

ASSOCIATION
LAC TREMBLANT



LAKE TREMBLANT
ASSOCIATION

February 2021 Newsletter

Introduction

We are issuing Newsletters more frequently because the Board needs to inform the membership on the complex issue of real estate development around the lake and in our municipal agglomeration in general. If not done correctly, real estate development can have serious negative implications in regards to our lake's environment. The B&T real estate development is undeniably the most challenging.

B&T

As we informed you in our last Newsletter on January 5, 2021, the B&T Club was sold by Station-Mont-Tremblant ("SMT") to Mr. Sylvain Farand, who has solicited our Association's support for his development project. Mr. Farand's project promoter is Mr. Dominique Piché who was the lead promoter of the Ironman event in Mont-Tremblant.

Of course, we agreed to meet with Mr. Farand via Zoom, and we had numerous questions, most of which were left unanswered. For instance, we asked how many condo units did he expect to build and where; would the beach be extended; would the public still be allowed to access the beach?

Unfortunately, we received very few answers and definitely no commitments. In fact, we received some answers at the first meeting that was held on January 5, but those answers were from Station Mont Tremblant (SMT).

- SMT will operate the facilities for this this year and 2022
- Nautical services will be maintained, but not necessarily under the management of Centre Nautique Pierre Plouffe
- If SMT is to operate the facilities until 2022, one can implicitly assume there will be no construction until then - but this has not been confirmed.

Position of Ville de Mont-Tremblant ("VMT")

Other than the Communiqué issued by Mayor Brisebois and City Council in July 2020, where it said "... with one voice, the members of the council asserted that it wanted people to know that no residential construction project would be approved for that beach", we have heard no official word from the Mayor nor City Council.

Position of Your Board

The Board of Directors believe the sale of the B&T Club cannot be reversed and development cannot be stopped, despite the representations of the City Council last Summer. However, we are very concerned that future development of high-density residential properties will bring about a large number of additional boats in addition to those currently present in the South Bay of the lake. Specifically, we want the following elements to be complied with in the context of any new development:

- The existing beach house has historical value for our community, and it must be preserved and restoration work be done, when required
- Public access must be maintained at a reasonable expense
- The current boat count for the B & T is 24, including CNPP, and cannot be increased
- The gate and ramp access on the B & T property cannot be used to launch any boats through the B&T property
- No condominium units should be built north of Chemin du Village
- The total number of motor boats moored in the South Bay cannot exceed the current number of 80 boats, mostly held by members of the Association de bateaux motorisés du Lac-Tremblant
- The B&T Club should not be converted into a marina centre - the developer and the future condominium association must be prohibited from building a marina for condo owners.

The last two conditions are of material importance in order to protect the lake's environment. The B&T Club is in a very shallow section of the lake, and increasing the number of boats in the South Bay increases significantly the probability of the introduction and proliferation of invasive species into our lake.

Next Steps

In light of the lack of transparency from the primary stakeholders in this project, namely Mr. Farand, SMT and VMT, our Association must tread very cautiously. We have retained legal counsel to assist us in ensuring compliance with all VMT by-laws, and no derogations be granted, if such derogations are potentially prejudicial to the lake's environment. We are also considering the retention of a public communications firm in order to promote our message and our position.

Your Opinion Counts, Especially Now

In the recent months, we've seen valuable or historical locations fall in the hands of real estate condo developers, namely, the former Club Tremblant, the Grey Rocks golf course and other locations. If you are concerned about the increase in VMT's permissive attitude towards high-density residential development, you must let them know. Don't forget there are municipal elections in 2021, so this is a good year to let elected officials know your concerns.

We need you to either join the Association or renew your membership. If people don't join or renew annually, it will be difficult to keep the Association together over the years to come. If you benefited from our efforts, you can see that your annual contribution of \$100 goes a long way.

Please continue supporting us. http://www.associationtremblant.ca/f_membership.html