



ROSEMÈRE VERT

MAINTAIN CURRENT ZONING!

A new residential development on the golf course will increase our taxes!

A RESIDENTIAL DEVELOPMENT WOULD INCREASE OUR TAXES?

How? According to Peter Trent, the former Mayor of Westmount who served on many intermunicipal boards over nearly 20 years, Rosemère benefits from a very low residential tax rate. Because the law requires using the same tax rate for all new homes built, the tax revenue they would generate will be modest. In fact, the taxes paid by homeowners in a new residential project would not cover their increased demand on municipal services, resulting in bigger tax bills for every home to cover the shortfall.

WHY WOULD A NEW DEVELOPMENT NOT PAY ITS WAY?

Up to one-half of any new tax revenue would be skimmed off to pay for an **increased share of the costs of regional services** (police, mass transit etc.) These costs are shared across a given MRC **based on each municipality's total real estate value.**

Because Rosemère's real estate values are higher, any new development would necessarily entail a higher bill. Even if the developers of the former golf course paid for all the costs of building new infrastructure, there would still be **increased costs for the Town.**

INTERESTED IN LEARNING MORE?

Go to our website to find a full detailed report prepared by leading experts on the tax impact for residents.

ROSEMÈRE VERT IS A NON-PROFIT ORGANISATION REPRESENTING A GROWING NUMBER OF ROSEMÈRE RESIDENTS WORKING TOWARD A GREENER FUTURE, PARTICULARLY THE PROTECTION OF AT LEAST 90% OF ROSEMÈRE'S FORMER GOLF COURSE.

That is not all...

- Our commercial sector contributes 45% of all taxes with very little demand on the Town's services, heavily subsidizing the residential sector.
- New development means stretching this subsidy to benefit even more homes, therefore increasing taxes for all.
- **Our elected officials should focus on attracting new businesses to fill currently vacant spaces, rather than will-o-the-wisp schemes that depend on the Town's limited residential tax rate as a source of new net revenue.**



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Why should we protect Rosemère's former golf course?

CURRENTLY 90% OF THE FORMER GOLF COURSE IS ZONED "PUBLIC"

Yet, Westram's team is proposing a change in the town's new urbanism plan. The administration wants to modify the actual designation to "résidentiel en milieu paysager." This would open the door to a subsequent zoning change threatening to destroy 50% of the former golf course.

WHY WE WANT TO CONSERVE THE CURRENT ZONING?

- The town previously promised not to change the zoning, but proposes changing the land use designation to "Résidentielle en milieu paysager" on 100% of the site. **With a proposed density of 21 to 40 lodgings per hectare, this would add 600 to 1200 lodgings to the site!**
- This substantial rise in population would have repercussions on traffic, air quality, health, municipal services, etc.
- 10% of the golf course has already been rezoned to allow residential/commercial buildings. This change turned out to be unnecessary because it was intended to save the golf course from bankruptcy, but the institution ended up closing its doors anyway.
- The town plans to build a road through the former golf course, with significant consequences for the residents living near the 640.
- The need for suitable housing for the elderly can be met elsewhere, without building on the last substantial green space in the town.
- A petition, demanding the protection of the former golf course, has now been signed by 7000 citizens, 1000 of them from Rosemère.

FOR THE ENVIRONMENT AND THE COMMUNITY

- The former golf course is a green space that helps fight against and adapt to the climate crisis, retain rainwater and improve air quality.
- The pandemic has highlighted the importance of protecting green spaces for our health and quality of life.

MASCOUCHE AND TERREBONNE 100%, ROSEMÈRE 50%

- Federal and provincial funding is available for green projects.
- The town of Rosemère cites the figure \$126 million to acquire the land, an inflated amount that the town refuses to explain in detail and that is based on a zoning change and expropriation.
- In comparison, Terrebonne proposed \$8 million to buy its former golf course and build a regional park...That's 18 times less!!!
- Mascouche imposed a land reserve on the site of their former golf course to prevent housing developments.
- Terrebonne, Mascouche and Candiac are banding together to ask the Quebec government to reform the Expropriation Law and to protect former golf courses with the view to building parks on them.

**To see the detailed economic analysis;
 To become a member of Rosemère Vert;
 To contribute to our crowd funding campaign;
 To get involved, ask questions and stay informed;
 To sign our petition:**

Go to rosemerevert.ca!!

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