

# The future of Lery in danger?

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**The population of Lery potentially could rise from 2,377 to more than 10,000 people! Tax bills could resemble those of Châteauguay, Mercier, Brossard, Saint-Constant and other surrounding towns.**

Lery is preparing to install a water system and sewage treatment which is good news for our environment and the health of our citizens. However, this network will open the door to new housing developments that could be established in all areas zoned as residential.

According to the municipal urban plan currently in force, if the areas zoned residential were all developed, the population of Lery could increase from 2,377 to more than 10,000 people!

## **Why is this residential development a threat? Will Lery become another St-Constant?**

Each new residential development project in the Roussillon RCM (which is our governing regional municipal council) must meet a minimum density of dwellings per hectare; that is a minimum average gross density of 10 dwellings per hectare.

Source: revised development scheme, Roussillon RCM January 21, 2008 Page 2-48

If we do the math, for the 340 acres currently zoned residential in the east sector (south of Boulevard de Lery and from Parc Woodland eastwards including the undeveloped forested land): 10 units / hectare X 340 acres = 3,400 new dwellings (possible).

1 hectare = 107,640 square feet

If one assumes the average of 2.6 residents per dwelling, the population of Lery could potentially increase by more than 8,840 people.

And this does not take into account the available residential zoned sector west of Parc Woodland.

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## **This population increase will also have an impact on our municipal taxes.**

In 2009 the municipal operating spending per person in Lery was \$ 703. The same operating costs for larger towns in Quebec having a population of 10,000 to 24,999 people were, on average, \$ 1,662 per person.

Sources: Municipal Finance Branch Ministry of Municipal Affairs

**Larger towns have an increased tax burden of 136.4% per person for municipal expenditures!**

## **We need to change our urban plan. This is best solution.**

Therefore, the best way to limit the growth of the population of Lery, and to maintain affordable levels of taxation, is to change the residential planning by limiting the area of residential zones and by conserving our green spaces. The current zones H2-07 H2-11 H2-12 (single family homes), M2 and M2-09-10 (multiple family dwellings) in the eastern wooded area could accommodate 1,590 homes and represent an increase of more than 4,000 inhabitants.

The forested area that is part of Lery Greenbelt corridor should be protected from construction and from water services and sewers. Solutions exist to ensure protection of these lands for the future enjoyment of our children without cost to the citizens of Lery.

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**Time is running out! We have the opportunity to decide the future of Lery. Let us not allow others to decide for us.**

**We ask our elected council members to refrain from granting permits for development that would destroy forever our quality of life.** These values, our quality of life, the value of our homes, and our future tax bills will depend on the decisions made in the coming months.

## **We urgently request public consultation on the future of Lery.**

Upcoming events:

**Lery town meeting**  
Monday April 12, 8pm  
City Hall

**Information meeting on the Châteauguay-Lery Greenbelt**  
SOS Forêt Fernand-Seguin  
Thursday April 22<sup>nd</sup>, 8pm  
Pavillon de l'île  
Île Saint-Bernard