VILLE DE LAC-BROME
TOWN OF BROME LAKE

PUBLIC NOTICE

**APPLICATION FOR A
MINOR EXEMPTION**

An application for a minor exemption will be heard at the regular sitting of Council to be held on July 7, 2025, at 7:00 p.m., at Buchanan Hall, Centre Lac-Brome, 270 Victoria Road, Brome Lake.

Persons interested by this application are invited to attend this meeting and communicate their observations. They may also submit their comments and observations to Me Owen Falquero, Town Clerk, in writing or by e-mail at greffe@lacbrome.ca, by 12 p.m. on July 7, 2025.

Application No. 652

19 Gerald-Wright Street, lot 4 265 571, zone UV-11-H16, Foster district

Nature and effects of the application:

Request to legalize the following derogatory elements:

The presence of four mechanical devices (3 heat pumps and 1 generator) as well as three propane reservoirs, all located in the minimal front yard.
The chart in Article 31 of zoning by-law 596 prohibits mechanical devices and generators in the minimal front yard of 6.0 metres for this zone.

The presence of a driveway of a width of 11.7 metres.
Subparagraph b), paragraph 3 of article 47 of Zoning by-law 596 sets maximum width of a driveway at 6.0 metres

The presence of a driveway located at a distance of 2.2 metres from the intersection of two streets.
Subparagraph d), paragraph 3 of article 47 of Zoning by-law 596 requires that a driveway must be located at a distance of 7.5 metres from the intersection of two streets.

The presence of an accessory building located at a distance of 5.19 metres from the front property line.
The chart at Article 31 and Annex VII of zoning by-law 596 prohibits accessory building in the minimal front yard of 6.0 metres for this zone.

The presence of an accessory building located at a distance of 2.3 metres from main building.

Subparagraph 2, paragraph 2 of Article 35 of Zoning by-law 596 requires an accessory building to be located at minimal distance of 3.0 metres from a main building.

Given at Brome Lake
This June 12, 2025

_____
Owen Falquero, B.A., LL.B., J.D
Lawyer   Town Clerk