



PUBLIC NOTICE

TO INTERESTED PERSONS HAVING THE RIGHT TO SIGN AN APPLICATION FOR THE HOLDING OF A REFERENDUM CONCERNING A SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSALS FOR AN IMMOVABLE (SCAOP) APPLICATION FOR LOT 4 265 689, 4 265 682, AND 4 471 111, 221 LAKESIDE ROAD, zone UREC-3-J16, TOWN OF BROME LAKE

PUBLIC NOTICE is hereby given:

At a sitting of Council held on March 3, 2025, the municipal council of Town of Brome Lake adopted resolution 2025-03-064 adopting the **Second Draft Project** for an application submitted in accordance with By-Law number 406 regarding a SCAOP on **lots 4 265 689, 4 265 682, and 4 471 111, 221 Lakeside Road, zone UREC-3-J16.**

The adoption of the Second Draft Project follows a consultation meeting held on January 28, 2025,

The Second Draft Project proposes the construction of a Boathouse that will serve as a storage area for non-mechanized watercraft. The project contains the following provisions that derogate from the town's bylaws:

CONCERNING THE FUTURE AVIRON KNOWLTON ROWING (AKR) LOT (part of lot 4 265 689)

- i) the future AKR lot would have an area of 851.8 square metres. Annexe II of subdivision bylaw 597 requires a minimal area of 18 000 square metres;
- ii) the future AKR lot would have a length of 13.76 metres, since the lot is not contiguous to a public road. Annexe II of subdivision bylaw 597 requires a minimum length of 100 metres;
- iii) the future AKR lot would have an average depth of 67.18 metres. Annexe II of subdivision bylaw 597 requires a minimum average depth of 100 metres;
- iv) the Boathouse would occupy an area of 304 square metres, which represents an occupation density of 35.74% of the area of the future AKR lot. Annexe VII of zoning bylaw 596 authorizes a maximum occupation density of 20%;
- v) the Boathouse would be situated at distances of 1.24 metres and 1.34 metres, respectively, from the lateral lines. Annexe VII of zoning bylaw 596 requires a minimum lateral setback of 5.0 metres;
- vi) the future AKR lot is not adjacent to a public or private road. Article 15 of construction bylaw 600 stipulates that any property on which a construction is planned must be adjacent to a public or private road;

CONCERNING THE BROME LAKE BOAT CLUB RESIDUAL LAND

- vii) the current area of the property belonging to the CNLB (lots 4 265 689, 4 265 682 and 4 471 111) is 8 243 square metres, exact measurement to be taken in surveyor's report, which constitutes a derogation to Annexe II of subdivision bylaw 597, which requires a minimum area of 18 000 square metres. After the creation of the AKR lot, the residual area of these three lots would be 7 391 square metres;

viii) the current average depth of the property belonging to the CNLB (lots 4 265 689, 4 265 682 and 4 471 111) is 75 metres, exact measurement to be taken in a surveyor report, which constitutes a derogation to Annexe II of subdivision bylaw 597, which requires a minimum average depth of 100 metres. After the creation of the AKR lot, the residual average depth of these three lots would be 54.16 metres, exact measurement to be taken in a surveyor report;

These provisions are subject of an Application for the Holding of a Referendum by Interested Persons of the target zone or contiguous zones, in accordance with *An Act Respecting Elections and Referendums in Municipalities*.

DESCRIPTION OF TARGET AND CONTIGUOUS ZONES

Interested Persons of the following zones may make an Application that the provisions of the Second Draft Project be subject to the approval by referendum by Qualified Voters of the **target Zone and contiguous zones**.

The target zone for this project is zone **UREC-3-J16**, situated on the south side of Brome Lake, including Douglass Beach and the Brome Lake Boat Club land. The contiguous zones are **UREC-2-J-16, URA-14-K16, URA-18-K16, URA-17-K15, URA-16-K15, and URA-13-J15**. These zones include parts of the following roads : Lakeside, Hillside, St. Paul, Conference, Sinclair, Capel, Grove, Glenarn, Ball, and Benoit.

INTERESTED PERSONS

An Interested Person is anyone not subject to a voting disqualification and who meets the following conditions on March 3, 2025:

- Be of full age, of Canadian citizenship and not be under curatorship;
AND
- Be domiciled in a target zone or contiguous zone from which a valid Application can be submitted and be resident in Québec for a minimum of six (6) months;
OR
- Be during the previous twelve (12) months the owner of an immovable or occupant of a business establishment according to *An Act Respecting Municipal Taxation*, in a target zone or contiguous one from where may be submitted an application.

Additional conditions for undivided co-owners of a building or co-occupants of a business establishment:

- Be designated, by means of a power of attorney signed by the majority of the co-owners or co-occupants, as being the person having the right to sign the application in their name and be entered on the referendum list, when applicable.

Condition for the exercise of the right to sign an application by a moral person: every moral person must designate among its members, directors and employees, by resolution, a person who, on March 3, 2025, is of full age and is a Canadian citizen, is not under curatorship and is not subject to any inability to vote under the Law.

Except in the case of a person designated as the representative of a moral person, no person may be considered as a person interested in more than one capacity in accordance with section 531 of *An Act Respecting Elections and Referendums in Municipalities*.

CONSULTATION AND MAKING A VALID APPLICATION

The Second Draft Project may be consulted and the **Application** can be made using the *Application for the Holding of a Referendum* form available at Town Hall, 122 Lakeside Road, Brome Lake (Monday to Thursday from 8:00 a.m. until 4:00 p.m., Friday 8:00 a.m. until noon), or

on the Town of Brome Lake website: www.lacbrome.ca/en/municipal-life/administration-and-finances/public-notice.

The **Application must be received at latest Monday, March 24, 2025, at 4 p.m.**, either by e-mail to the Town Clerk (greffe@lacbrome.ca), by fax (450-243-5300), in person at the Town Hall, 122 Lakeside Road, Brome Lake, or by mail (122 Lakeside Road, Lac-Brome, Québec, J0E-1V0). People using the mail are invited to send the Application as soon as possible and to take into account possible delays in mail delivery.

The Application must:

- Clearly indicate the provision to which the Application refers and the zone from which it originates;
- **Be signed by at least 12 Interested Persons in a given zone with more than 21 Interested Persons, or be signed by the majority of Interested Persons in a zone with fewer than 21 Interested Persons.**

ABSENCE OF AN APPLICATION

Provisions of the Second Draft Project not having been the subject of a valid Application may be included in a resolution that will not have to be approved by the Interested Persons.

The illustration of the target zone and contiguous zones is presented below.

Given at Brome Lake,
This March 10, 2025

Owen Falquero, B.A., LL. B., J.D.
Attorney Town Clerk



CONSULTATION VERSION

In the event of any discrepancies in this version, the official French version shall prevail.

**APPLICATION FOR A SPECIFIC CONSTRUCTION, ALTERATION
OR OCCUPANCY PROPOSAL FOR AN
IMMOVABLE**

**221 Lakeside Road, Lots 4 265 689, 4 265 68 and 4 471 111, Zone UREC-3-
J16, Knowlton-Lakeside District**

- WHEREAS the Town of Brome Lake has adopted *By-law 406 governing specific construction, alteration or occupancy proposals for an immovable (SCAOPI)* and this by-law is in force;
- WHEREAS this by-law allows Council to authorize, upon request and under the conditions it determines, a specific project for the construction, alteration or occupancy of an immovable (SCAOPI);
- WHEREAS the SCAOPI application for lots 4 265 689, 4 265 682 and 4 471 111, 221 Lakeside Road;
- WHEREAS the SCAOPI proposes the construction of a Boathouse that will serve as a storage area for non-mechanized watercraft;
- WHEREAS the current owner of lot 4 265 689 is the Club nautique du Lac-Brome (CNLB);
- WHEREAS pursuant to an agreement between the CNLB and the not-for-profit organization Aviron Knowlton inc. (AKR), if this SCAOPI reaches final adoption by town council, AKR will acquire from CNLB, through right of superficies, a part of lot 4 265 689 (AKR lot) on which the Boathouse would be built;
- WHEREAS as a result, the SCAOPI application is made by AKR with a power of attorney from CNLB;
- WHEREAS the application includes the following derogatory elements:

CONCERNING THE FUTURE AKR LOT

- i) the future AKR lot would have an area of 851.8 square metres. Annexe II of subdivision bylaw 597 requires a minimal area of 18 000 square metres;
- ii) the future AKR lot would have a length of 13.76 metres, since the lot is not contiguous to a public road. Annexe II of subdivision bylaw 597 requires a minimum length of 100 metres;

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iii) the future AKR lot would have an average depth of 67.18 metres. Annexe II of subdivision bylaw 597 requires a minimum average depth of 100 metres;

iv) the Boathouse would occupy an area of 304 square metres, which represents an occupation density of 35.74% of the area of the future AKR lot. Annexe VII of zoning bylaw 596 authorizes a maximum occupation density of 20%;

v) the Boathouse would be situated at distances of 1.24 metres and 1.34 metres, respectively, from the lateral lines. Annexe VII of zoning bylaw 596 requires a minimum lateral setback of 5.0 metres;

vi) the future AKR lot is not adjacent to a public or private road. Article 15 of construction bylaw 600 stipulates that any property on which a construction is planned must be adjacent to a public or private road;

CONCERNING THE CNLB RESIDUAL LAND

vii) the current area of the property belonging to the CNLB (lots 4 265 689, 4 265 682 and 4 471 111) is 8 243 square metres, exact measurement to be taken in surveyor's report, which constitutes a derogation to Annexe II of subdivision bylaw 597, which requires a minimum area of 18 000 square metres. After the creation of the AKR lot, the residual area of these three lots would be 7 391 square metres;

viii) the current average depth of the property belonging to the CNLB (lots 4 265 689, 4 265 682 and 4 471 111) is 75 metres, exact measurement to be taken in surveyor's report, which constitutes a derogation to Annexe II of subdivision bylaw 597, which requires a minimum average depth of 100 metres. After the creation of the AKR lot, the residual average depth of these three lots would be 54.16 metres, exact measurement to be taken in surveyor's report;

WHEREAS the applicant submitted detailed plans and drawings for the architectural style and urban planning for the project;

WHEREAS the project meets the evaluation criteria of the SCAOPI by-law;

CONSULTATION VERSION

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WHEREAS the Land Advisory Committee, by way of its resolution CCU-24-123, recommends acceptance of the *SCAOP*, with the condition that there be a densification of the vegetation surrounding the Boathouse;

WHEREAS in resolution 2025-01-023 dated January 13, 2025, Council adopted the First Draft Project of this *SCAOP*;

WHEREAS a public consultation meeting was held on January 28, 2025, with approximately 25 people present;;

WHEREAS the Council took note of the questions asked and comments made by citizens during this consultation meeting, as well as numerous e-mails and messages in support of the project;

THAT the above preamble is an integral part of the present project;

THAT the Council adopts, in accordance with By-law No. 406 governing specific construction, alteration or occupancy proposals for an immovable (*SCAOP*), the Second Draft Project of the *SCAOP* for lots 4 265 689, 4 265 682 and 4 471 111, 221 Lakeside Road, zone UREC-3-J16, granting the application for the construction of a Boathouse for the storage of non-mechanized watercraft;

THAT Council adopts the Second Draft Project of this *SCAOP* in accordance with the documents submitted by the applicant, including the application;

THAT all other regulatory provisions not incompatible with the present authorization apply.

END OF DOCUMENT

221, ch. Lakeside - lots #4 265 682, #4 265 689 & #4 471 111



CLIENT :
AVIRON KNOWLTON ROWING
DOUGLASS BEACH

PROJET :
BOAT HOUSE

SUPERFICIES BRUTES :

1.	USABLE :	
1.1.	REZ-DE-CHAUSSÉE :	3215 PL CA.
1.2.	MEZZANINE :	510 PL CA.
1.3.	ÉTAGE :	1500 PL CA.
TOTAL :		5225 PL CA.



VUE EN PERSPECTIF

NOTES :

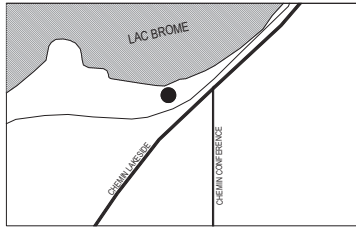
- LOCALISATION
1.1. VOIR PLAN D'ARPENTEUR FOURNI PAR :
info@ .com
1.2. L'ENTREPRENEUR DOIT RESPECTER LES MARGES.
- FONDATION
2.1. THE LOAD-BEARING CAPACITY OF THE SOIL MUST BE DETERMINED PRIOR TO COMMENCEMENT OF WORKS.
2.2. EXTERIOR DIMENSIONS SHOWN ON THE FOUNDATION PLAN REFER TO THE EXTERIOR FACE OF THE CONCRETE WALL UNLESS OTHERWISE SHOWN.
2.3. ANY WOOD ELEMENT THAT CONTACTS THE CONCRETE MUST BE PRESSURE TREATED.
2.4. THE LEVEL OF ANY FOOTING FOR THE CONCRETE WALL MUST BE AT LEAST 5" BELOW GRADE IN ALL DIRECTIONS UNLESS PLACED DIRECTLY ONTO SOLID ROCK.
2.5. THE ABILITY OF THE SOIL TO SUPPORT THE CONCRETE MUST BE DETERMINED PRIOR TO WORK COMMENCING.
2.6. IF REQUIRED, ALL CONCRETE AND STRUCTURAL ELEMENTS SUCH AS THE FOUNDATION, REINFORCING, SLABS, SUPPORTING BRACKETS, RETAINING WALLS AND SO FORTH MUST BE APPROVED BY A STRUCTURAL ENGINEER.
2.7. VERIFY OPENINGS REQUIRED FOR VENTILATION, EXHAUST, WATER ETC.
2.8. THE LEVELS OF THE WALLS ARE SHOWN ON THE PLAN.
- FLOOR PLANS
3.1. EXTERIOR DIMENSIONS SHOWN ON THE FLOOR PLANS REFER TO THE EXTERIOR FACE OF THE FRAMING.
3.2. INTERIOR DIMENSIONS SHOWN ON THE FLOOR PLANS REFER TO THE CENTRE OF STUD WALLS.
3.3. VERIFY OPENINGS REQUIRED FOR VENTILATION, EXHAUST, WATER ETC.
3.4. THE BUILDER IS TO CONFIRM ALL DIMENSIONS ON SITE AND NOTIFY THE ARCHITECT OF ANY MAJOR DISCREPANCY.
- STRUCTURE
4.1. FOR ALL BEAMS, LINTELS AND FLOOR JOISTS, REFER TO SUPPLIER.
4.2. FOR COMMERCIAL USE BUILDINGS, ALL STRUCTURAL ELEMENTS ARE TO BE REVIEWED BY AN ENGINEER.
- GENERAL
5.1. DO NOT SCALE FROM THE PLANS, USE DIMENSIONS AS SHOWN.

SYMBOLS :

	NIVEAU D'ÉLEVATION		NOMBRE D'ÉLEVATION INTÉRIEUR / FEUILLE
	NOMBRE DE PORTE		NOMBRE D'ÉLEVATION EXTÉRIEUR / FEUILLE
	NOMBRE DE FENÊTRE		NOMBRE COUPE / FEUILLE
	TYPE DU MUR		NOMBRE DÉTAIL / FEUILLE
	HAUTEUR DU PLAFOND		NOMBRE NOTE
	NOMBRE DU RÉVISION		AXE
	NOMBRE DU PIÈCE ET NOM		

MATÉRIAUX :

	BÉTON
	REVÊTEMENT "BOARD AND BATTEN"
	GRAVIER COMPACTÉ
	SOL NON-REMANIÉ
	CONTREPLAQUÉ / OSB
	ISOLATION CELLULOSE
	ISOLANT RIGIDE



EMPLACEMENT :

CHEMIN LAKESIDE
LAC BROME QUÉBEC

CADASTRE :

INDEX :

A-001 -	NOTES ET SYMBOLS
L-101 -	SITE
A-101 -	ÉLEVATIONS OUEST ET EST
A-102 -	ÉLEVATION SUD
A-103 -	ÉLEVATION NORD
A-201 -	PLAN FONDATION
A-202 -	PLAN REZ-DE-CHAUSSÉE
A-203 -	PLAN MEZZANINE, PLAN LOFT
A-204 -	PLAN TOITURE
A-301 -	COUPES DE BÂTIMENT
A-401 -	COMPOSITION
A-601 -	PORTES ET FENÊTRES

EXIGENCES DE VILLE :

1.	VILLE :	LAC BROME
2.	ZONAGE :	UREC-3-J16
3.	BÂTIMENT PRINCIPAL	
3.1.	% D'OCC. AU SOL MAX. :	20
3.2.	HAUTEUR MAX ÉTAGE :	1
3.3.	HAUTEUR MAXIMALE :	9.75m
4.	IMPLANTATION :	
4.1.	MARGE AVANT MIN. :	10.5m
4.2.	MARGE LATÉRALE MIN. :	5m (1-3m OPPOSÉ)
4.3.	MARGE ARRIÈRE MIN. :	10m
4.4.	% ESPACE LIBRE MIN. :	-
5.	CONSULTEZ LE RÈGLEMENT D'URBANISME POUR PLUS DES RESEIGNEMENTS.	

ANALYSE DU CNB 2010 :

1.	NOUVELLE CONSTRUCTION :	PARTIE 3
2.	DATE DE CONSTRUCTION PRÉVUE :	2025
3.	USAGE PRINCIPAL :	F3 - ENTREPÔT

- NOTES :
- XXXX
 - XXXXX
 - XXXXXX
 - XXXXXX

PATRICK TURNER
ARCHITECTE

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ÉCHELLE : 1/8"=1'
DESSINÉE : PT


STATUS
PERMIS

PROJET : 2022-03
AKR

DOUGLAS BEACH
LAC BROME

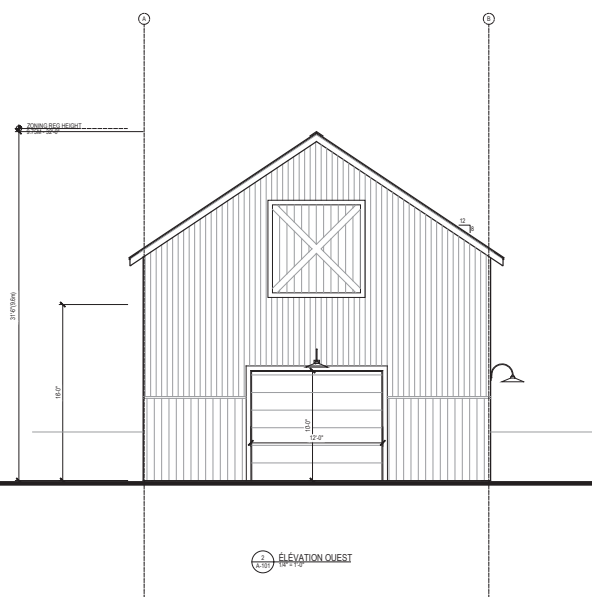
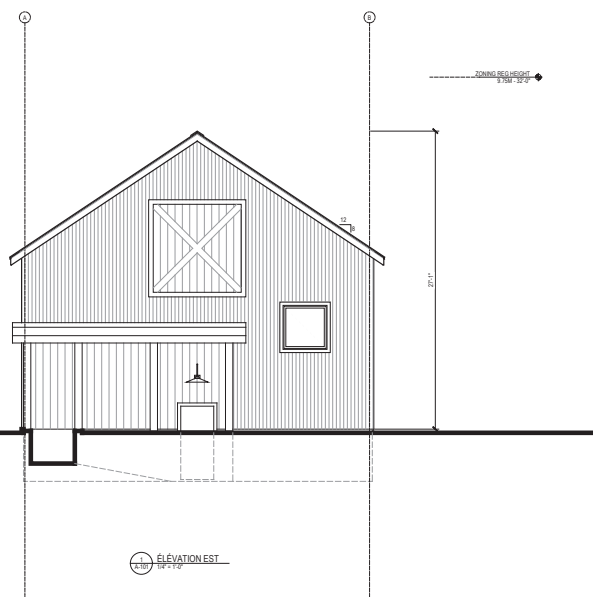
FEUILLE
A-001
TITRE
NOTES



DESCRIPTION TECHNIQUE LCT(S): 4 265 583, 4 265 591, 4 265 682, 4 265 689, 4 471 110 ET 4 471 111		 COWANSVILLE GRANBY BROMONT FARRHAM MANSVOYVILLE 516 rue du Sud, Cowansville, (Q.C.), J2R 2X8 TEL: (450) 263-8333 robert@miguéfournier.ca Web: www.miguéfournier.ca
CADASTRE: CADASTRE DU QUÉBEC		
MUNICIPALITÉ: VILLE DE LAC-BROME		Signé à Cowansville, le _____
CIRCONSCRIPTION FONCIÈRE: BROME		
ÉCHELLE: 1:400 PLAN: B 2016-120F	DES.: MC	ROBERT FOURNIER ARPENTEUR GÉOMÈTRE MINUTE: _____



FEUILLE
L-101
TITRE
SITE PLAN



**PATRICK TURNER
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Ordre des architectes
A 6869
PATRICK TURNER
ARCHITECTE
du Québec

ÉCHELLE : $\frac{1}{8}'' = 1'$
DESSINÉE : PT

STATUT
PERMIS

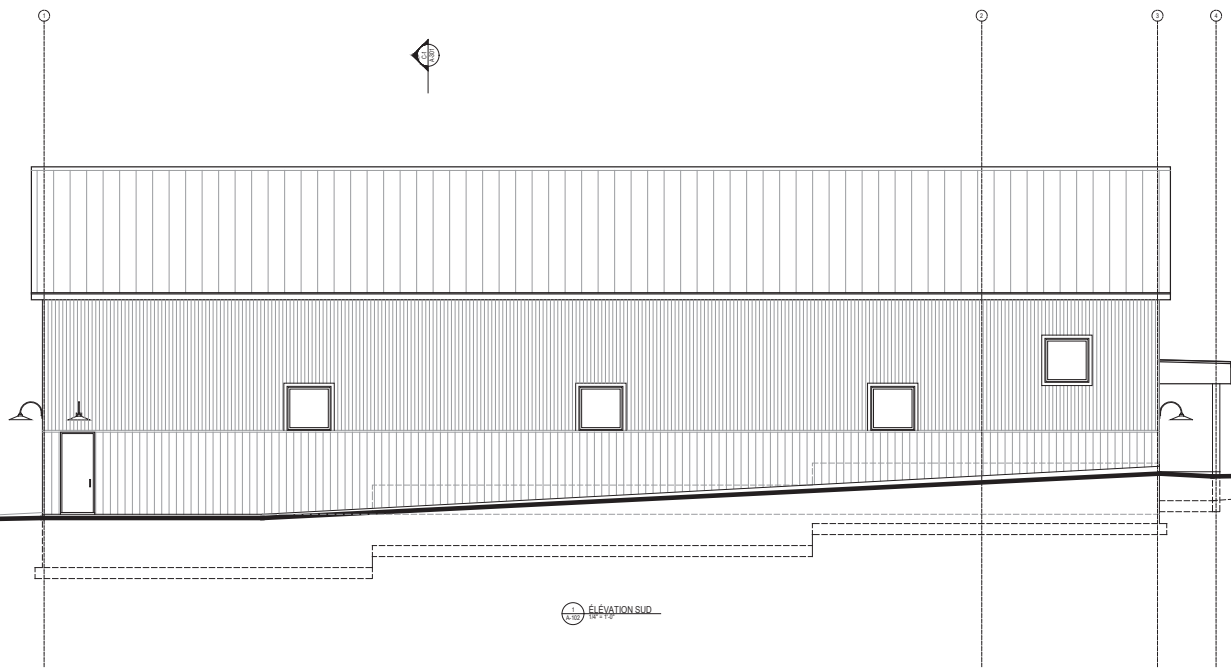
PROJET : 2022-03
AKR

DOUGLAS BEACH
LAC BROME

FEUILLE
A-101

TITRE
ELEVATION EAST AND WEST

SUPERFICIE BRUTE - 3215 PC



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ÉCHELLE : $\frac{1}{8}'' = 1'$
DESSINÉE : PT

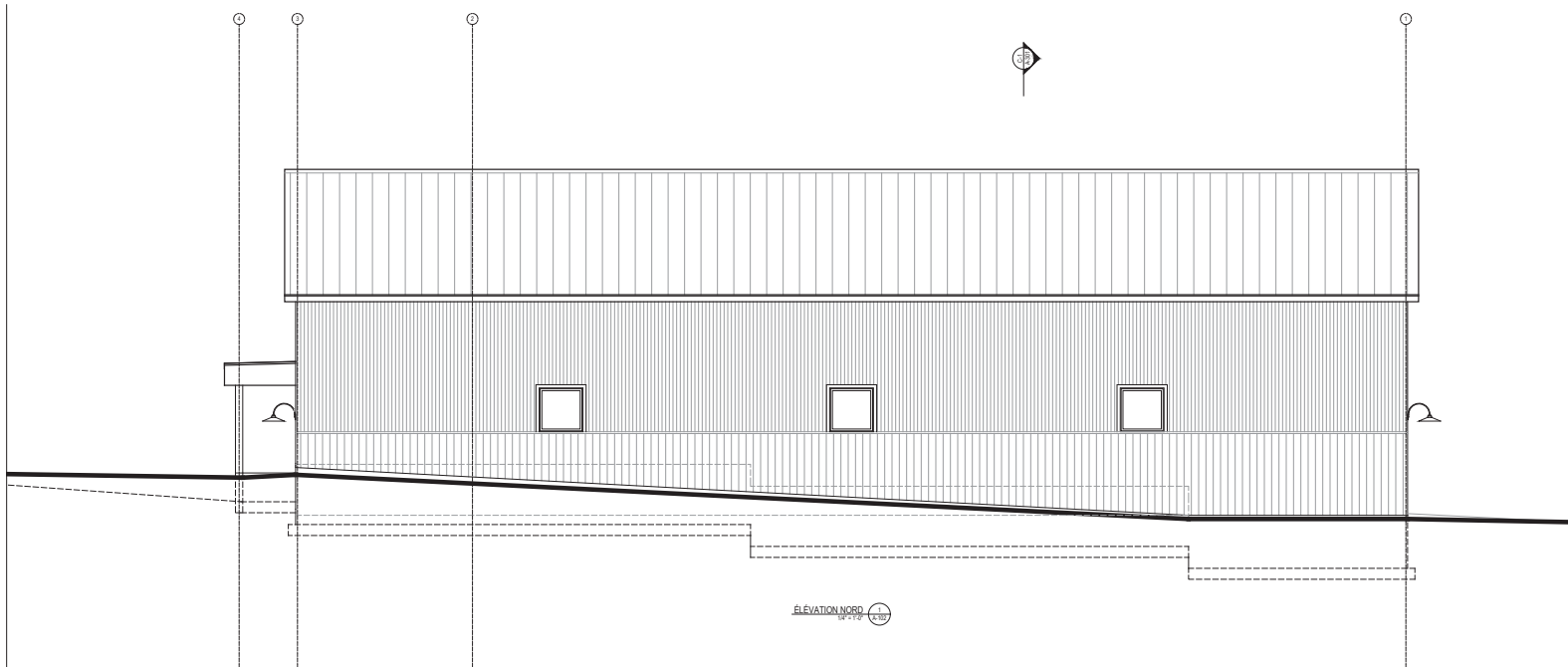
STATUT
PERMIS

PROJET : 2022-03
AKR

DOUGLAS BEACH
LAC BROME

FEUILLE
A-102

TITRE
ELEVATION SUD



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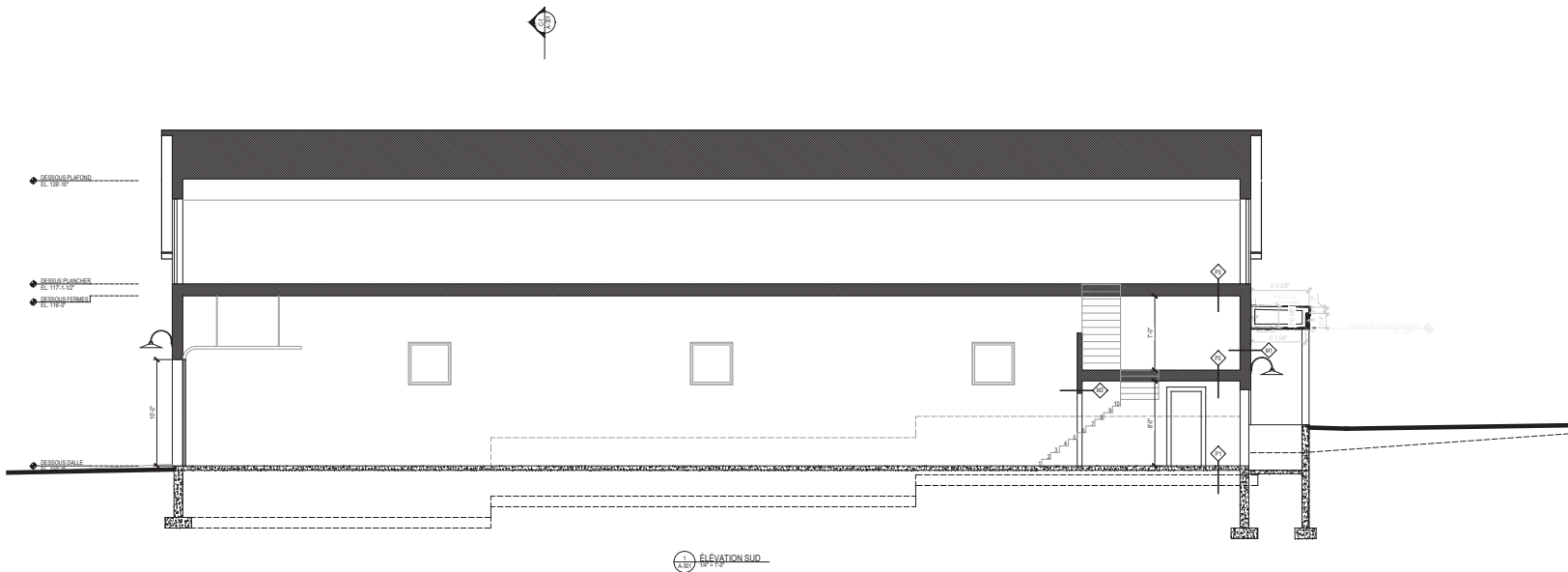
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DESSINÉE : PT

STATUT
PERMIS

PROJET : 2022-03
AKR

DOUGLAS BEACH
LAC BROME

FEUILLE
A-103
TITRE
ELEVATION NORD



ÉLEVATION SUP.

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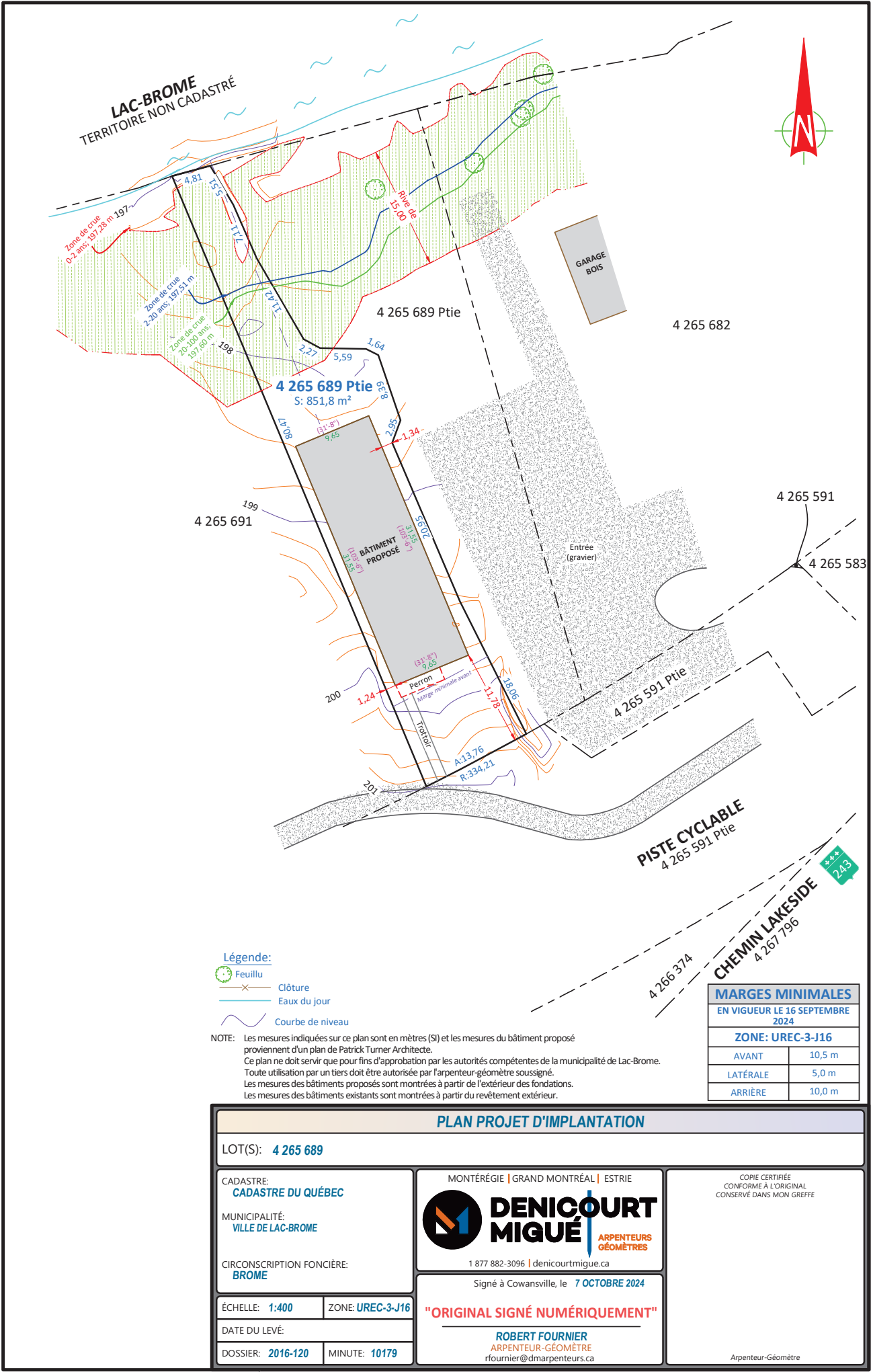
ÉCHELLE : $\frac{1}{8}'' = 1'$
DESSINÉE : PT

STATUS
PERMIS

PROJET : 2022-03
AKR

DOUGLAS BEACH
LAC BROME

FEUILLE
A-301
TITRE
COUPE









Toiture: métallique noire

Revêtement: bois, ship lap, teint couleur tel que montré

Porte et fenêtre: noir aluminium, porte entrée en bois de même couleur que le revêtement extérieur.

Vue de l'emplacement depuis la rue Lakeside.

