

Position of the Municipal Council concerning draft By-laws 2021-01 and 2021-02 REC-5 Zone

In 2009, the Town Council adopted a change to the zoning where the Auberge Ripplecove is located. These changes were intended to allow the implementation of new buildings on the Auberge site to allow for its expansion

At that time, the Council was convinced that these changes were necessary to ensure a moderate development of the site and did not contribute, despite everything, to change the essence of the establishment and would have little or no impact on the environment and neighborhood.

These proposed changes were also not or little contested, despite the holding of a public consultation <in person> and the possibility of signing a register.

In 2017, the new owners of Auberge Ripplecove submitted an overall project which provided for the addition of several rental units, including hotel rooms proper and a large number of "condotels" ie units to be made available by the purchasers for the benefit of the Auberge according to pre-established criteria.

The current By-law allows the owners of the Auberge to construct several hundred such rental units on the site.

This formula thus allows the Auberge to rent, for various periods of time, these rental units to passing customers. The Council believes that this situation would create a much greater back and forth than what the establishment of traditional condos would imply.

The owners of the Auberge are asking for a zoning change to allow these housing units to be instead permitted as traditional condos. The difference is significant in use. A condo owner, unlike the owner of a "condotel", is master of his own home, becomes a sole landowner, at a residence address of his own, and cannot rent his residence other than by respecting the same criteria as any landowner in the Municipality of Ayer's Cliff. The Council believes that a condo owner has a strong chance of becoming a permanent resident.

These changes also make it possible to limit the expansion that the site can take, in particular, in terms of the number of buildings that can be located there. The Council believes that this zoning change will restrict the number of housing units, better control the criteria for implementation, and issuance of permits.

Council also believes that the measures already undertaken by the promoter, such as, for example, underground parking lots and the repair of the private portion of Ripplecove Road, will have a positive impact on traffic congestion problems at this location.

Council believes that ultimately, this zoning change will alleviate the inconvenience inherent in the expansion that the Auberge will take, which will occur in either case anyway.

The Council also has a study confirming the sufficient capacity of the infrastructure and wastewater treatment systems to cope with the expansion of the site.