

DATE: 1 June 2007

TO: Madame Le President
Mr. Commissioner

BAPE – Project: The Establishment of an Engineered Waste Landfill at
Danford Lake, Municipality of Alleynes and Caywood
Province of Quebec

FROM: Renato Livinal

SUBJECT: Submission by Renato Livinal, Developer and Landowner of
approximately 400 acres of land at Danford Lake, Quebec

I am a resident of Chelsea, Quebec. I am also a landowner and developer of approximately 400 acres of land at Danford Lake and as such, I have a very strong interest in the above noted project. Should this project proceed, this Waste Landfill will severely affect my development of these 400 acres. Let me say to this Commission at the outset, that I am not in favour of this project receiving authorization from the Province of Quebec.

My submission is to outline my involvement in the Municipality of Danford Lake for the past 20 years: from the time of my purchase of approximately 400 acres of land in Danford Lake in 1987 to the present 1st of June 2007. I hope to explain to this Commission my journey of the development of this land; my involvement with the Mount O'Brien Association as the current President of the Association and the Danford Lake Municipality for the development of a provincial park as well as my own efforts to develop my 400 acres for a recreational eco-tourism and mixed use retirement community. I also want to explain to the Commission the loss of revenue and/or profit that I will suffer should a landfill proceed at Danford Lake and suggest alternative technologies that the Commission can consider that will not cause collateral damage to my land. I also want to state that the views of the residents, landowners and the 525 Mont O'Brien Association Members in Danford Lake should be closely listened to and that democracy should be the rule of the day i.e. the decision should reflect what the residents, landowners and 525 Mont O'Brien Association Members want for their Municipality.

PURCHASE OF 400 ACRES OF LAND

In 1987, I purchased approximately 400 acres of land bordering highway 301 in Danford Lake with the intention of subdividing and constructing four season chalets on this property for a vacationing and retirement community. When I purchased this property, the land was zoned recreational thereby allowing me to subdivide and build chalets. I contacted and had several formal meetings with the Mayor as well as the building inspector at the time, regarding multiple zoning and they gave me a positive response. Because of these formal meetings and having received their verbal approval, I proceeded with the development plans for these 400 acres submitted to the Municipality for their subdivision processing.

DEVELOPMENT OF MY 400 ACRES OF LAND

It was in 2000 that I started to develop my land in association with the Mont O'Brien Association. The Mont O'Brien Association was formed by residents and landowners of Danford Lake to develop a Nature Park. With the long-range view that this Nature Park would become a Provincial Park of Quebec. This would draw visitors and tourists from Quebec, Ontario, the USA and Europe. This Park would have several Lakes and nature trails that would provide rare natural attractions for its visitors. This would be ecotourism at its best. In the Spring of 2000 we began construction of a secondary road through my property leading to the proposed Mount O'Brien Provincial Park. It was determined that a road was necessary to cross my property enabling members of the Mount O'Brien Association to access several lakes including Lake O'Brien and Lake Copeland as well as the proposed Park. **The Municipality of Danford Lake participated in this endeavor in that they helped in the construction of this road by providing machinery and labor to fix the entrance to this road and provided grading. Although this road still needs to be brought up to Municipal standards, it is presently being used by the members of Mont O'Brien Association to get to their lakes and the proposed Park.**

BUSINESS PLAN and INVESTMENT OPPORTUNITY

Attached to my submission is a copy of The Business Plan and Investment Opportunity for Lac Miljour Estates which was drafted for the proposed development of my 400 acres. Lac Miljour Estates is a development site for a residential/seasonal community of 200 to 250 lots of 1 to 3 acres on which will be constructed a four season alpine chalet of at least 1,000 square feet. Once the chalet is constructed, its occupants would enjoy the natural serene beauty of the land, its lakes, streams and the adjacent 9,000-acre Mont O'Brien Wilderness and proposed Nature Park with its Lake O'Brien and Lake Copeland.

I hired Mr. Andre Durocher, a land surveyor, to explore the 400 acres and to present a plan of subdivision for these 250 lots. It took us several years to decide on this plan of subdivision. **After meeting with both Mayor Joseph Squitti and the Building Inspector Barry Derouin personally and receiving their approval, I submitted my Business Plan to Mayor Squitti personally in August 2003.** The development of the project was to be completed over 4 phases and was expected to take from five to eight years to complete. All that was necessary to start the development of phase one was, as stated verbally by the Mayor and Building Inspector was to apply for a building permit to the Municipality of Danford Lake and to abide by their construction guidelines, namely:

1. minimum one-acre lots
2. septic bed to conform to provincial standards
3. a set of 4 lots, only at the time of sale are to be surveyed and registered
4. at that point the building permits would be issued to the individual owners

This was to comprise the total requirement by the Municipal Office.

In order to start selling one-acre lots, I had to develop a marketing plan. This involved setting up a web site, placing advertisements in the Ottawa Citizen, spending money in advertising in Europe and the USA and working toward completion of the secondary road leading to the proposed Mont O'Brien Nature Park. I also had to work on a main road in my property leading to Lake Miljour as well as negotiate with Hydro Quebec for Hydro lines through my property and eventually to each lot. Long after I started selling lots I discovered to my great dismay only last year that the Municipality of Danford Lake is now refusing to issue to me any building permits. **Mayor Squitti was completely aware of the status of the development and has been since 2000 Mayor Squitti had encouraged, approved and helped out by providing equipment and labor to build the access road across my property to Mont O'Brien.**

Subsequent to Mayor Squitti and his Wife's visit to my personal residence, in his effort to obtain my support for the proposed Landfill Site and realizing where I stood on the proposal, Mayor Squitti and his new building inspector Mr. Courchesne, in late 2006 after 6 years of planning now informs me that the new provincial laws prohibit residential development in any property within a radius of 500 meters of the current landfill. The existing trench landfill dump at Danford Lake borders my land and this 500-meter radius affects part of my 400 acres. I still plan to develop the balance of my land once the existing trench landfill dump at Danford Lake is closed (2008) and the issue of the project of the engineered landfill in Danford Lake is decided.

LOSS of REVENUE and PROFIT

The Business Plan and Investment Opportunity for Lac Miljour Estates that I presented to the Municipality of Danford Lake in 2003 (PERSONALLY TO MAYOR SQUITTI) defined a development site for a residential/ seasonal community of 200 to 250 lots of 1 to 3 acres on which is to be constructed a four season chalet of at least 1,000 square feet. **My involvement in Lac Miljour Estates is as both a land developer and building contractor.** It is my goal to sell these 250 lots as well as build chalets on these lands for my customers. Revenue would occur through the sale of these lots and profits would accrue through the construction of these chalets. I want to create a business. I also want to satisfy future landowners with a seasonal home for their enjoyment. I am presently advertising these lots at a price from \$25,000 to \$45,000 per lot depending on whether the lot is a back lot or waterfront lot. I feel that my average price per lot at current 2007 market value is \$35,000. This will give my development project a land value of 250 x \$35,000 or \$8,750,000 less the usual development costs. I estimate these development costs at \$500,000, which leaves me with a sum of \$8,250,000. (see competitor analysis)

I am also a contractor and wish to build homes for purchasers of Lac Miljour Estates. The cost of constructing a 1000 square foot home at 2007 prices is approximately \$150 per square foot for a total of \$150,000. The usual profit for constructing homes ranges from 10% to 15% thus giving my construction company a profit of \$15,000 to \$22,500 per home. Taking 10% as a rule for this project, I feel that over time Lac Miljour Estates would receive \$15,000 x 250 or \$3,750,000 less its operational costs. These projections are at the lower end of the scale as some landowners will want larger homes greater than 1000 square feet. **Since the threat of the proposed Landfill across the highway from my property, my plans have suffered significant negative fallout and has come to a stand still.** To date several customers have expressed interest in purchasing lots: One particular customer made an offer to purchase two lots, which was accepted for \$90,000 as well as having me build a chalet on one of these lots for approximately \$200,000.

When this customer heard about the proposed Landfill, he withdrew his offer and I have evidence to support this claim. I lost \$125,000 on this sale. I have received during the last years several requests to show my land to prospective buyers but all have refused to purchase lots because they do not want to be located beside a "Dump." They are looking for a quiet and peaceful setting for their home and do not want to be near a lot of truck traffic that will be travelling to this proposed dump and they are afraid of the pollution and ground leakage that might occur from this mega dump. These customers were just not interested and as such, I lost potential sales. At my age nearing 69 I have invested all my life savings in this only property of mine, in the past 20 years investment that amounts to over \$500,000. I do not have the luxury of an additional 20 years to donate to my project.

Should the Ministry approve the Engineered Landfill project, I will suffer extreme losses as I do not think that my property will have its present market value and that it will be extremely difficult to sell and build homes on Lac Miljour Estates. My sale losses would exceed \$11,513,300 at today's market value (see competitors analysis) This represents collateral damage to me as a landowner and developer because of the Proposed Landfill.

ALTERNATIVE REVENUE SOURCES FOR THE MUNICIPALITY OF DANFORD LAKE AND ALTERNATIVE TECHNOLOGIES

Since the primary reasons publicly expressed to support the Landfill are economic development and revenues, I believe that I can demonstrate that similar benefits from my vacationing and retirement community development plans can rival those of the Proposed Landfill Project.

Lac Miljour Estates development will not destroy the social cohesion and the pristine environment that this Danford Lake community values, as captured in its community vision document of 2004. As I have stated in my Business Plan, Lac Miljour Estates has approximately 200 to 250 lots that it wishes to sell to prospective landowners of Danford Lake. If the market value of one home at \$150,000 were municipally taxed at an estimated \$1800, 250 homes would generate \$450,000 of tax revenue to the Municipality. This sum is greater than the assumed revenue that would be received from the LDC without any collateral damage to the environment and land values of the existing landowners of Danford Lake. I am only one developer. Others will generate more revenues for Danford Lake.

The proposed Mega Dump will cause immense collateral damages to the environment, regional and local economy as well as the social structure. There will be no benefit to the community flowing from the proposed Dump. The community of Danford Lake will not grow but remain stagnant, if not become a ghost town as a result of this Landfill.

Because of Lac Miljour Estates, there will be several spin-offs to Danford Lake because of the construction of new residences. There will be several employment opportunities and new businesses will operate to satisfy the needs of this community, taxes from residential housing will be secure and long term revenue for the Municipality. As the community grows, opportunities will further increase, which would not be the case with the Landfill.

The proposed Engineered Landfill will over time extend to a 500-acre site in the Danford Lake area. There will be a significant increase in truck traffic on highway 301 and highway 105, for the next 30 years or more as this DUMP will be servicing the region. **(Question: Has anyone forecasted the increase in traffic to the year 2037 ?)**

- *Noise pollution will be prevalent*
- *Increased traffic congestion and accidents*
- *Truck exhaust pollution will occur*
- *Garbage will be dumped along the road*
- *Residential safety will become a very serious issue*
- *The proposed monitoring by the proponent is seriously flawed.*
- *Neighbouring lakes and streams will definitely be affected*
- *Serious potential for a major environmental disaster*
- *All land value in this eco-tourism / vacation destination will decrease.*

All of these represent collateral damage to the Danford Lake Community. All of these concerns are real. Stories about the Landfills at Cantley and Aylmer Cooks Road demonstrate historically that Landfills cause major environmental, health and social problems both in the short term as well as in the long term of their operations. **The possibility of radioactive nuclear waste coming within or outside of Quebec could also become a problem if the proposed DUMP is not monitored properly.** Who in their right mind would want to live, let alone build a home at Danford Lake ? (an investment for a chalet at the current market value of \$200,000)

As an alternative to the Engineered Landfill DUMP, I suggest a **WIN WIN SOLUTION** for the region as well as the community of Danford Lake and vicinity. **PLASMA GASIFICATION is an answer.** This is the real "state of the art" waste technology. Not this Engineered landfill DUMP that is being proposed. Plasma Gasification does not take up very much land (3-5 acres). It has little or no pollution. It produces no greenhouse gas emissions, dioxins, furans or liquid effluents requiring treatment. It will allow the community to continue to enjoy its rural, peaceful, pristine and natural environment. Land values will not decrease and the possibility for expansion for further community development will not be impeded.

A Comparative Analysis of various alternatives considering all possibilities for better garbage disposal with minimal collateral damages to all the community affected must be the norm in the final decision making process.

WHAT IS THE MAJORITY VOICE OF DANFORD LAKE and REGION SAYING ABOUT THE LANDFILL

The majority voice of Danford Lake and vicinity...about 90 per cent of the residents and landowners are NOT in favor of this proposed Engineered Landfill. This has been demonstrated at several town meetings between the mayor and council and landowners of the community. They want to be heard and at every step of the way, its own council has tried to stifle and silence the voice of its citizens. Recently restored democratic rights by the executive of the Mont O'Brien Association gave the members the opportunity to vote on the proposed mega dump resulting in 100% of the members voting against the proposed mega dump. **Now the citizens have an opportunity to tell you, this Commission, that it does not want this Landfill in Danford Lake.**

This Commission was set up to hear the citizens of Danford Lake and surrounding communities to present their case and to demonstrate to you their deep concerns and opposition to this DUMP. Lobbyists for the Proposed DUMP have approached you to have you make your decision in favor of this Landfill. Their personal gain is their prime objective, concern and greatest motivator to see this through, all at the expense of the majority of the communities affected by this project.

It is your job as Commissioners to weigh the arguments of both sides but it is also your job to take into consideration what this Landfill will do to this community, what its impact will be on its citizens, what the **social, economical, environmental and health issues** this project will bring to the community....but most importantly what the majority voice of its citizens are saying to this commission. Democracy should prevail and the voice of the people should be upheld. **It is your duty as Commissioners to rule in favor of the majority thus ruling against the proposed Engineered Landfill.**

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Renato Livinal". The signature is fluid and cursive, with a long horizontal stroke at the end.

Renato Livinal