

14 June 2007

To: Madame. Presidet, BAPE

Enclosed ,please find additional documents for ; Lac Miljour Estates:

- 1) Subdivision : RenatoLivinal , letter to Mun, Inspector the 7/25/2003
- 2) letter to mr. Squitti May first 2006
- 3) letter to Mr Squitti May 10th 2006
- 4) letter from inspertor February 21st ,2006
- 5 letter from Mr. Squitti 14th july 06 recived (Dated 30 th june2006)
- 6) open letter to Mayor Squitti and Council of Alleyne Cawood
- 7) Notes from Municipality 26 September 04
- 8) The visit
- 9) HydroQuebec first estimates for Lac Miljour Estates
- 10) E.Mails TO MUNICIPALITY

Subj: **Subdivision - Renato Livinal**
Date: 7/25/2003 5:22:01 PM Eastern Daylight Time
From: paladin.group@sympatico.ca
To: mun.alleyr.cawood@qc.aibn.com
CC: Rlivinal7@aol.com
Sent from the Internet (Details)

Attention: Richard Courchaine

Bonjour M. Courchaine, comme vous savez je travaille en étroite collaboration avec Renato au sujet du développement de sa propriété de 400 acres à Danford Lake. Nous sommes en train de préparer un plan d'affaires à cet égard.

Nous aimerions vous rencontrer afin que vous puissiez répondre à nos questions en ce qui a trait aux procédures à suivre pour le développement de cette subdivision. Nous sommes disponibles lundi le 28 juillet vers 14h30 ou à un autre moment si vous ne l'êtes pas.

Nous envisageons un projet à caractère ou cachet unique installé dans un milieu naturel qui complèterait le Parc du Mont-O'Brien. Le cachet serait des chalets 4 saisons de style alpin fait en 'A' à concept ouvert avec une grande véranda et un foyer dans un lieu paisible et tranquille et ce, dans une ambiance de petite communauté.

Le projet comprendrait environ 200 à 250 lots résidentiels d'un acre ou plus et possiblement un centre communautaire avec petit café, salles de récréations (billards, ping pong, etc.), cour de tennis et peut-être une piscine extérieure pour les résidents et ce, à frais modiques. Également, à l'intérieur du vieux chemin à l'est de la propriété nous voulons ériger une maison (chalet) modèle le plus tôt possible qui agira aussi comme point de vente. Nous prévoyons environ 8 ans avant que le projet soit complété et nous désirons procéder relativement lentement au début afin de s'assurer de bien respecter toutes les exigences et tous les également municipaux et provinciaux.

En gros nos questions sont les suivantes:

1. Quelles sont les marches à suivre avec la municipalité pour le développement de ce projet?
2. Quel est le zonage exact de la propriété?
3. Est-ce que notre projet s'installe bien de le cadre de la planification futur de la municipalité?
4. Quels sont les standards quant à :
 - la construction des chemins intérieurs (base granulaire, fossé, calvrette, etc.) ?
 - le nombre de pieds minimum de la ligne du terrain pour l'installation d'un chalet?
5. Quelles sont les exigences pour le creusage de puits, la qualité de l'eau, l'installation de fosse septique, etc.?
6. Procédures pour obtenir permis de construction et d'occupation, etc.?
7. Coûts impliqués - permis, subdivision, etc.
8. Les taxes foncières et scolaires approximatives pour un nouveau propriétaire - avec et sans chalet?

Merci.

Prière de communiquer avec moi pour confirmer au (819) 663-8685 ou mon cellulaire au (613) 299-0913 ou encore par courriel à paladin.group@sympatico.ca

Friday, July 25, 2003 America Online: Rlivinal7

Mr. Joseph Squitti
Municipality of Alleyn & Cawood

p.o. box 75
Danford Lake (quebec)
Jox1po

Dear Mr

.Squitti

As a fallow up to yesterday counsel meeting of May the first 2006 ,I am here by with do respect asking for clarification to the fallowing issues:

1) Current Dump, in the back of my property ,. for years it as caused me considerable amount of damages .for years it as prevented me from sale. Of my lots, Now .your inspector advises me that he will not issue any building permit along the perimeter of the Dump(number of affected lots as yet to be determined. After years of your empty promises to remove the Dump from my back yard ,You still have not made good on your promise. So Will you please tell me as to when you plan to make good on this promise ?

2) Building Permits , Up to last week ,your inspector was demanding a \$50 dollars fee with an application (the form was never given to me) and the permit would be issued shortly. As of last Friday ,your inspector informed my potential costumer ,that now .the new laws ,we most have: 1,)A plan ,(submitted to you personaly,back in the year 2003 with my Business Plan)

2) a Cadaste (My understanding ,is that it will take 3-4 months to get it back from Quebec City) Most costumers want to build as of now

3)Soil test water table !

4)Soil test for septic bed

5)others?

As of today I have not received in writing from your office , what the current laws are, so that. We can conform

6.) Your officers facilitators ,My potential costumer was taken aback by all of the the requirements, propositioned by your officers , In future I would very much appreciate if your people would live the sales and the details to me.

7)Lake Miljour , ministry of Natural resorses, Last February an other of my potential costumerwanted to purchase 3 lots on the water front: at that time my customer wanted to

have grass in front of the proposed cottage,at that point ,I contacted your inspertor ,so as to make sure we ware hallowed to do so . The inspector contacted the ministry and that point I spoke to mr. Toussaint and explained to him that I purchased the property back in 1987 ,that the road was there priaor to my purchase , he advise me at that time that I could have one common landing for all my costumers ,and tha each costumer would have to do with a passage way to the lake . last week , your inspector gave me a new letter from the ministry,informing me ,indirectly that I have to clean up or else I will be pursued . What couosed this change of position ? Half a dozed people at the meeting confirmed to you ,that the road to the lake as been there for a long time !!! What made the ministry change there mind?

I fully intend to fallow the law and to comply with the ministry directives. Even if this wiil deprive the entire lake access to my potential customers.

I do find the all situation very disturbing ,considering ,the damages couosed ,by the clear cutting in the back to my property and not to mention the proposed Mega Dump.

Since I have stood up against the proposed Mega Dump ,You have made my effort to develop my project very difficult, a very strange way to create tax incentives for the Municipality.

Should future costumers have to wait for a cadastre from quebec City for up to four months ,in the mist of the best time to construct . they will certainly find other way ,losing additional business and potential taxes for the municipality

Your response in writing to the above questions will be very much appreciated ,
Respectfully

r.e./Livinal

ce/claude Eric Gagne

Conseiller Special

Cabinet Du Ministre du developpement durable . de, L' environneent et des Parcs

May 10th, 2006

Registered Mail

Mr. Joseph Squitti
Municipality of Alleyn & Cawood
P.O. Box 75
Danford Lake, Quebec
J0X 1P0

Dear Mr. Squitti,

Re: Lac Miljour Estates, Danford Lake

I am writing to you as a landowner and taxpayer of Danford Lake concerning several issues that have to do with my property Lac Miljour Estates. As you know, as Mayor of Danford Lake, my property borders the present landfill dump at Danford Lake, and as a result of the proximity of this dump to my land it appears that I might have a problem obtaining a building permit for a residential building lot since part of my land that I want to develop is within 500 meters from the municipality's trench landfill. Your municipal inspector, Richard Courchaine, wrote to me and pointed out to me that if the landfill does not alter the quality of water from my land, I can to obtain a building permit.

My questions to you are twofold.

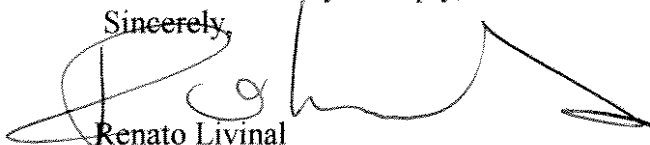
Firstly; if I obtain a water test from the proposed lot that I wish to develop, what is the proper test that I should obtain and if the results of this test show that the landfill does not alter the quality of water from this lot, will your municipality issue to me a building permit.

Secondly; should the water test show that the landfill has altered the water quality of the lot on my property that I want to develop, will the municipality shut down this landfill and compensate me for damages that I will have sustained as a result of a landfill that is contaminating the water table of my land and preventing me from developing several lots that are within a 500 meter radius of Danford Lake's trench landfill.

I am presently marketing my property to several prospective purchasers who are very much interested in Lac Miljour Estates and I need clarification of these questions in order for me to continue negotiations with these clients and to find out if these clients can build a home on my land. I want to develop my lands and to do so I need support and direction from your office and would appreciate a clear response to my questions above.

I look forward to your reply,

Sincerely,



Renato Livinal

ALLEYN
AND
CAWOOD



Municipalité d'Alleyn et Cawood Municipality of Alleyn and Cawood

February 21st, 2006

MEMBERS OF COUNCIL

Mayor

Joseph Squitti

Councillors

Michel Chartrand
Ricky Lafleur
Carl Mayer
Allen Peck
Charlene Scharf
Gerald Stevenson

Director General

Kim Cartier-Villeneuve

Municipal/Building Inspector

Richard Courchaine

SUPPORTERS OF:

Danford Lake Recreation
Association
President - Roger Johnson

Danford Lake Volunteer
Fire Fighters Association
Fire Chief - Jason Emery

Mont O'Brien Association
President - Pamela Myles

Renato Livinal

Dear Renato,

As discussed previously, the municipality is in favour of such project that you are presently working on. The zone in question is mainly forestry and recreational in which housing is permitted.

In my opinion a community center with a café etc, would compliment your project. If ever an amendment to zoning would be needed, it would only be a technicality.

Please keep in mind however that we still have to deal with the restriction caused by existing dump.


Richard Courchaine
Municipal inspector

scansquitti14july06

Municipalite d'Alleyne et Cawood Municipality of Alleyne and Cawood
June 30th, 2006

Renato Livinal 49 Chemin Pine Chelsea, Quebec J9B 2M4

MEMBERS OF COUNCIL

Dear Sir,

Mayor Joseph Squitti

Subject: Lac Miljour Estates, Danford Lake

Councillors Michel Chartrand Ricky Lafleur Carl Mayer Allen Peck Charlene Scharf
Gerald Stevenson

In response to your letter dated May 10th, 2006. Regardless of the groundwater quality on your property, provincial law prohibits residential development of any property within 500 metres of a trench landfill. Further to the above, a subdivision approval request, should you decide to submit one, must be accompanied by a hydrogeologist's report. It is our understanding that no hydrogeologist will sign off for development within 1000 metres of a trench landfill.

Director General Kim Cartier-Villeneuve

As for the closure of the trench landfill, we can confirm to you that it will be closed by the end of the year 2008. We suggest that your legal council verify with the MDDEP if development will be possible at that time.

Municipal Building Inspector Richard Courchaine

SUPPORTERS OF:

Danford Lake Recreation Association President - Roger Johnson

With respect to the question of compensation, should you decide to proceed with groundwater testing and should the results confirm that contamination if any is attributable to the trench landfill, your request will be evaluated when received.

Hope that this will answer the concerns you may have.

Danford Lake Volunteer Fire Fighters Association Fire Chief - Jason Emery

VA . QJY VP45}1)~ \4 V

Mont O'Brien Association President - Pamela Miles

10 ch. Jondee Rd., Danford Lake, Qc. J9X 1P0

e-mail: mun.alleyne.cawood@qc.aibn.com website: www.danfordiakevillage.qc.ca
Telephone: (819) 467-2941 Fax: (819) 467-3133

* N.B. RESPONSE TO MY LETTER OF MAY 10TH 06.
RECEIVED ONLY ON 14TH JULY 06
NEARLY (2 MONTHS) LATER -
Page 1

[[Back to www.danfordlake.com](http://www.danfordlake.com)]

Open letter to Mayor Squitti and Council of Ailfeyn Carwood
from: Renato Livoral

Gentleman,

Let's take stock of what you have accomplished so far:

- You have very seriously divided the Community.
- You are well underway to competing with past European Governments of the 30th and 40th. The way you are running the ~~show~~ is despicable (look at the last meeting... you are controlling the agenda, you do not follow the agenda, you do not accept dissent (from the majority of the people, which interests and welfare you are sworn to represent).
- You make a mockery of do-process by getting your counselors to blindly vote on some things they cannot even read!
- When people ask for clarification and explanations, you simply say, *the next meeting*, or: I have to talk to my lawyers (Our taxes, that you are squandering, to fight us????!!!!)..., talk about leadership!
- For years, you have been leading me down the garden path with the promise to closing the dump in my back yard, for which I have been suffering considerable monetary and other losses, all on the belief that your Words were those of a Gentleman (Politician?), while all along, you and your gang were setting me up with a *catch 22* situation. (A Mega Dump. Lac Miljour Estate, Mount O'Brian Park, all compatible????!!! Sorry, YOU have to be the only one that believes that.
- Today because of that Dump in my back yard, your inspector is refusing to issue any building permits, which I believe will affect a good part of my property (estimated value for lots alone are over \$800,000) see Business Plan.
- You are again leading same poor villagers to believe that they will

get Mega Jobs (No Long term Contracts. no Guaranties), how many more people are you going to bluff?

- Leadership in Garbage Picking? Is this the extent of your plans for the years 2006 to the years 3000 Visions for Danford Lake? The people of Danford deserve better then this!!! I can go on and on, but I think I got the point across. If we multiply the above Losses, by all the People, we will be, well over the 50 million monetary losses alone, plus all of the additional losses, Ecological, Health, ECT???? So my friends, please cut Our Losses now ... do the Gentleman thing ... you have lost the Morale Right to govern, you have lost the Confidence of the People!!! Resign now!! While you have time... Cut our losses... let someone else take over the Leadership, some one that has a little more Vision than a Mega Garbage Dump, from "Here to Eternity." Resign now!!! Thank You.

Renato Livinal
Rate payer of Alleyln Cawood

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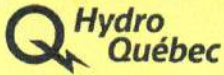
The Municipality of
Albany and Coward
and the Mount
O'Brien will
continue to work
on and improve on
the Road through
Rivetti's property to
get it up to
Municipal Standards.
After receiving the
registration
Mich. Ober at Oxford Lake.

26 Sept/04

secret (do not Publish as yet)

The Visit

Some weeks ago ,I had a house call by a municipal official of Danford Lake. The bearer of a gift brought me a very long awaited official letter describing the current zoning status of my 400 acres property. A quick glance at the contents made me realize, that the zoning as Verbaly agreed back in the year 2003, when we submitted our Business PLAN , where no where to be found. All of a sudden, my Property which I purchase back in the 1980s ,and at that time , Zoned Recreational, is now supposedly Zoned Forestry. When was this zoning change , ocured???? The letter contain a further caption,.. no building permits will be issued to you in the radius of the current Dump . because ,we the municipality saw feet to place the current Dump in you back yard without you knowing it! (not exactly in those words, but to the same effects) Democracy?????? We make Laws and we break Laws as we see feet???? Damages to Your Property and Business , tough for me.... If I wanted to have my original rights re-installed, I would have to back the New Proposed Mega Dump., My , Ours currents Dump would be closed. And... the Building Permits would be re- instated!!! The conversation continued,to the effect that, if I needed a Financial Partner for my Project,a Solid Partner could be forthcoming!! I do not know what to make of all of this ... can same one enlight me???? The tactics used in all this affair , remind me of my early childhood days, back in 1944,when back in my village, The Gestapo and the Fascists, came knocking at my father 's house ,who had returned from the Russian Front. and was now slated as one of the Resistance. I wonder how many Business People, got such of a Visit?? I say , lets stand up .. be counted , don't let a few UN-ELECTED Individuals , who are not there to take care and protect our interests, but only to pursue their Hidden Agenda, decide against the will of the Majority, the Destiny of Danford Lake .While at the same time , they are taking our Lifetime Savings away , literally to the Mega Garbage Dump!! That is the real Name Not" Engenired Landfill " Even with title they are trying to cone us!>



Mario Mantha
Agent Services

Outaouais
Service
Région Laurentides
421, boul. Desjardins
Maniwaki (Québec) J9E 2E8
Mantha.Mario@hydro.qc.ca

Tél. : (819) 449-0014
Sans frais : 1-800-776-1521
poste 2249
Télec. : (819) 449-6726
Cell. : (819) 775-0108
http://www.hydro.qc.ca

Poteaux

Page de

Endroit

Adresse électrique

Poteaux

N°	Description du poteau	Année
Usage en commun		Code de la structure
<input type="checkbox"/> Oui <input type="checkbox"/> Non		

Détails :

N°	Description du poteau	Année
Usage en commun		Code de la structure
<input type="checkbox"/> Oui <input type="checkbox"/> Non		

Détails :

N°	Description du poteau	Année
Usage en commun		Code de la structure
<input type="checkbox"/> Oui <input type="checkbox"/> Non		

Détails :

N°	Description du poteau	Année
Usage en commun		Code de la structure
<input type="checkbox"/> Oui <input type="checkbox"/> Non		

Détails :

N°	Description du poteau	Année
Usage en commun		Code de la structure
<input type="checkbox"/> Oui <input type="checkbox"/> Non		

Détails :

Conducteurs

Portée
Matériel utilisé
Code de structure
Quantité

N° de la demande
Municipalité (s'il y a lieu)
<input type="checkbox"/> Accessible <input type="checkbox"/> Inaccessible
KV
Estimateur(trice)
Signature

- Par le chemin = \$22,000 option #1.

- Par le bois (chemin à Vanier) \$15,000 option #2

- à côté du ch. 301 = \$0
Distance à main de 100' (30 mètres)
option #3

↑

Estimé Préliminaire 30% de plus

A côté du ch. 301 → Ferme
\$1,000 (55m) option #4

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livinal07@sympatico.ca

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To:

Cc:

Bcc:

Subject:

Paragraph **Font Style** **Font Size**
B *I* U

Kim , good morning , can you kindly send me an Application Form , so that I can file for a Building Permit for a Rsidential Home at my property ? Your assistance would be very much appreciated ,
Respectfully Renato

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- Beliveau Steve
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Paragraph ▾ **Font Style** ▾ **Font Size** ▾ **B** *I* U

Kim , good morning , could you please ask the inspector for the 3rd time to let me know what I have to do to obtain a Building Permit for a Single Family Home outside of the 500 meters of the current Dump ? What are the documents required by law ? Can You email me a formal Building permit Application ! I thank You for your assistance , respectfully , Renato

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From : Municipality of Alleyn and Cawood <mun.alleyn.cawood@qc.aibn.com>

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Sent : February 28, 2007 2:25:47 PM

To : 'RENE LIVINAL'

Subject : RE: building permit 27 ,february07

Hi Renato,

The Municipality of Alleyn and Cawood received their certificat of conformity for the landfill site on lot 23, range 2 in the township of Alleyn on December 15th, 1986.

Have a good day,
K

Kim Cartier-Villeneuve
Directrice-Générale et Secrétaire-Trésorière
Municipalité de Alleyn et Cawood
Tél: 819-467-2941 Fax: 819-467-3133
mun.alleyn.cawood@qc.aibn.com
www.danfordlakevillage.qc.ca

From: RENE LIVINAL :
Sent: mardi 27 février 2007 10:22
To: mun.alleyn.cawood@qc.aibn.com
Subject: RE: building permit 27 ,february07

Kim , good morning , thank you for the information . At this time I do not ask for a subdivision plan ! I simply ask to build one single home at the lot previously described . Would the Inspector kindly supply me with the new laws an dates they the came into effect . He has had in his possession my subdivision plans for along time . I need to know if I can build at the lot21-1 du rang2lot#12 of the subdivision plan. Thank you for your kind assistance Renato

From: *Municipality of Alleyn and Cawood* <mun.alleyn.cawood@qc.aibn.com>
 To: 'RENE LIVINAL'
 Subject: RE: building permit
 Date: Tue, 27 Feb 2007 08:43:22 -0500

Good morning Renato,

Rick has provided me with the list of procedures your must follow in order to obtain a building permit:

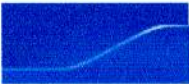
As previously noted to Mr. Livinal, the main requirements that have to be dealt with are:

1. An approved subdivision plan (cadastral plan article 3.6)
2. A study of the soil prepared by an accredited specialist (engineer or technologist) - septic installation plan Q2R8.

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From : Municipality of Alleyn and Cawood <mun.alleyn.cawood@qc.aibn.com>
Sent : February 23, 2007 10:50:29 AM
To : 'RENE LIVINAL'
Subject : RE: building permit

Good morning Renato,
I will transfer your request to the building inspector and he will get back to you.

Thank you and have a good day,
K

Kim Cartier-Villeneuve
Directrice-Générale et Secrétaire-Trésorière
Municipalité de Alleyn et Cawood
Tél: 819-467-2941 Fax: 819-467-3133
mun.alleyn.cawood@qc.aibn.com
www.danfordlakevillage.qc.ca

From: RENE LIVINAL
Sent: vendredi 23 février 2007 09:19
To: mun.alleyn.cawood@qc.aibn.com
Subject: building permit

Kim , good morning , I do need your assistance . Please advise as to the procidures to obtain a building permit for my house in my lot : lots crees;# 21-1 du rang2 . 21 partie route provincial .n* 301. Please advise as to the type and #copies of bluprints requaiered ,fees and others . thank for your assisstance , respectfully , Renato . Ps I do intend to start building in the early spring .

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3. Due to the proximity of existing landfill, plans showing proposed wells would be required provincial regulation - minimum distance of 500m from landfill.
4. Due to new regulations, an analysis of water quality would also be required.
5. Plans drawn to scale (see article 3.3.4) of by laws which you have already received.
6. Price for permits are: \$50 - building permit & \$50 - septic permit
7. The request for permit must be made in writing on a form provided by the municipality. The inspector will assist you in the completion of said form should it be required.

Any additional information, you may contact the building inspector, Richard Courchaine at 819-467-2941.

Have a great day,
Kim

Kim Cartier-Villeneuve
Directrice-Ginirale et Secritaire-Trisorihre
Municipaliti de Alleyn et Cawood
Til: 819-467-2941 Fax: 819-467-3133
mun.alleyn.cawood@qc.aibn.com
www.danfordlakevillage.qc.ca

From: RENE LIVINAL [
Sent: vendredi 23 fivrier 2007 09:19
To: mun.alleyn.cawood@qc.aibn.com
Subject: building permit

Kim , good morning , I do need your assistance . Please advise as to the procidures to obtain a building permit for my house in my lot : lots crees;# 21-1 du rang2 . 21 partie route provincial .n* 301. Please advise as to the type and #copies of bluprints requaiered ,fees and others . thank for your assistance , respectfully , Renato . Ps I do intend to start building in the early spring .



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From : Municipality of Alleyn and Cawood <administration@municipalite.alleyn-et-cawood.qc.ca>

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Sent : June 1, 2007 9:58:41 AM

To : 'RENE LIVINAL'

Subject : RE: Access to the municipal library june1st 07

Good morning Renato,

I am sorry but unfortunately the library is not open on Saturdays and Harold has returned his key. I will not be issuing any keys without the approval of council. An alternative for Mt. O'Brien Association would be to hold their meetings at Bethany Hall should it be available.

Have a great day

k

Kim Cartier-Villeneuve

Directrice-Générale et Secrétaire-Trésorière

Municipalité de Alleyn et Cawood

Tél: 819-467-2941 Fax: 819-467-3133

administration@municipalite.alleyn-et-cawood.qc.ca

www.danfordlakevillage.qc.ca

From: RENE LIVINAL

Sent: vendredi 1 juin 2007 08:10

To: administration@municipalite.alleyn-et-cawood.qc.ca

Subject: Access to the municipal library june1st 07

Good day Kim ,Can you tell us if we have Access to the library tomorrows meeting ? and can Roy have the Keys ? also can arrengments be made for Stephanie ? Your assistance will be appreciated, respectfully Renato

| |

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livinal07@sympatico.ca

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To: mun.alleyn.cawood@qc.aibn.com

Cc:

Bcc:

Subject: 3rd request for a building permit 12 march07

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Kim , good morning , could you please ask the inspector for the 3rd time to let me know what I have to do to obtain a Building Permit for a Single Family Home outside of the 500 meters of the current Dump ? What are the documents required by law ? Can You email me a formal Building permit Application ! I thank You for your assistance , respectfully , Renato

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