



## Word from the Mayor - Fall 2022

### **For you this fall :**

- **Municipal roll and property taxes**
- **Understanding your roll assessment**
- **Upcoming Project for the Conservation of the Lac-Tremblant-Nord Territory**
- **Update on high-speed Internet**
- **J'arrive Netlift platform**
- **Bylaw regarding false alarms (Agglomeration)**
- **Accès Mont-Tremblant/Accès Lac-Tremblant-Nord card**
- **Generosity towards local organizations**



Dear citizens,

I hope this fall finds you all well!

A wonderful extended season at the lake this year for many. We were happy to see many of you this year, in particular at the annual regatta and BBQ.

Most important on our mind right now is the 2023 budget as well as the deposit of the triennial roll for our municipality. Our overall municipal value increased by 56%, and many properties saw important value increases. We will be keeping in mind the increased property values when considering our tax rate and continuing our conservative budgeting, all the while ensuring to maintain, if not expand, on citizen services. Our budget will be deposited at the December 17 meeting, which you can attend online or in person.

It has been a busy year with bylaw changes, specifically around Lac Bibite area. Multiple public consultations were held, and a survey was sent to citizens. Thank you to the many of you who participated, your input allows us to make decisions that reflect your opinions, a first deposit of the proposed bylaw changes will take place at the upcoming December Council meeting, with public consultations scheduled in January or February.

You can access the Bibite survey results on our website at the following link: [Survey results - VA-9 Zone \(Lake Bibite\)](#)

In October, we passed a resolution to put a 90-day moratorium on lot subdivisions. The reason behind this was to give Council time to review current trends regarding housing developments in the

Laurentians. We are currently reviewing minimum lot sizes for new subdivisions and public consultations will be scheduled to allow citizens to provide their feedback on this topic.

For those of you following the news, there has been a lot of discussion around mining claims in the Laurentians. The MRC has had a moratorium on new claims for the past 2 years, however, there are numerous existing claims in the Laurentians, some near Lac-Tremblant-Nord. The MRC remains very active, currently attempting to remove the possibility of new claims from the entire MRC using the *Schéma d'aménagement*, as well as other tools. Multiple local organizations and municipalities are making their concerns known and challenging the government on this issue, and we continue to follow this closely.

To that effect, please see the attached MRC press release regarding mining in the Laurentians: [Press release - MRC des Laurentides](#)

What we are most proud of this year is that Lac-Tremblant-Nord obtained funding for a conservation project for our Crown and municipal lands (see below for details). This 3-year project will involve consultations as well as ecological and environmental assessments.

Hope you all enjoy your winter, holiday time and new year!

***Kim Meyer and your Council***

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### **MUNICIPAL ROLL AND PROPERTY TAXES**

We have been provided with the new triennial property assessment roll tabled on October 27, 2022, by the MRC des Laurentides. This roll, which will come into effect on January 1, 2023, for a duration of 3 years, reflects a marked average increase of 56% in the total value of properties on the territory of Lac-Tremblant-Nord. Many individual property owners will have a significantly higher increase in value.

Property owners can now consult the value of their property on the new roll by contacting Josée at the office at [info@lac-tremblant-nord.qc.ca](mailto:info@lac-tremblant-nord.qc.ca) or by visiting the following link: [Mont-Tremblant – Assessment roll \(acceo.com\)](#)

### **UNDERSTANDING YOUR ASSESSMENT (BASED ON JULY 1, 2021, VALUE)**

The MRC assesses the value of homes and properties in each municipality, based primarily on real estate market analysis, which means that the value of homes and properties is closely tied to market prices as of July 1, 2021. To do this analysis, the MRC uses neighbouring properties, representing homogeneous characteristics in similar environments. (e.g., lake access is compared to lake access on the same lake, road access to road access in neighbouring areas). They also take into account a multitude of factors, including size, age, physical characteristics of the building, topography, attractions & nuisances to the building, etc.

The balancing process is supervised by the *Ministère des Affaires municipales et de l'Habitation* and the *Ordre des évaluateurs agréés du Québec* so that it is uniform throughout Quebec.

If you disagree with your assessment value, you will also find information on the MRC website on how to request a review of your property assessment as well as the form provided for this purpose: [MRC des Laurentides - Property assessment](#)

Before engaging in this process, property owners should consider whether the new assessment reflects the value of their property on July 1, 2021. Since there is a non-refundable fee for filing the form for a review request, the municipality and the MRC strongly recommend that citizens obtain adequate information to understand their assessment prior to submitting a review request.

Information on the subject can be found :

- On the MRC website : [MRC des Laurentides - Property assessment](#)
- By email: [evaluation@mrclaurentides.qc.ca](mailto:evaluation@mrclaurentides.qc.ca) or
- By phone: 819 425-5555 or 819 326-0666

The deadline to request a review is April 30, 2023. The signed and completed application must be hand-delivered to the Lac-Tremblant-Nord municipal office or sent by registered mail, along with full payment of the fees (cheque made payable to the MRC des Laurentides).

### **UPCOMING PROJECT FOR THE CONSERVATION OF THE LAC-TREMBLANT-NORD TERRITORY**

Many of us have moved to Lac-Tremblant-Nord because of its natural environment which we wish to protect and preserve as much as possible. Our territory represents a natural environment of great value for the ecological integrity of the region.

One major concern is that the municipality has no jurisdiction over public land, which represents 55% of its territory. Our bylaws are not enforced, and the ministries concerned have no obligation to consult us when permits are issued. We are not protected from forestry cutting (Chantier Lacroix near Lac Bibite is still an active site) nor from mining claims (several important claims very close to our territory).

In the past, while forward-thinking mayors have regulated lot sizes, maintained high levels of forest cover and lake frontage, as a municipality we want to do more.

We wish to preserve the ecological integrity of the natural environments of the public and municipal territories of the municipality of Lac-Tremblant-Nord, in particular the wildlife habitats, the forest ecosystems (rare and exceptional ancient character already recognized) as well as the wetlands and hydric environments of great quality.

Our vision and our core values are to:

1. Conserve biodiversity and preserve the integrity of ecosystems and landscapes as they are the main resources of the municipality;
2. Enhance the territory and maintain accessibility to outdoor infrastructure in natural environments.

This preservation is essential because of the ecological diversity found on these territories, the unique landscapes prized by outdoor enthusiasts and to maintain the ecological balance of this region with regards to the accelerated development of the tourist attractions of Mont-Tremblant. This vision allows for well-supervised recreational and tourism activities (hiking, snowshoeing, cross-country skiing, non-

motorized outdoor activities), maple syrup production, research and educational activities. The municipality also wishes to contribute to provincial biodiversity conservation objectives.

### **OBJECTIVES OF THE PROTECTED AREA PROJECT**

Lac-Tremblant-Nord and *Les Amis de Lac Tremblant Nord*, in partnership with SNAP Quebec and other local and regional stakeholders, are working to:

1. **Obtain protected area status for the public lands on our territory**, under the jurisdiction of the MELCCFP, thereby also protecting the existing ecological corridor;
2. **Ensure perpetual protection for MLTN owned land** that currently is zoned as conservation;
3. **Development of a conservation plan** to better control current and future uses that are compatible with the vision of the municipality of Lac-Tremblant-Nord to preserve the integrity of the natural environment.

### **PROJECT BENEFITS**

1. **The status of protected area allows to perpetuate the quality and the integrity of the landscapes as well as the maintenance of the nature experience at the base of the recreational tourism offer** (hiking, snowshoeing, cross-country skiing, non-motorized outdoor activities) by excluding any industrial activity;
2. **The protected area secures investments** in terms of infrastructure and continuous improvement;
3. **Protected area status acts as a regulatory umbrella** that can help manage use conflicts (e.g., illegal shelters) and encourages the development of a common vision for the territory. Within the protected area, zoning and regulations will be proposed to establish a conservation plan and to control compatible activities (Incompatible activities: mining, gas, oil, forestry, etc.);
4. **Avoid the impacts of harmful activities on ecological integrity** (The protected area status and the conservation plan that will be attached to it will serve to better manage the high number of visitors to the territory);
5. **Ensure ecological connectivity** (The Lac-Tremblant-Nord protected area project (over 8 km<sup>2</sup>) is the core of the ecological corridor project linking *Parc national du Mont-Tremblant* to *Parc national d'Oka* and would consolidate the connectivity between the two large national parks and maintain biodiversity);
6. **Preserve the integrity of forest ecosystems** (More than 80% of the area targeted by the protected area project is mature and overmature forest (90 to 120 years old) and uneven-aged forest);
7. **Ensure the protection of biodiversity** (Several rare or endangered species have been identified in Lac-Tremblant-Nord over the years);
8. **Preserve the integrity of wetlands and water bodies** (Preserve the excellent water quality essential to the discharge of water (Lac Tremblant, Lac Bibite and Lac Gervais) and ensure the protection of several wetlands areas);
9. **Preserve the quality of life of the municipality's citizens and the cottagers** who have settled there.

We hope you share our excitement for this project. Over the coming months, we will be holding consultations regarding this project, as well as doing environmental and ecological evaluations on the various properties.

### **UPDATE ON HIGH-SPEED INTERNET**

The promised date (September 30) has come and gone, and despite the interactive online map indicating that all citizens of Lac-Tremblant-Nord have access to high-speed internet, it is clearly not the case.

In particular, the Tranquillité area and those without road access, the option to use *Starlink* is challenging. Unless you have a post office box in the municipality, you cannot apply for the special code, which allows you to register and then receive the free start-up equipment as well as the preferential rate.

Despite multiple attempts by the municipality, with the cooperation of the MRC des Laurentides, to find a suitable solution with Canada Post, there seems to be no flexibility (or even response) from *Starlink*.

I have once again reached out to Mme. Chantale Jeannotte, our member of the Quebec National Assembly, regarding this problem. I also pointed out that the interactive map contains erroneous information.

For those of you living in Tranquillité, we had originally been told that the lines would be active December 31, 2022, however, we have once again been informed that there could be a delay. The good news is that Cogeco vehicles have been seen on the territory, and some citizens have received word that they will soon be connected. Therefore, I encourage you all to verify with Cogeco if your address can be connected.

For those of you without road access, we will continue to try to find solutions via *Starlink* as we are not the only municipality with this issue.

### **J'ARRIVE NETLIFT PLATFORM**

The MRC des Laurentides, in partnership with 4 others neighbouring MRCs, has launched a new ride-share platform. Aimed at decreasing individual transportation, reducing greenhouse gas emissions and to complement existing public transportation options, this initiative aims to increase ridesharing by offering multiple financial incentives to drivers, the incentives can vary from 5.75\$ to 30\$ depending on the distance and number of passengers.

For more information on the program or to register and download the application, please visit : [J'arrive | Netlift \(jarrivelaurentides.ca\)](https://jarrive.netlift.ca)

### **BYLAW REGARDING FALSE ALARMS (AGGLOMERATION)**

The agglomeration of Mont-Tremblant recently adopted a bylaw regarding false alarms.

Here is an excerpt of the bylaw, available on the *Ville de Mont-Tremblant* website for consultation: [Règlement \(2022\)-A-80 relatif aux alarmes non fondées](#)

*« In the absence of evidence to the contrary, an unfounded alarm shall be presumed to have occurred as a result of the activation of an alarm caused by a defect, malfunction or misuse, or due to weather*

*conditions, excessive vibration, power failures or negligence, in the absence of evidence of commission, attempted offence, break-in, smoke or fire, as determined by the officer at the protected location*

*Compensation in the amount of \$400.00 shall be charged for the service rendered by the City's Fire Department for the activation of an unfounded alarm beyond the first activation of the system within a consecutive 12-month period. »*

### **ACCÈS MONT-TREMBLANT/ACCÈS LAC-TREMBLANT-NORD CARD**

For those of you in Lac-Tremblant-Nord over the winter and/or full time, I would like to remind you about the *Accès Lac-Tremblant-Nord card*, available through the Ville de Mont-Tremblant, that provides you access to multiple activities, centers and services of the Ville de Mont-Tremblant, including:

- Du Couvent (Village) and Samuel-Ouimet (St-Jovite) libraries ;
- Lac Mercier beach ;
- Domaine Saint-Bernard (trails and beach) ;
- Mont-Tremblant cross-country ski network;
- Reductions in price for shows at the *Église du village* ;
- Access to the arena, aquatic center and the eventual sports center.

All citizens must have renewed their card this summer since the card itself has changed and the old one is no longer valid, details regarding the card are available on the Ville de Mont-Tremblant website at the following link : [Cartes Accès et Expérience | Ville de Mont-Tremblant](#)

### **GENEROSITY TOWARDS LOCAL ORGANIZATIONS**

Many fundraising campaigns solicit citizens and the municipality in the months leading up to Christmas. As a Council, we receive multiple requests for funds from local organizations, but have always declined, unable to choose only a few.

As a social worker, I see both the challenges our citizens face, as well as the realities of our local organizations, daily. The Laurentians have historically been underfunded in health care and are funded based on permanent residents and not actual population. The pandemic brought many more people to our region, and the upcoming economic situation will not make next year easy on many citizens.

So, my hope is that Lac-Tremblant-Nord citizens will continue to be generous in their donations, and particularly to local organizations, as there are many, many causes to choose from.

## **GENERAL INFORMATION**

### ➤ **Municipal contact information**

- Phone : 819-425-8154
- Email : [info@lac-tremblant-nord.qc.ca](mailto:info@lac-tremblant-nord.qc.ca)
- Website : <https://lac-tremblant-nord.qc.ca/en/>

### ➤ **Upcoming Council meetings (144, rue du Couvent, Mont-Tremblant)**

- December 17, 2022 - 11 AM
- January 14, 2023\*

*\*Dates of the Council meetings for the year 2023 will be adopted at the December 17 Council meeting.*