

# Doncaster Ballyhoo

FOR LAURENTIAN WATERFRONT AND RECREATIONAL PROPERTY

AUTUMN 1995

**T**hank you to everyone who celebrated Canada Day with us. The evening was a great success. Estimates of the number of people who came range between 3000 and 3500. It was heartening to see just how aggressively Canadian our region is. We could not keep up with the demand for Canadian flags. We had 1000 to give away, but by 9:30 we had people asking if they could buy one. They were all gone.

The fireworks were extraordinary. We were fortunate to have insisted on having them launched from rafts in the middle of the lake. Many others were cancelled because of the drought.

The Canada Day Committee is very grateful to the many sponsors who made the event possible. They include Canada's Minister of Heritage, MNA Robert Thérien, the Chamber of Commerce, and over 30 local businesses. The Committee is also proud to announce that the whole event was produced within the projected budget. Special mention must be made of Jacques Normandin's tireless efforts on that account.

*On the weekend of September 9, the Heritage Committee organised an old-fashioned work bee, and 82 volunteers reshingled the roof of the railroad station. Fred Inhaber of Presqu'île Nantel deserves particular praise. He was on the roof almost continuously throughout the process. Terry Turcot and Danielle Raymond were the chief organisers who planned and supervised the project from start to finish. Most of their free time in the month leading up to the work was spent in finding materials and equipment and signing up volunteers, and they were on site for the entire four days the project took to complete.*

*The Heritage Committee is also pleased to announce that the Ministry of Cultural Affairs has accepted a request to assist the municipality in doing an in-depth study of its architectural history. This study will help us create walking tours identifying buildings and architectural styles that reflect Ste-Agathe's past. Our committee believes that our architectural heritage is one of our greatest assets.*

Reports from people using the Linear Park have been very positive. If you have comments or criticisms, contact the MRC des Laurentides office at (819) 326-0666, or write them at 1111 chemin du Lac Colibri, St-Faustin, QC, J0T 2G0.

*We're sorry to say goodbye to Michael Averill. He has joined forces with Beryl Puddifer, founder of Laurentian International College. The College has applied for a permit from the Quebec government in order to enable Canadian students to obtain a DEC (CEGEP qualification) in Ste-Agathe. Laurentian International College has been offering British 'A' & 'O' Level courses to overseas students, and will continue to do so while helping establish the new college. If the idea of a small, independent college appeals to you or to your children, you can get more information by calling (819) 326-3347.*

Royal LePage has offered all its associate members access to a programme called 'Aim Higher Advantage' which is a buyers' group for a whole list of products and services. It is available until November 4, 1995 to clients who have bought or sold through us in the past. Thereafter, enrollment will only be possible at the time of signing of a listing contract or when a promise to purchase becomes firm. For more information, please see the back page of this issue.

*Remember, any lake associations or local non-profit organizations wishing to pass on information are welcome to do so through the Ballyhoo. Give us your news or announcements, we'll do the rest.*

**(819) 326-4963**



# The Weskarinis

According to Serge Laurin, the author of *Histoire des Laurentides*, the Algonquin Amerindians who lived in this region were the Weskarinis, a small branch of the Lower Algonquin tribe. The Upper Algonquins lived in the Abitibi region.

The Weskarinis lived along four river systems, the Lièvre, the Petite Nation, the Rouge and the Nord. Their principal summer encampment was at the mouth of the Petite Nation River at Montebello, which was probably a permanent camp. It was the French who gave them the name *Petite Nation*. It is surprising to learn that for centuries before 1600, they summered in large numbers on the Ottawa River, and then in autumn returned upriver on the tributaries to spend the winter in small family groups along their lakes and valleys. Imagine the excitement of travelling downriver each spring, the group of cousins growing larger and larger, sharing the news of births and deaths, of difficult winters and all manner of adventures, until the whole Petite Nation was reunited for a short summer season. Imagine the return upriver, the changes that summer may have wrought: a daughter married and gone with another family, or a new daughter-in-law returning; an elderly member deciding that the rigours of the journey would be too much and staying... The challenges of winter must have been great. Serge Laurin suggests that these groups would have been as small as 15 people when they arrived at their winter encampments, and that this would have improved their chances of survival. They must have had to hunt through the fall to prepare their winter supplies.

Their beliefs, as mentioned last time, obligated them to respect the natural order. The Manitou, or mysterious being, lurked in all things in some form. There was no natural concept of good and evil, nor any objective perspective on the world. They had vague awareness of their territory and had formed alliances with the Huron and Montagnais in order to protect themselves from the Five Nations of the Iroquois, an aggressive, more organised group of tribes which touched their southern border at Lake of Two Mountains. The Lake of Two Mountains area will figure heavily in the future of the Native Peoples, but it has a mysterious past. Artifacts found there seem to jump in time from the 8th to the 14th centuries, suggesting that for 600 years the region

was avoided. It could have simply been strategically untenable and therefore, for a long period, was viewed as a no-man's land between two different tribes.

At the time of the arrival of Champlain, the Weskarinis formed part of the alliance that was maintaining its territory against the Iroquois. Champlain began to trade with the Algonquins, and thereby alienated the Iroquois. Therein lay the beginning of a long story of tension that endures even today. Champlain actively took the side of the Algonquins, chasing the Iroquois south in 1610-11. His presence seems to have surprised and routed the Iroquois who only returned later in greater numbers. So began the French-Indian Wars of the 17th century. The Weskarinis as well as other Algonquins benefited from the fur trade with the French until 1629 when the Kirke brothers captured New France for the British. During the three years that the British held the colony, the Iroquois monopolised the fur trade, but when the colony was returned to the French in 1632, trade with the Algonquins and the Hurons resumed. This infuriated the Iroquois who set out to systematically eliminate the competition. They were better equipped to do so, since the British merchants continued to supply them, and between 1640 and 1648, the Huron Nation fell completely. By 1653, the Weskarinis, or Petite Nation, were cornered on the shores of the Petit Nominingue in the Laurentians, where they were massacred without mercy.

The remaining Lower Algonquins, the Kichespirinis, took refuge with their cousins in Abitibi, and with the Cree even farther north.

Despite their dominance, the Iroquois could not control the fur trade, and the huge Outaouais tribe from Georgian Bay moved in to replace the Algonquins as the trading partners of the French. The Iroquois resorted to guerilla tactics and harassed and ambushed the French voyageurs, and terrorised the French colony for the next 50 years.

In 1701, after a French victory, an uneasy peace was negotiated with the Iroquois, and slowly the Algonquins began to return to the Ottawa River. The lands of the Petite Nation remained vacant, the indigenous people of the Laurentians having been eliminated.



# WHAT'S IT WORTH OR SERVITUDES

A servitude is simply a property right, part or all of which has been accorded to other than the owner, or, put another way, it is a limit on a property right. In many jurisdictions it is called an easement.

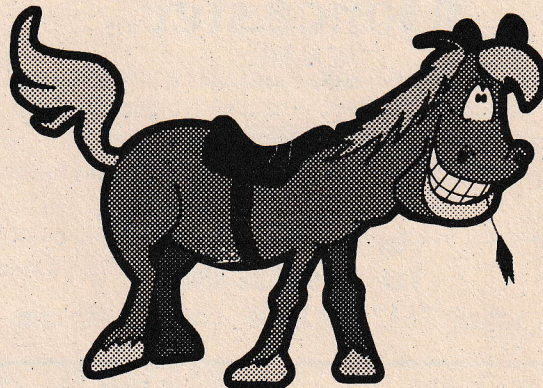
The most commonly encountered servitude is a right of way. In such an arrangement, a property's title may stipulate that a neighbouring property owner has the right to pass over the first property to gain access to the public road, or to the lake. Over the years, servitudes have been created for many reasons, so many that the mind boggles. In the small town of Ste-Lucie, there were so many servitudes to draw water, running in so many different directions, that a plan showing them all would have resembled a plate of spaghetti. The municipality installed an aqueduct just to keep the peace. One servitude we came across declared that the property could not have more than 10 houses erected upon it. Another declared that all property rights to a triangle of land were accorded to the neighbouring land, except the right to use the area of the triangle in calculating the minimum area required for a legal subdivision.

A really confusing, and fairly typical, servitude states that a neighbour has the right of passage on foot for access to the lake. This one has been challenged many times. The owner of the land tells the neighbour that he will respect her right to pass, but not to stop, obliging her to cross the land only in order to reach the water but forbidding her to sit on the beach. In one case that we saw, the servitude gave the right of passage to water the neighbour's horses and cattle. One hot summer day, after being told that she could not sit on the beach, she arrived with a thirsty horse, and, of course, the sunbathers were obliged to make room.

The right of first refusal is the one which probably bears most directly upon the sale of a property. In this servitude, there is a limit placed on an owner's right to sell the property. It

usually states that, if the owner receives a promise to purchase his property that is acceptable to him, he must then offer the property to the holder of the right on the same terms and conditions for a specified period of time. The holder of the right then has the option to accept to purchase, or to decline, in which case the original promise to purchase can proceed. This type of arrangement can actually be helpful in a sale under certain conditions, which include a time delay of reasonable length, and a coherent reason for the servitude's existence. A right of first refusal, because it relates to the actual purchase, should be disclosed up front. If it is declared, then any prospective purchaser is aware that there is another party who has an interest in the property, and he is more likely to make a serious offer. It is this fact which can actually help the sale. Often properties are for sale for a long time before there is an offer. A buyer may come in with a low offer to see how anxious the vendor is to get out. If a first refusal exists, it stands as a clear reminder that there are other interested parties, and that a low bid may push the property to someone else. I have seen this cause a buyer to consider simply what his best offer would be, and make that offer right from the start.

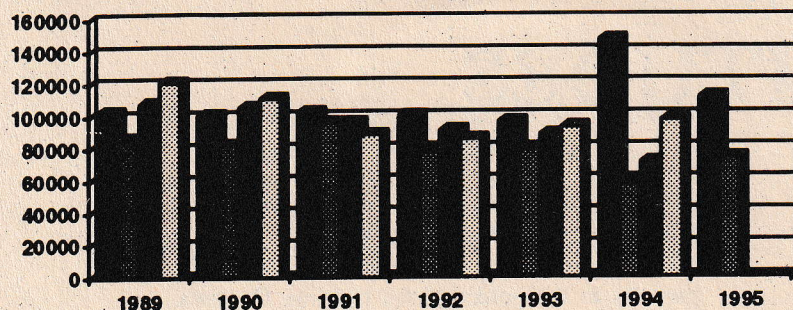
Of course it is important to declare any servitude. They are real rights, and will not disappear if ignored, but, on the contrary, they can threaten a sale if they come up only during the notarial search.



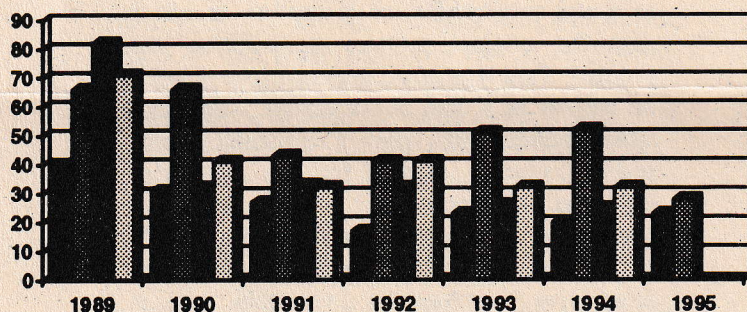


# MARKET TRENDS

AVERAGE SALE PRICE



UNITS SOLD



While we note a slight improvement in prices over the second quarter of 1994, the accompanying graph displays very clearly a trend that is national in scope. The following is from the September 1995 edition of **Canadian Realtor News**. *"This has been a hard year for real estate. First quarter residential MLS unit sales were off 35 per cent from 1994, while second quarter sales were down 20 per cent. Even though sales are rebounding so far in the third quarter, the sluggish months have rocked the real estate industry. Membership in The Canadian Real Estate Association, a bellwether for the number of people making a living from real estate, has dropped from 80,205 on June 30 of last year to 75,843 on June 30 of this year.\* And there were more than 100,000 five or so years ago. Add to the pot of unemployment and relatively high interest rates the political instability, and it is no surprise that Laurentian real estate has suffered a severe drop in number of sales, and a moderate drop in average values over years that we have been tracking.*

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## Royal LePage 'Aim Higher Advantage' Programme

Buy or sell your home with us and sign up for the programme that offers you savings on over 60 products and services for your home, including mortgages from London Life, home insurance from The Co-operators, Inglis home appliances, IBM, Atlas moving services, Toshiba home electronics, ADT security systems, Cantel mobile telephone services and more. Until November 4, any previous clients of our office are able to join for a modest cost (\$22.00 + GST), but from that date on it will be limited to those signing listing contracts, or firm promises to purchase. We have been offered many promotional packages from many sources over the years, but this is the first one we have signed on with and feel that we can recommend it with confidence to our clients. For more information, give us a call. We'd be happy to go over the details with you.

If you would like back issues of the Doncaster Ballyhoo, give us or call or drop by. We will happily add the names of your friends or neighbours to our list if they would like to receive their own copy. Please let us know if you change your address. Having an accurate mailing list helps us keep our costs (and waste) down.

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