



## May 2021 Newsletter

### **B&T Status – Réserve foncière**

On May 11, 2021, Ville de Mont-Tremblant (“VMT”) announced it had filed an “reserve foncière” translated as a land trust, on the B&T property in order to evaluate an acquisition opportunity. VMT acknowledged people had raised apprehensions about the future of the property since the sale to a developer by Station Mont-Tremblant (“SMT”). The réserve foncière is for two years and can be renewed for another two years.

Our understanding of a réserve foncière is that it’s like a lay-away plan when someone asks a store owner to reserve an item. VMT is reserving the property to determine if the property is to be purchased by VMT for the benefit of its citizens at large. Any development on the property will be frozen for that period and we assume that SMT will continue managing the activities during that time.

We are pleased with this recent announcement by VMT, as it gives time for all stakeholders to determine how to best move forward with this iconic property.

### **Our Funding Campaign**

As at the end of April 2021, we received commitments of \$60,000 and cash payments of \$7,200. We propose to keep these funds in trust as our Association still needs to fund certain activities related to the protection of the B&T property. As we mentioned in previous newsletters, we hired BBA, an environmental consulting firm, to determine the capacity of boats on the lake. We feel this is a cornerstone study to protect the B&T property. Moreover, the Association needs to be watchful in regards to any plans that may not be in the lake’s environmental interests. For instance, although we applaud Mayor Brisebois’ council for this recent move, there will be contested municipal elections this coming November and a newly-elected council may decide to terminate the reserve foncière.

Some members raised certain questions surrounding our fund-raising efforts, and we’d like to address these issues in this newsletter:

- ***What is the exact use of the money being raised?***

The Association must be close to this file in the way described above, and this requires timely resources - lawyers, expert environmental advisors, architectural and engineering opinions, public relations, etc. Such resources require the immediate access to funds.

- ***Is there a budget for the fund?***

So far, our BBA environmental study will cost upwards of \$28,000 and we expect to incur an additional \$10,000- \$12,000 relating to environmental and legal expenses. For instance, the Association is a party to an agreement dating back to 1993 regarding the limitation of boats by the B & T. Enforcing this agreement may be complex and require legal assistance. For now,

our working capital combined with the cash donations received allows us to pay for such expenses.

- ***Are the contributions tax-deductible?***

Unfortunately they are not. PLTN raised money in the same way to rebuild the guard house and the boat/trailer cleaning station, and tax deductibility was possible if contributions were made through the Municipality of Lac-Tremblant-Nord.

- ***Why is the Association just plainly against any development?***

Of course, such a premise would be ideal to all residents of the lake. However, we must be realistic and adjust with the times. Lac Tremblant and its surroundings belong to everyone and we must all find a way to share this beautiful area in a way where access doesn't go so far as to harm the shoreline and the lake's health and beauty. As well, we need to consider the perspective from the permanent residents of the region of VMT. Realty tax revenues ensure the good civic services, including environmental protection, family support, high-quality roads and other community-related infrastructure. For instance, it would be great for VMT and its agglomeration to have its own hospital that can benefit everyone.

However, new development must be done in compliance with best environmental practices. Maximizing condo units on smaller land lots and allowing high density boat access to our lake is just not acceptable. Please let us know your questions and concerns. The more we talk about this, the more cohesive our collective efforts will be.

## **The “T” in “B&T”**

Tennis is part of our summer culture at Tremblant, just like downhill skiing in winter, and our Association wants to preserve this activity. The Tennis Academy, currently run by Mr. André Lemaire since 2000, has been part of our community since 1958, and has received several accolades from resort judges and online booking organizations. The club is a high level training centre that has hosted provincial, national and international tournaments.

As the club boasts 25 tennis courts in two locations, some or all of this real estate can be a great source of high density development. We are quite encouraged by VMT's statement in its announcement in a reserve fonciere: “The Beach & Tennis is an emblematic site of Mont-Tremblant in addition to being an exceptional natural location that provides rare public access to our region's largest lakes. There are also several important high-quality tennis courts and their removal would be detrimental for our local players right at the time when this sport is experiencing material growth”.

## **Other Positive News**

With the assistance of good-willed people like Messrs Yves Delvallet who runs Croisières Mont-Tremblant and spearheaded this project, Jake Graton our valiant dock-servicing provider, Martin Savard of Fishing Guide Mont-Tremblant, 5000 smelts were introduced into the lake in order to provide sustenance to several local species of fish. As well, the Ministère des Forêts, de la Faune et des Parcs introduced 2000 lake trout into the lake in late April.

## **Dates to Note**

We are participating in a community-building event, and more details will be provided to you as the event can be confirmed, including the exact location on the lake. However, if confirmed, please take note of the exact date - **Saturday, July 24 at 16:00.**

The Association's annual general meeting is to be held one week later, on **Saturday, July 31 at 16:00**. Like last year, we will combine the AGM with a live jazz event following the meeting.

The location of the meeting will be the Cooper Beach within the Municipality of Lac-Tremblant-Nord. We'll communicate directions for the location later on along with the Agenda for the AGM.

The only way you can attend either or both events is via water: canoe, kayak, swim, paddleboard, boats and the like but you must stay on the water. We have to abide within COVID rules and that even limits how many and which musicians, speakers for the AGM, technicians setting up and so on are allowed to be on shore.

### **Register to Vote**

Municipal elections will be held across the province of Québec this November 2021. It is very important that you are registered, even if you have another or several residences elsewhere. The criteria for voting is ownership of a property (land or a house) in your name inside the municipal territory, or your domicile being Tremblant, meaning that Tremblant is your principal establishment. Owners of a business are also entitled to vote. Registration allows you to participate in any referendum within your neighborhood where zoning must be changed to allow development. This can become a key criteria in the construction of condos at the B&T location.