



## **PUBLIC NOTICE**

### **TO INTERESTED PERSONS HAVING THE RIGHT TO SIGN AN APPLICATION TO PARTICIPATE IN A REFERENDUM CONCERNING DRAFT BYLAW 596-20,**

**PUBLIC NOTICE** is hereby given:

At a sitting of Council held on March 2, 2026, the municipal council of Town of Brome Lake adopted the **Second Draft Project of Bylaw 596-20 (Modifying Zoning Bylaw 596)**.

This Second Draft Project contains 3 articles with 15 dispositions concerning various changes to zoning bylaw 596. These 15 dispositions are dispositions in respect of which “Interested Persons” in the Town of Brome Lake may make an Application to Participate in a Referendum in compliance with the *Act Respecting Elections and Referendums in Municipalities*:

#### **INTERESTED PERSONS**

Information to determine who are the Interested Persons having the right to sign an Application may be obtained by contacting Me Owen Falquero, Town Clerk, during regular office hours, at e-mail address **Grefe.lacbrome.ca** or at 450-243-6111, Ext. 236.

An Interested Person is a person who would be a qualified voter in Town of Brome Lake on March 2, 2026, if they are not disqualified from voting under the Law and meets **one** of the following requirements: Be domiciled on the territory of Town of Brome Lake and be domiciled in Québec for at least six months prior to March 2, 2026;

- or
- Be the owner or co-owner of an immovable, or be the occupant or co-occupant of a business establishment on the territory of Town of Brome Lake prior to March 2, 2026;

Additional conditions in the case of co-owners of an immovable or co-occupants of a business establishment be designated, by means of a power of attorney signed by the majority of co-owners or co-occupants, as being the person having the right to sign the Application.

Condition concerning the right of legal persons (companies) to sign an Application: the legal person must designate by way of resolution who is authorized to sign the Application.

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

#### **DESCRIPTION OF TARGET AND CONTIGUOUS ZONES**

Interested Persons **on the entire territory of Town of Brome Lake** make an Application concerning **Article 2** of Second Draft Project 596-20, specifically the modified definitions of “Building Height (in meters)” and “Site Occupancy Percentage”;

For **Article 4**, there are 11 dispositions concerning 8 different zones. Target and contiguous zones are listed for each disposition of that article. **Please consult the detailed map and description of the streets included in these zones at the Public Notice located on the Town of Brome Lake website (web address below) or at Town Hall;**

Interested Persons of the following zones may make an Application concerning the Second Draft Project 596-20:

- i) **Target zone UV-13-I13 and contiguous zones ID-26-I13, R-7-J12, UV-14-J13 and UV-6-I12.** This concerns 2 modifications, the modification of the “minimum side setback (m)” and the modification of the “Maximum percentage occupancy of main building”. These zones are in Bondville.
- ii) **Target zone UV-6-I12 and contiguous zones R-7-J12, RB-3-I12, UV-4-I12, ID-26-I13 and UV-13-I13.** This concerns 2 modifications, the modification of the “minimum side setback (m)” and the modification of the “Maximum percentage occupancy of main building”. These zones are in Bondville.
- iii) **Target zone UV-4-I12 and contiguous zones RB-3-I12, R-7-J12, UV-6-I12, UV-5-I12, UMV-3-H12 and UE-1-H12.** This concerns 2 modifications, the modification of the “minimum side setback (m)” and the modification of the “Maximum percentage occupancy of main building”. These zones are in Bondville.
- iv) **Target zone RBE-3-F16 and contiguous zones RBE-2-E16, RBE-4-G16 and RE-1-F17.** This concerns the modification of the “Maximum percentage occupancy of main building”. These zones are along Lakeside Road between civics numbers 412 and 673.
- v) **Target zone RBE-4-G16 and contiguous zones RBE-3-F16, RB-8-G17 and RE-1-F17.** This concerns the modification of the “Maximum percentage occupancy of main building”. These zones are along Lakeside Road between civics numbers 393 and 596.
- vi) **Target zone RBE-2-E16 and contiguous zones RBE-3-F16, AFBE-1-D16, RBE-1-E16, UV-7-E15, RE-1-F17 and UREC-1-E15.** This concerns the modification of the “Maximum percentage occupancy of main building”. These zones are along Lakeside Road between civics numbers 600 and 698, and the Art de vivre housing development..
- vii) **Target zone UV-11-H16 and contiguous zones RB-8-G17, UV-12-I17.** This concerns the modification of the “Maximum percentage occupancy of main building”. These zones are in the Fisher Point sector and along Lakeside Road between civics numbers 267 and 408.
- viii) **Target zone UV-14-J13 and contiguous zones UV-13-I13, R-7-J12, ID-27-J12, R-6-K13, and A-1-J14,** This concerns the modification of the “Maximum percentage occupancy of main building”. These zones are in Bondville.

For **Article 5**, there are 2 dispositions concerning 1 zone. **Please consult the detailed map and description of the streets included in these zones at the Public Notice located on the Town of Brome Lake website (web address below) or at Town Hall;**

Interested Persons of the following zones may make an Application concerning the Second Draft Project 596-20:

- ix) **Target zone UMV-1-P3 and contiguous zones RF-2-O3, RF-5-Q5, RFB-4-P4, URA-3-Q3, AF-5-P1, ID-2-P3, and AF-4-O2.** This concerns 2 modifications to the

permitted uses in zone UMV-1-P3: “C32 Personal services” and “C54 Indoor educational activities”. These zones are in and around the village of West Brome.

## **CONSULTATION AND MAKING A VALID APPLICATION**

The Second Draft Project 596-20 may be consulted and the **Application** can be made using the *Application for the Holding of a Referendum* form (or any other document containing the legally required information) available at Town Hall, 122 Lakeside Road, Brome Lake (Monday to Thursday from 8:00 a.m. until 4:00 p.m., Friday from 8:00 a.m. until noon), or on the Town of Brome Lake website: [www.lacbrome.ca](http://www.lacbrome.ca), Public Notice section. **Interested Persons may contact Owen Falquero**, Town Clerk, for more information concerning the Second Draft Project 596-20 at [greffe@lacbrome.ca](mailto:greffe@lacbrome.ca) or at 450-243-6111, extension 236.

The Application must:

- i) **Clearly indicate the names and addresses of the applicants;**
- ii) **Clearly indicate and identify the disposition of the Second draft bylaw 596-20 that the Applicant wants to be subject to a referendum.**
- iii) **For Article 2 dispositions, be signed by at least 12 Interested Persons** on the territory of Town of Brome Lake  
**For Articles 4 and 5 dispositions, be signed by at least 12 Interested Persons** in the target or contiguous zones (when the zone contains more than 21 Interested Persons), or signed by the majority of Interested Persons in a zone with 21 Interested Persons or fewer.

The period to receive Applications begins March 10, 2026. **Applications must be received by latest March 26, 2026, at 4 p.m.**, either by e-mail to the Town Clerk ([greffe@lacbrome.ca](mailto:greffe@lacbrome.ca)), by fax (450-243-5300), in person at the Town Hall, 122 Lakeside Road, 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.

## **ABSENCE OF AN APPLICATION**

Dispositions of the Second Draft Project 596-20 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.

Given at Brome Lake this March 9, 2026

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

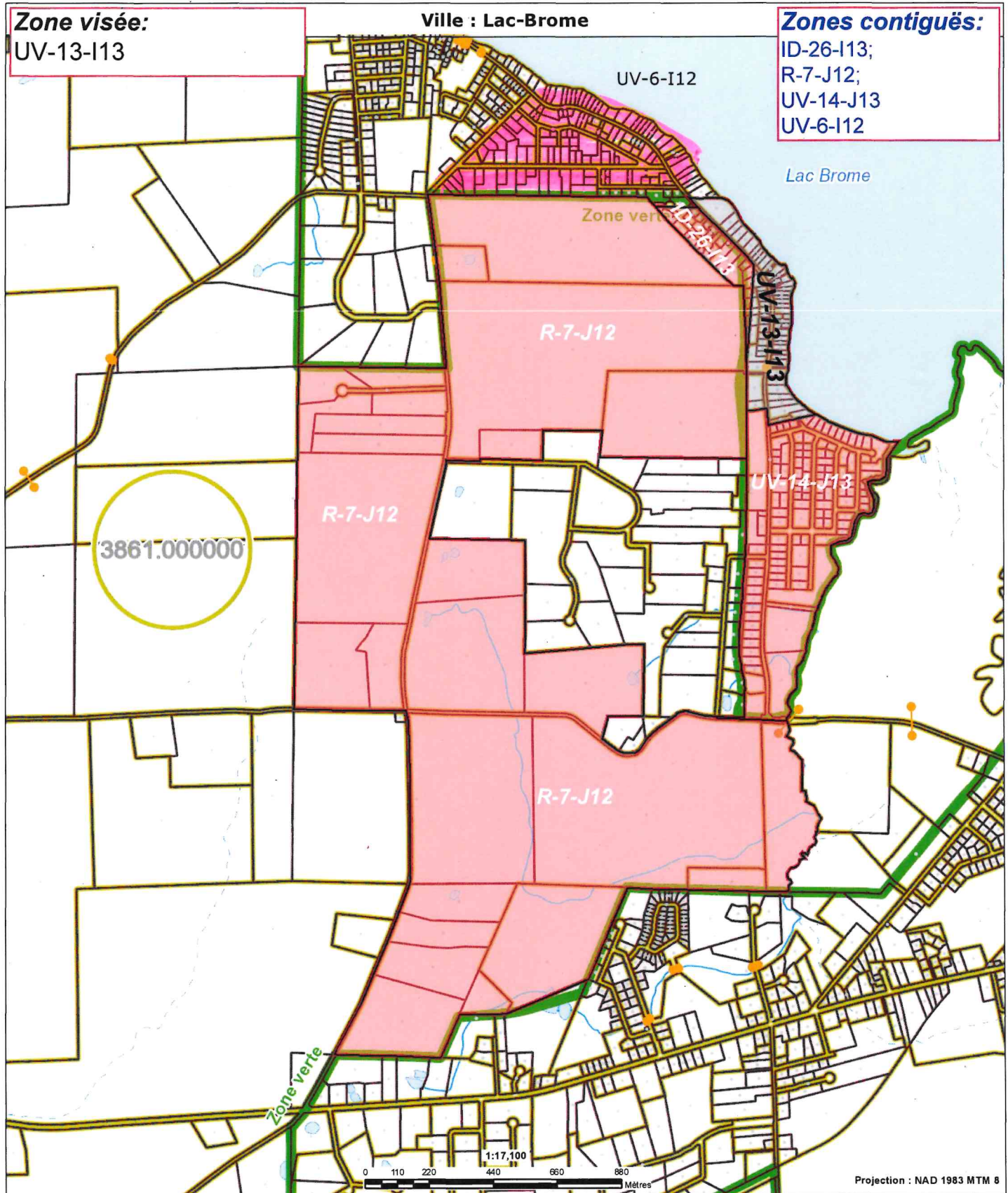
**Zone visée:**

UV-13-I13

Ville : Lac-Brome

**Zones contiguës:**

ID-26-I13;  
R-7-J12;  
UV-14-J13  
UV-6-I12



**ZONE VISÉE UV-13-I13:** rue Bondville(70 - 272) rue Stanley

**ZONES CONTIGUES UV-14-J13, R-7-J12, ID-26-I13 ET UV-6-I12:** rue Bondville (7-64 et 243-259 (impair) et 280-362), rues Spruce, Pagé, Eugène, Willow, Brook, Pierre, des Alizés, Allée Tibbits, Harvey, Montagne, St-Jude (5-43 impair), partie des chemins Centre, Tibbits-Hill, Lionel et Roberge



VILLE DE LAC-BROME

122, chemin Lakeside  
Lac-Brome, Québec J0E 1V0  
Téléphone : 450 243-6111 Télécopieur : 450 243-5300  
CÉ : reception@ville.lac-brome.qc.ca  
www.ville.lac-brome.qc.ca

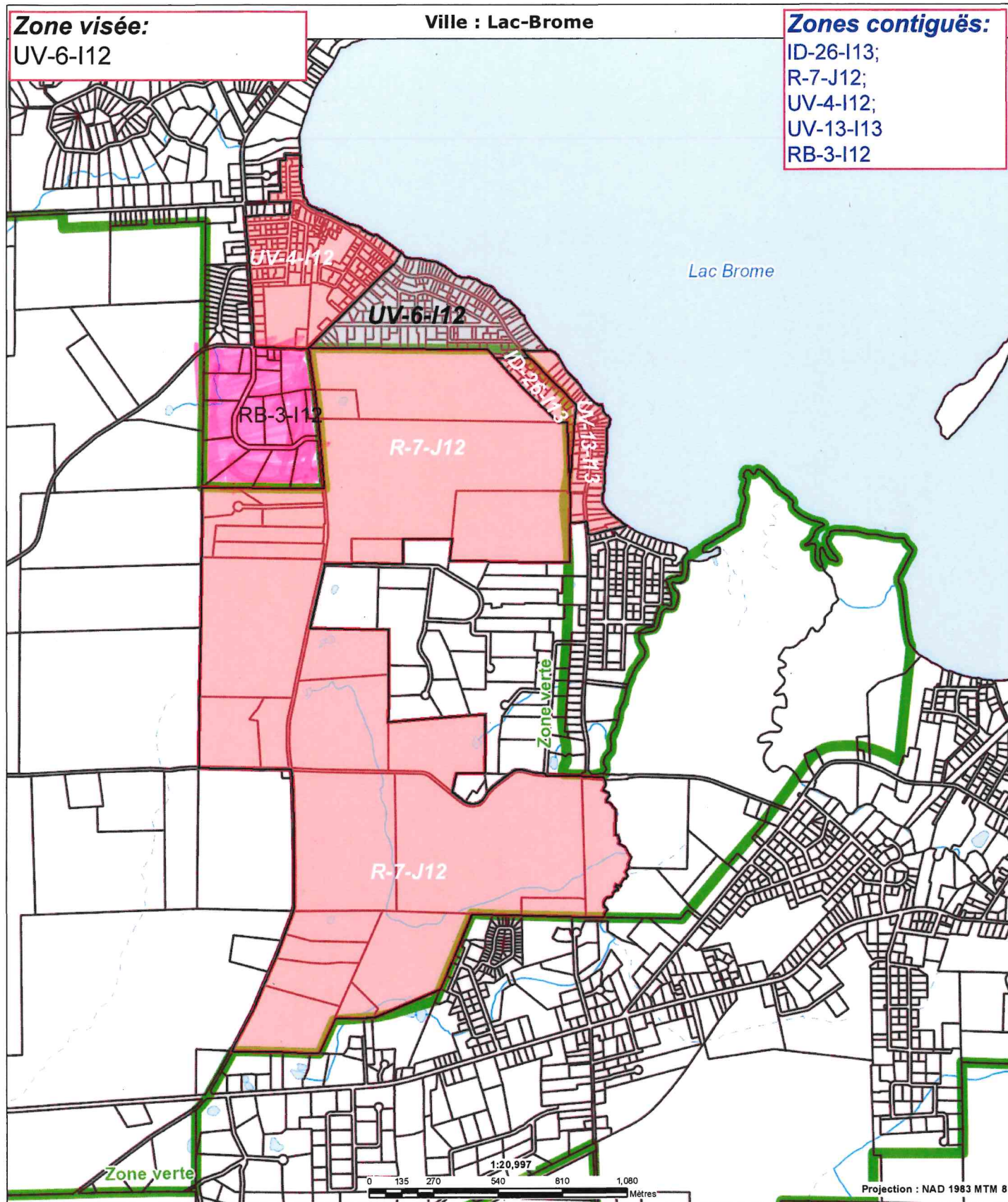
**Zone visée:**

UV-6-I12

Ville : Lac-Brome

**Zones contiguës:**

ID-26-I13;  
R-7-J12;  
UV-4-I12;  
UV-13-I13  
RB-3-I12



**ZONE VISÉE: UV-6-I12:** rues Bondville (280-362), Roberge (12-45), St-Jude (5-43 impair), Harvey, Montagne, Richard

**ZONES CONTIGUES: R-7-J12, RB-3-I12, UV-4-I12, ID-26-I13, UV-13-I13:** Bondville (70-272 et 370-464), St-Jude (4-40 pair), Alizés, Loïsele, Lionel, Cowell, Gaudord, Prouty, Beach-Hill, Godefroy, Beauregard, Ouimet, Price, Allée Tibbits, parties de Roberge Frizzle, Centre, Tibbit's-Hill



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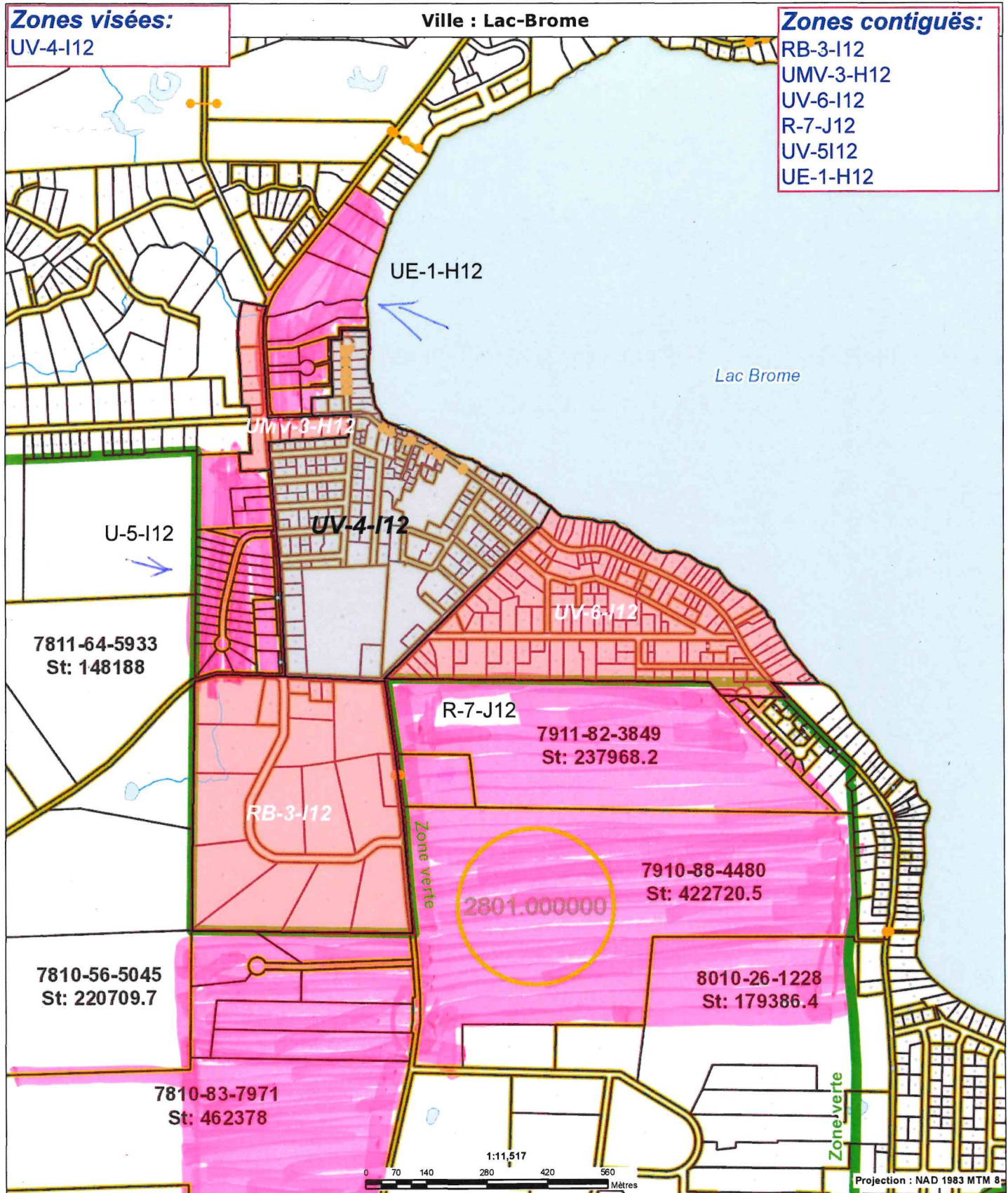
**Zones visées:**

UV-4-I12

Ville : Lac-Brome

**Zones contiguës:**

- RB-3-I12
- UMV-3-H12
- UV-6-I12
- R-7-J12
- UV-5-I12
- UE-1-H12



**ZONE VISÉE UV-4-I12:** rues Bondville (370-464), St-Jude (4-40 pair), Frizzle (212-236 pair) Roberge (55-61)Loiselle, Lionel, Cowell, Gaudord, Prouty, Beach-Hill, Godefroy, Beauregard, Ouimet

**ZONES CONTIGUES UV-6J12, RB-3-I12, UMV-3-H12, R-7-J12, U-5-I12, UE-1-H12:** rues Bondville (280-362 et 465-500) Roberge (12-45), St-Jude (5-43 impair) Harvey, Montagne, Richard, Price, Allée Tibbits, des Peupliers Alarie parties de Centre, Tibbitt's-Hill, Frizzle



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 www.ville.lac-brome.qc.ca

**Zone visée:**

RBE-3-F16

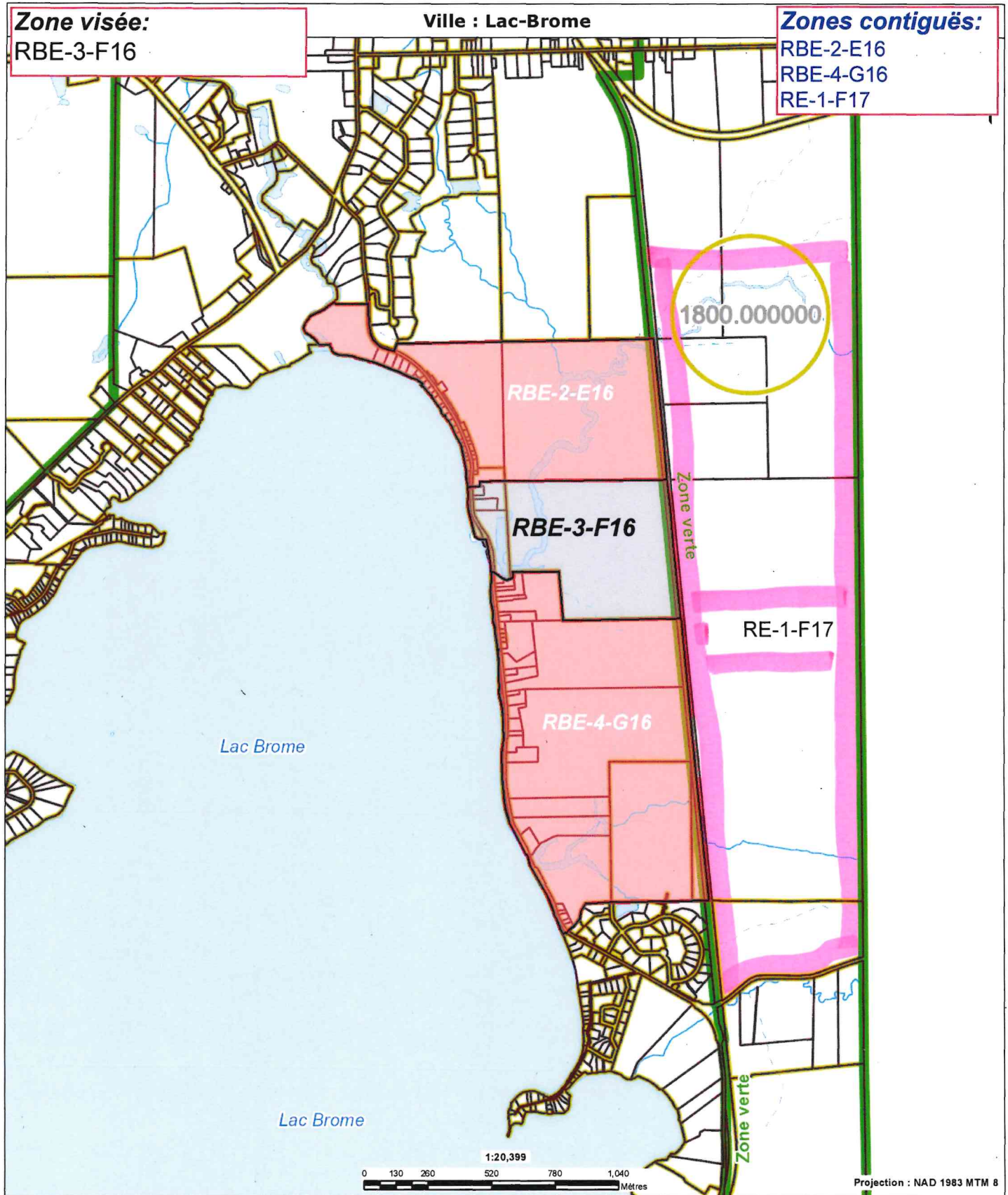
Ville : Lac-Brome

**Zones contiguës:**

RBE-2-E16

RBE-4-G16

RE-1-F17



**ZONE VISÉE RBE-3-F16:** chemin Lakeside (572-596)  
**ZONES VISÉES RBE-2-E16, RBE-4-G16, RE-1-F17** chemin Lakeside  
 (412-558 et 600-673)



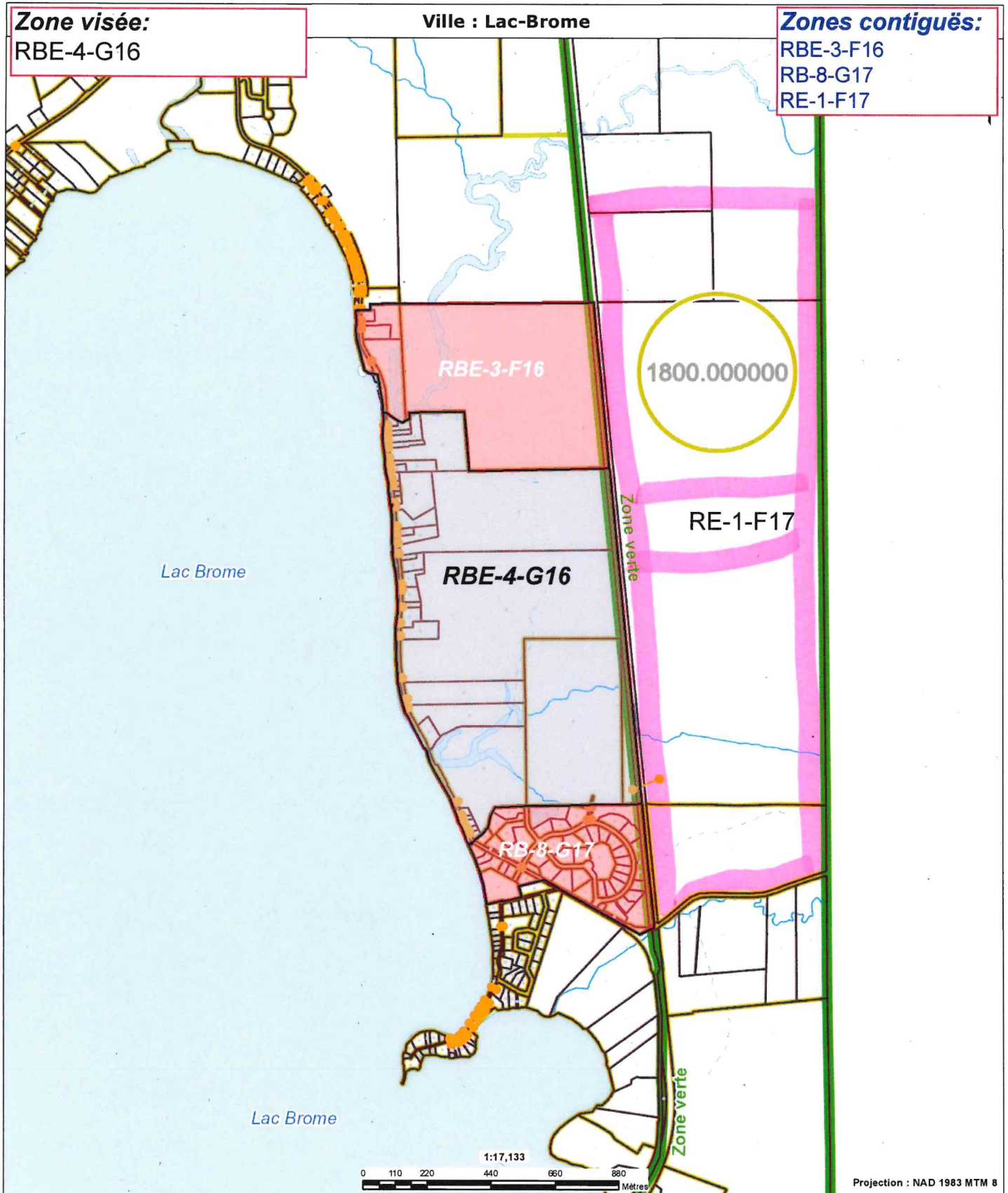
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**Zone visée:**  
RBE-4-G16

Ville : Lac-Brome

**Zones contiguës:**  
RBE-3-F16  
RB-8-G17  
RE-1-F17



ZONE VISÉE RBE-4-G16: chemin Lakeside (411-558)  
ZONES CONTIGUES: RBE-3-F16, RB-8-G17 et RE-1-F17: chemin  
Lakeside (393-408 et 572-596)



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www.ville.lac-brome.qc.ca

**Zone visée:**

RBE-2-E16

Ville : Lac-Brome

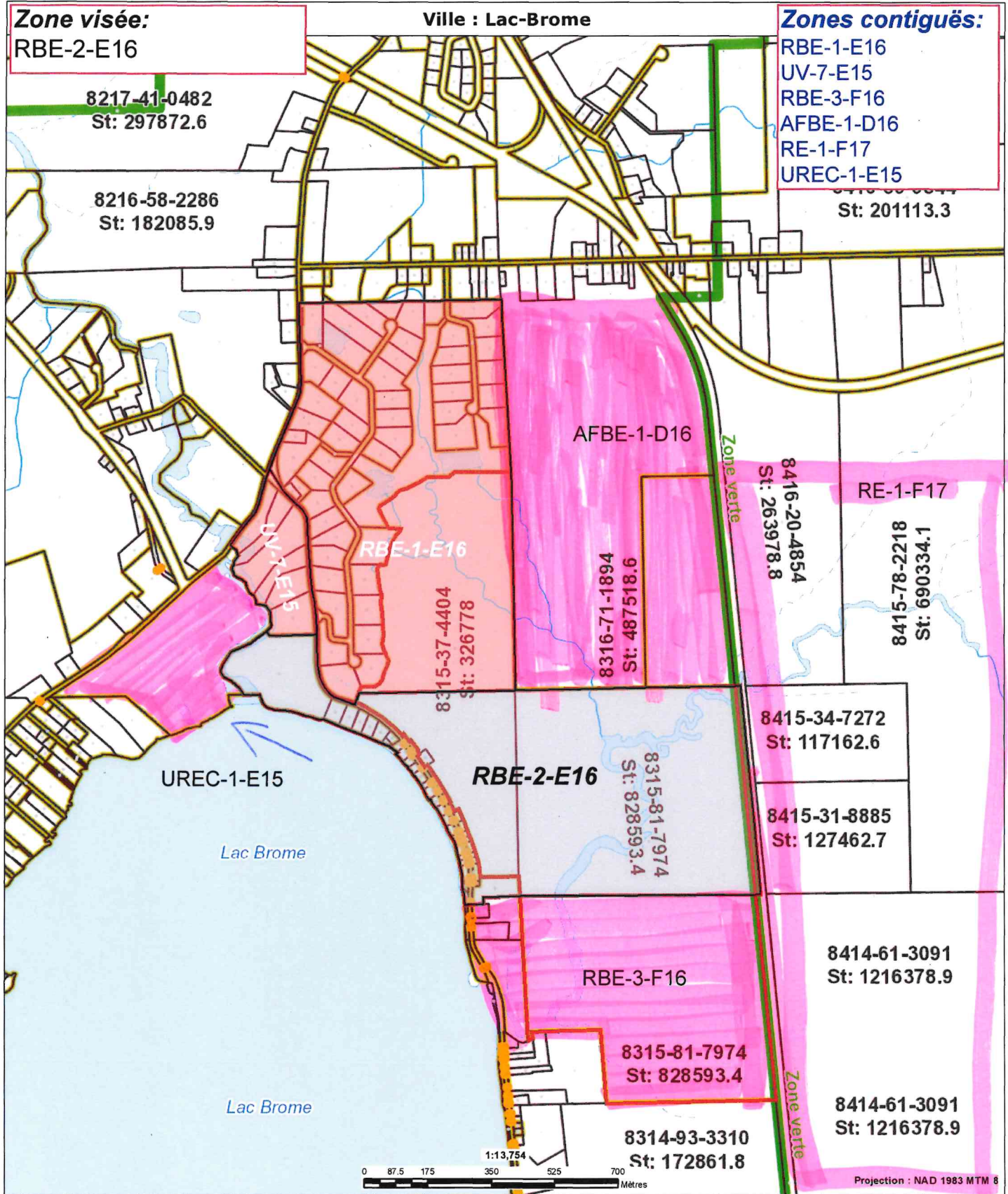
**Zones contiguës:**

- RBE-1-E16
- UV-7-E15
- RBE-3-F16
- AFBE-1-D16
- RE-1-F17
- UREC-1-E15

8217-41-0482  
St: 297872.6

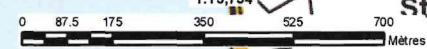
8216-58-2286  
St: 182085.9

St: 201113.3



UREC-1-E15

Lac Brome



RE-1-F17

8415-78-2218  
St: 690334.1

8416-20-4854  
St: 263978.8

8415-34-7272  
St: 117162.6

8415-31-8885  
St: 127462.7

8414-61-3091  
St: 1216378.9

8414-61-3091  
St: 1216378.9

Projection : NAD 1983 MTM 8

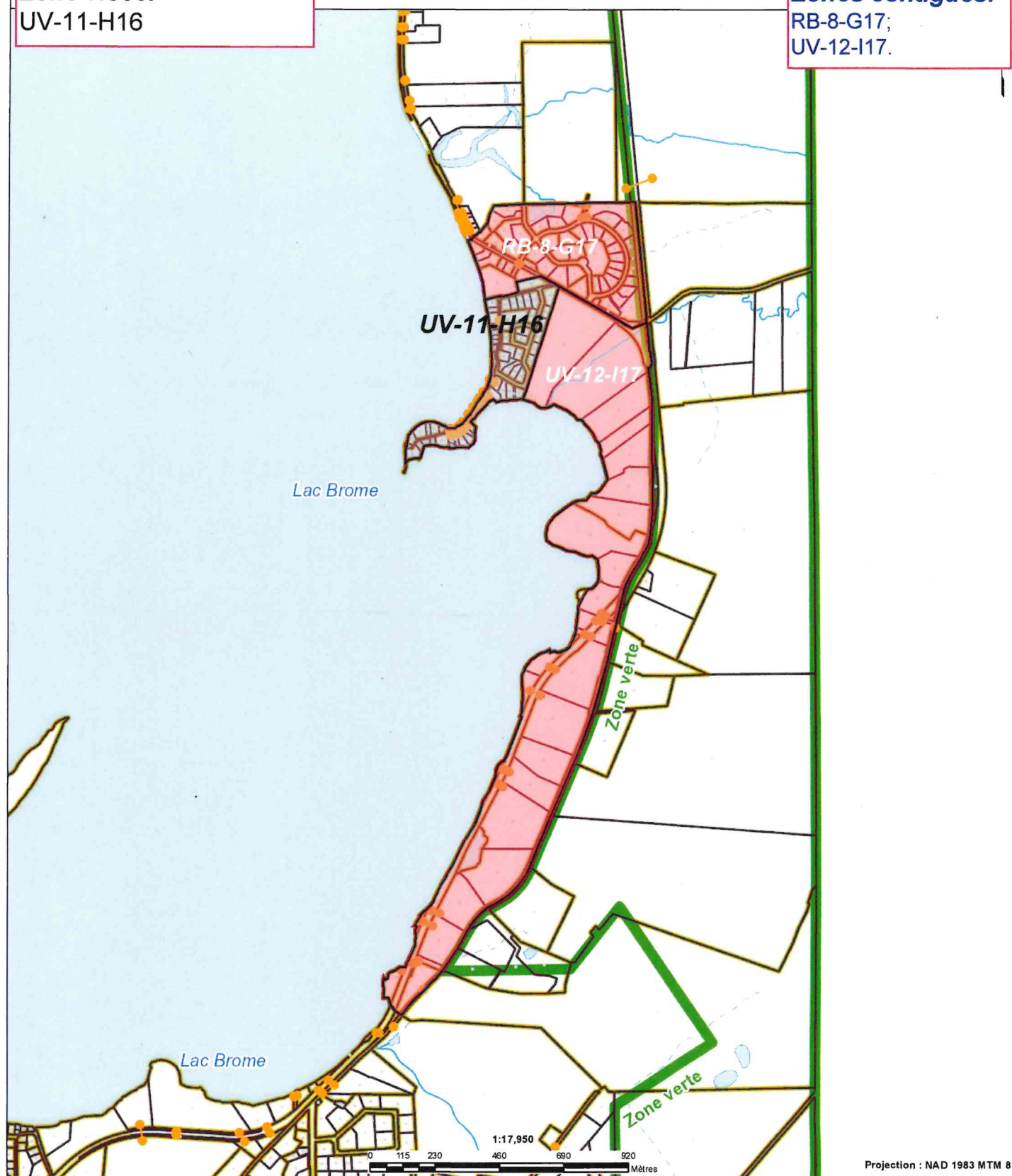
ZONE VISÉE RBE-2-E18:chemin Lakeside (600-673)  
 ZONES CONTIGUES RBE-1-E16, UV-7-E15, RBE-3-F16, RE-1-F17  
 AFBE-1-D16, ET UREC-1-E15: chemin Lakeside (572-596 et 681-687),  
 Bondville (688-698), de la Nature, du Panorama, du Parcours, parties du  
 chemin Foster

  
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**Zone visée:**  
UV-11-H16

Ville : Lac-Brome

**Zones contiguës:**  
RB-8-G17;  
UV-12-I17.



ZONE VISÉE UV-11-H16: rues Pointe-Fisher, Gérald-Wright, Robert, Lakeside 391-393  
ZONES CONTIGUES UV-12-I17 ET RB-8-G17: chemin Lakeside (267-408)



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[www.ville.lac-brome.qc.ca](http://www.ville.lac-brome.qc.ca)

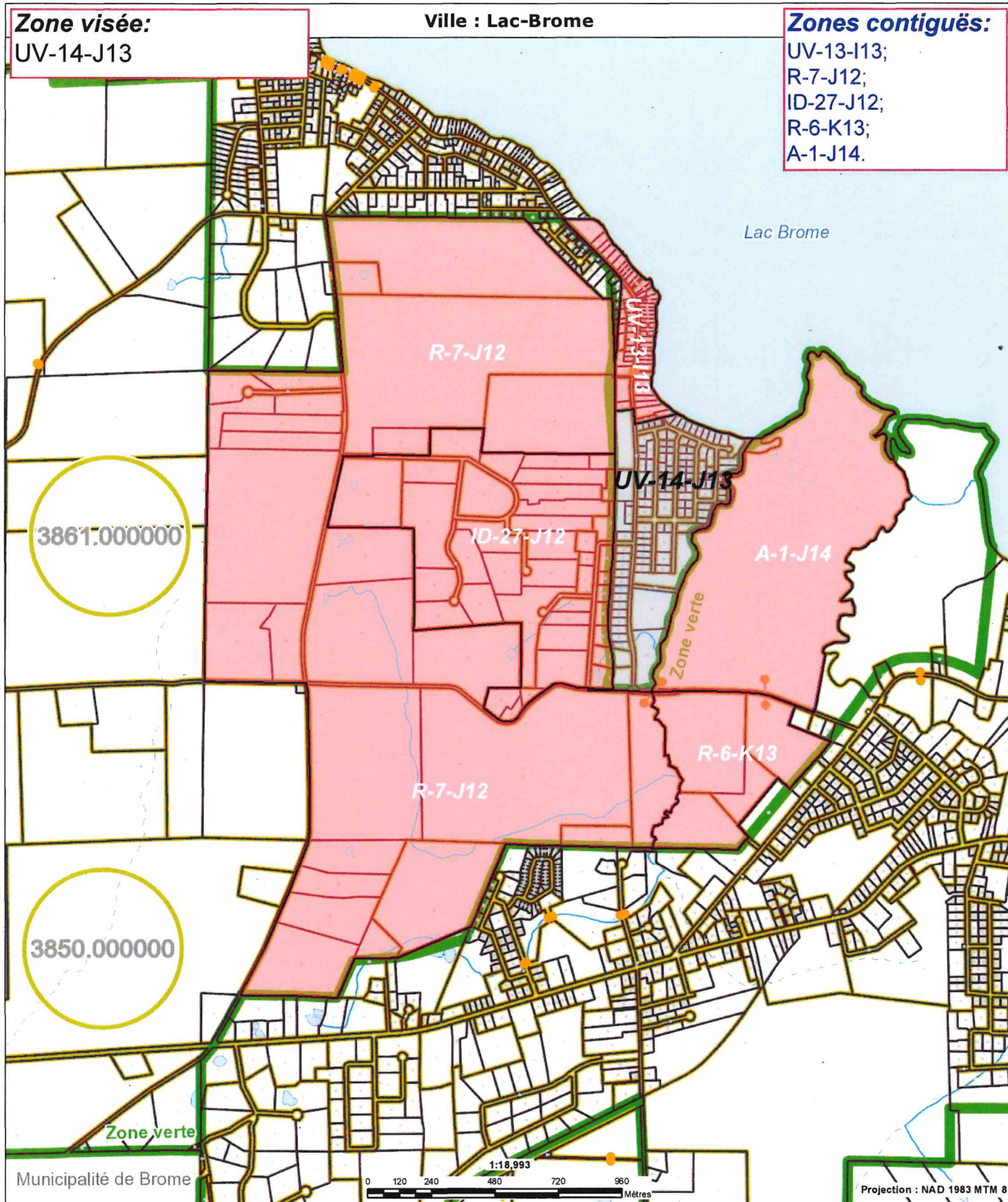
**Zone visée:**

UV-14-J13

Ville : Lac-Brome

**Zones contiguës:**

UV-13-I13;  
R-7-J12;  
ID-27-J12;  
R-6-K13;  
A-1-J14.



ZONE VISÉE UV-14-J13: rues Bondville (7-64), Spruce, Pagé, Willow, Brook, Eugène, Pierre  
 ZONES CONTIGUES UV-13-I13, R-7-J12, ID-27-J12, R-6-K13, A-1-J14: rues Bondville (70-272), Stanley, Blackwood, Craig, John-Mitchell, McPherson, Allée Tibbits, parties des rues Centre, Tibbit's-Hill



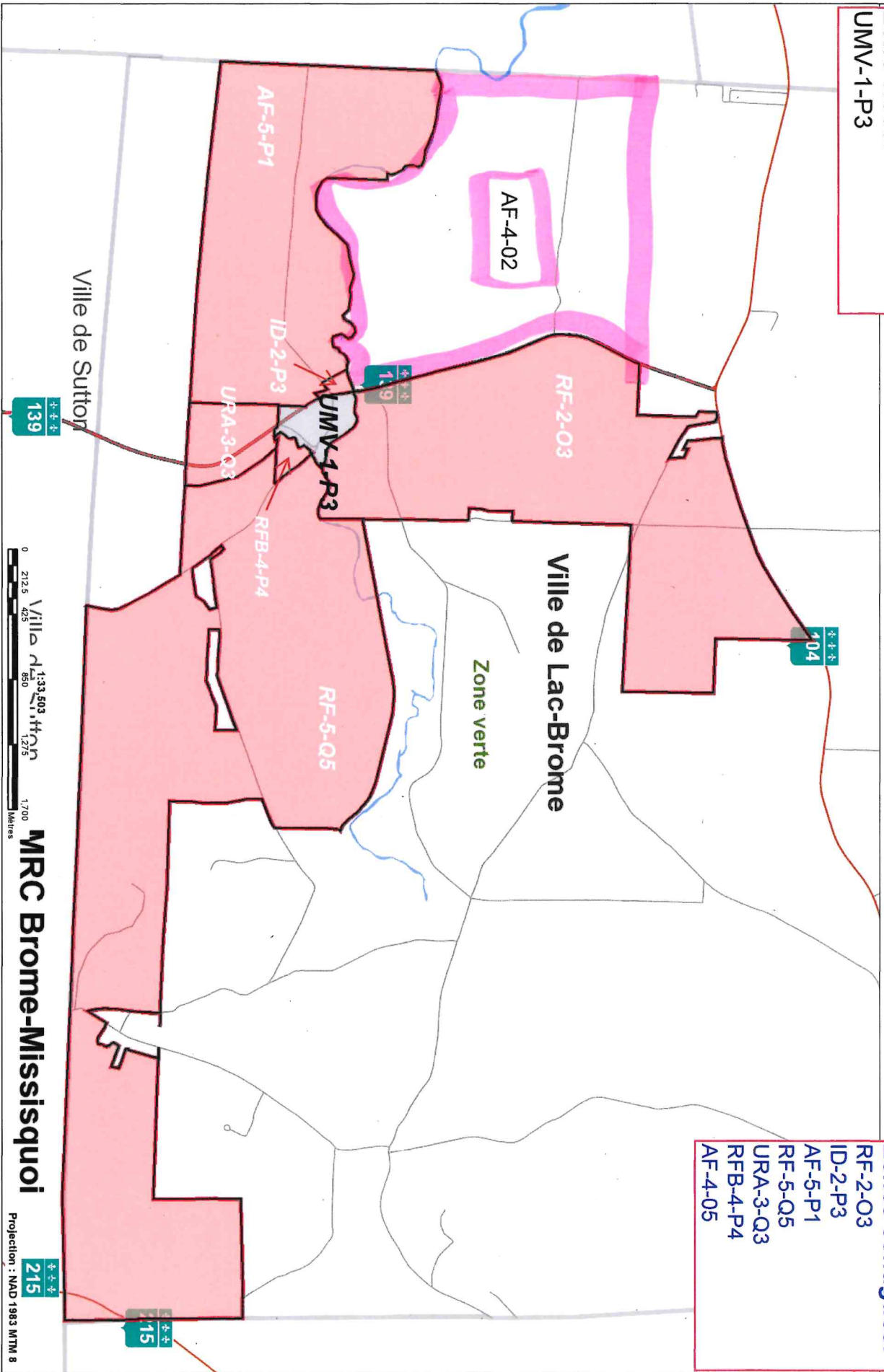
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**Zone visée:**  
UMV-1-P3

Ville : Lac-Brome

**Zones contiguës:**

- RF-2-O3
- ID-2-P3
- AF-5-P1
- RF-5-Q5
- URA-3-Q3
- RFB-4-P4
- AF-4-O5



**MRC Brome-Missisquoi**

Projection : NAD 1983 MTM 8

**ZONE VISÉE** UMV-1-P3: rues McCurdy (2-42), Durkee, West-Brome (141-158)  
**ZONES CONTIGUËS** RF-2-O3, RF-5-Q5, RFB-4-P4, URA-3-Q3, AF-5-P1, ID-2-P3, AF-4-02: Parties des chemins Soles, Stagecoach, Wells, Scott, West-Brome, Johnston, McCurdy, Morin-Hill, Riddell, Turner, Valley, Wilson,

  
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**CONSULTATION VERSION IN CASE OF DISCREPANCY, THE  
FRENCH VERSION SHALL PREVAIL**

**PROVINCE OF QUEBEC  
BROME-MISSISQUOI REGIONAL COUNTY MUNICIPAL  
TOWN OF BROME LAKE**

**BY-LAW 596-20 (SECOND DRAFT  
PROJECT)**

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**BY-LAW AMENDING ZONING BY-LAW 596**

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WHEREAS under the Act respecting land use planning and development (R.S.Q., c. A-19.1), the Council may amend its urban planning by-laws;

WHEREAS The Town has undertaken a review of its Urban Plan in order to update its planning and development guidelines, in line with current issues in the territory and government guidelines;

- WHEREAS in the meantime, it is appropriate to adopt targeted regulatory amendments to ensure a consistent transition and respond to issues already recognized by the Town;
- WHEREAS the Brome-Missisquoi Landscape Atlas highlights structural issues, including maintaining the health of Brome Lake and managing development along the lake, which must be taken into account in the evolution of the regulatory framework;
- WHEREAS the Action Plan for a Healthy Lake confirms the Town's commitment to ensuring the health of Brome Lake by reducing the impact of development on water quality, in particular by reducing the impervious surfaces of riparian land;
- WHEREAS the Town has noted a significant number of demolition, construction, and expansion requests in the areas bordering Brome Lake, resulting in an increase in the volume of construction and a change in the built-up shoreline;
- WHEREAS this development is likely to increase impermeability and runoff and reduce views of the lake, affecting the landscape quality of the shoreline;
- WHEREAS it is necessary to ensure consistency between urban planning regulations and the guidelines set out in these planning documents in order to address the issues mentioned above;
- WHEREAS it is necessary to amend certain definitions in order to simplify and better regulate the application of urban planning standards;
- WHEREAS it is necessary to make changes to the layout standards grid for certain areas along Brome Lake in order to limit impervious surfaces and runoff;
- WHEREAS it is necessary to modify the land use grid in zone UMV-1-P3 (village of West Brome) to allow for local commercial uses that are compatible with the residential environment and to support local vitality;
- WHEREAS to achieve this objective, Zoning By-law No. 596 must be amended;

WHEREAS this draft by-law includes provisions that are potentially subject to referendum approval;

WHEREAS it is appropriate and in the interest of the Town of Brome Lake and its taxpayers to proceed with the amendment of Zoning By-law 596;

WHEREAS a notice of motion and presentation of the by-law was given by Mayor Lee Patterson at the regular meeting of February 2, 2026;

WHEREAS the First Draft Project of the by-law was adopted at the regular meeting of February 2, 2026;

WHEREAS a public consultation meeting was held on February 23, 2026;

WHEREAS the Council took into consideration the ideas, comments, opinions, and suggestions expressed, as well as the documents submitted during the public consultation meeting;

WHEREAS the Council took into consideration the comments submitted by the Urban Planning Advisory Committee and the Environment Advisory Committee, notably the importance of protecting the health of Brome lake;

CONSEQUENTLY, THE COUNCIL DECREES AS FOLLOWS:

**ARTICLE 1**

The preamble to this by-law forms part of it.

**ARTICLE 2**

Section 9 of Zoning By-law No. 596 of the Town of Brome Lake, concerning specific definitions, is amended as follows:

a) By amending, in alphabetical order, the definitions of the following terms:

**“Building Height (in meters)”**

Vertical distance between the lowest level of the ground of a structure after final grading and a horizontal plane passing through the highest point of the structure.

**“Site Occupancy Percentage”:** Ratio expressed as a percentage of the land on which a building is or may be erected in relation to the entire site.

For the application of the maximum percentage of occupancy of secondary buildings in Appendix VII, excluding agricultural buildings, the percentage represents the proportion that may be occupied by all secondary buildings.

### ARTICLE 3

(CONTENT PRESENT IN FIRST DRAFT PROJECT WITHDRAWN IN SECOND DRAFT PROJECT)

### ARTICLE 4

In Appendix VII, "Site Standards Grid by Zone," of the Zoning By-law, the specification grids for zones UV-13-I13, UV-6-I12, and UV-4-I12 are amended so that the "*Minimum Side Setback (m)*" and "*Maximum % Occupancy of Main Building*" are as follows:

| Layout standards                           | UV-13-I13 | UV-6-I12 | UV-4-I12 |
|--|-----------|----------|----------|
| Minimum front setback (m)                  | 6         | 6        | 6        |
| Minimum side setback (m)                   | 3         | 3        | 3        |
| Minimum rear setback (m)                   | 3         | 3        | 3        |
| Maximum % occupancy of main building       | 20        | 20       | 20       |
| Maximum % occupancy of secondary building. | 8         | 8        | 8        |
| Maximum number of storeys                  | 2         | 2        | 2        |
| Maximum height for main building (m)       | 9.75      | 9.75     | 9.75     |
| Other standards                            |           |          |          |
|  |           |          |          |
|  |           |          |          |

In Appendix VII, "Zoning Standards Grid," of the Zoning By-law, the specifications grids for zones UV-14-J13, UV-11-H16, RBE-3-F16, RBE-4-G16, RBE-2-E16, and UV-11-H16 are amended so that the "*maximum percentage of main building occupancy*" is as follows

| Site Standards  | RBE-3-F16 | RBE-4-G16 | RBE-2-E16 | UV-11-H16 | UV-14-J13 |
|---|-----------|-----------|-----------|-----------|-----------|
| Minimum front setback (m)                               | 14        | 6         | 6         | 6         | 6         |
| Minimum side setback (m)                                | 3         | 5         | 3         | 3         | 3         |
| Minimum back setback (m)                                | 5         | 5         | 3         | 3         | 3         |
| Maximum % occupancy of main building                    | 20        | 20        | 20        | 20        | 20        |
| Maximum % occupancy percentage for secondary buildings. | 2         | 8         | 8         | 8         | 8         |
| Maximum number of storeys                               | 2         | 2         | 2         | 2         | 2         |
| Maximum height for the main building (m)                | 9.75      | 9.75      | 9.75      | 9.75      | 9.75      |
| Other standards   |           |           |           |           |           |
|   |           |           |           |           |           |

The modified implementation standard tables are inserted in their respective places in Appendix VII.

## ARTICLE 5

In Appendix VI, "Tables of specified uses by zone," in the column for zone UMV-1-P3, an "X" is added to the lines "C32 Personal services, hairdresser, beauty salon" and "C54 Indoor educational activities" to allow these uses in zone UMV-3-H12.

| Primary use   | UMV-1-P3 |
|---|----------|
| C32 Personal services, hairdresser, beauty treatments | X        |
| C54 Indoor educational activities                     | X        |

## ARTICLE 6

This by-law shall enter into force in accordance with the law.

\_\_\_\_\_  
Lee Patterson  
Mayor

\_\_\_\_\_  
Me-Owen Falquero  
Town Clerk

### FOLLOW-UP:

|  |                   |
|--|-------------------|
| Notice of motion:                      | February 2, 2026  |
| Presentation (filing) of the bill:     | February 2, 2026  |
| Adoption 1 <sup>st</sup> project:      | February 2, 2026  |
| Public notice of consultation meeting: | February 5, 2026  |
| Consultation meeting:                  | February 23, 2026 |

**APPLICATION TO PARTICIPATE IN A REFERENDUM  
SECOND DRAFT PROJECT OF BYLAW 596-20**

**NOTE: USE OF THIS FORM IS NOT OBLIGATORY. IT IS PROVIDED AS A  
COURTESY. ALL APPLICATIONS CONFORMING WITH ARTICLE 133 OF THE ACT  
RESPECTING LAND USE PLANNING AND DEVELOPMENT WILL BE ACCEPTED**

The undersigned persons wish to sign an Application to Participate in a Referendum concerning the Second Draft Project of Bylaw 596-20 (Modifying Certain Dispositions of Zoning Bylaw 596).

The Public Notice dated March 9, 2026, explains the procedure to file an Application to Participate in a Referendum, as well as the minimum number of signatures required, Please consult the Notice prior to filing this Application to Participate in a Referendum.

**The Second Draft Project 596-20 contains 3 articles with 15 dispositions subject to an Application to Participate in a Referendum approval by referendum.**

**An Application to Participate in a Referendum must only target a single disposition.**

**Identify below the disposition that the signatories wish to subject to approval by referendum (with reference to an article of the Second Draft Project or with a description):**

**DISPOSITION IDENTIFIED :** \_\_\_\_\_

**You must annex the completed and signed page of each applicant according to the model attached or an equivalent document.**

I declare that I am an Interested Person having right to make an Application to Participate in a Referendum. **I ask that a referendum be held concerning the following disposition of Second Draft Project of Bylaw 596-20 (Modifying Certain Dispositions of Zoning Bylaw 596):**

**DISPOSITION IDENTIFIED :** \_\_\_\_\_

**First and Family Names** (block letters)

\_\_\_\_\_

**Address giving the right to participate in a referendum :** (block letters)

\_\_\_\_\_

**Zone (if known) :** \_\_\_\_\_

**Capacity of Interested Person**

Domiciled (address declared to the Government of Québec as being the address of your primary residence)

OR

Owner of an immovable (secondary residence, vacant lot, non-residential building. My primary residence is in another municipality)

Co-owner of an immovable (secondary residence. vacant lot, non-residential building My primary residence is in another municipality)

OR

occupant of a business establishment

cooccupant of a business establishment

**Signature**

\_\_\_\_\_

**Contact Information (optional)<sup>1</sup>**

Telephone number : \_\_\_\_\_

E-mail : \_\_\_\_\_

\_\_\_\_\_

<sup>1</sup> This information will be used only to communicate with you if information is required concerning the contents of the Application.