



VILLE DE LAC-BROME
TOWN OF BROME LAKE
PUBLIC NOTICE

TO QUALIFIED VOTERS ENTITLED TO HAVE THEIR NAMES ENTERED ON THE REFERENDUM LIST FOR THE TOWN OF BROME LAKE IN ZONE UV-14-J13 AND FIVE CONTIGUOUS ZONES

Separate Draft Bylaw 596-23 (Concerning “Maximum Percentage Occupancy of Main Building” in Zone UV-14-J13), Bylaw amending Zoning Bylaw 596

PUBLIC NOTICE is hereby given of the following:

1. At a regular sitting of Council held on April 7, 2026, the Municipal Council of Town of Brome adopted Separate Draft Bylaw 596-23 (Concerning “Maximum Percentage Occupancy of Main Building” in Zone UV-14-J13), Bylaw Amending Zoning Bylaw 596. **The object of Bylaw 596-23 is to reduce the “Maximum Percentage Occupancy of a Main Building” from 30% of the lot to 20%;**
2. All Qualified Voters **in the target zone and 5 contiguous zones listed below** entitled to have their names entered on the referendum list of the town may apply to have Separate Draft Bylaw 596-23 submitted to a referendum by entering their name, address, capacity as a Qualified Voter, and signing their signature in a Register opened for this purpose;

Target zone UV-14-J13, and contiguous zones UV-13-I13, R-7-J12, ID-27-J12, R-6-K13, and A-1-J14 (the “ZONES”). A map of the Zones is annexed to this Public Notice

Description of the Target zone: **UV-14-J13**: the following roads: Spruce, Pagé, Willow, Brook, Eugène, Pierre, Bondville (civic numbers 7-64)

Qualified Voters wishing to record their name on the Register must present an identification card: RAMQ health insurance card, driver’s licence, passport, Certificate of Indian Status, or Canadian Armed Forces identification card.

3. **The Register will be open on Friday, April 24, 2026, from 9:00 a.m. until 7:00 p.m., at Centre Lac-Brome, 270 Victoria Road, Town of Brome Lake.**
4. **The number of signatures required to submit** Separate Draft Bylaw 596-23 to approval by referendum is **47**.

Failing this number of signatures, Separate Draft Bylaw 596-23 shall be deemed to have been approved by the Qualified Voters.

5. The result of this registration procedure will be announced at 3 p.m. on April 27, 2026, at Town Hall, 122 Lakeside Road, Town of Brome Lake, as well as by public notice on the town website at the following link: www.lacbrome.ca.
6. **Separate Draft Bylaw 596-23** may be consulted at Town Hall, 122 Lakeside Road (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: lacbrome.ca/municipal-life/public-notices. You can also contact Owen Falquero, Town Clerk, at e-mail address Grefe@lacbrome.ca or at 450-243-6111, Ext. 236.

Conditions required to be recognized as a Qualified Voter having the right to be entered on the referendum list of the municipality:

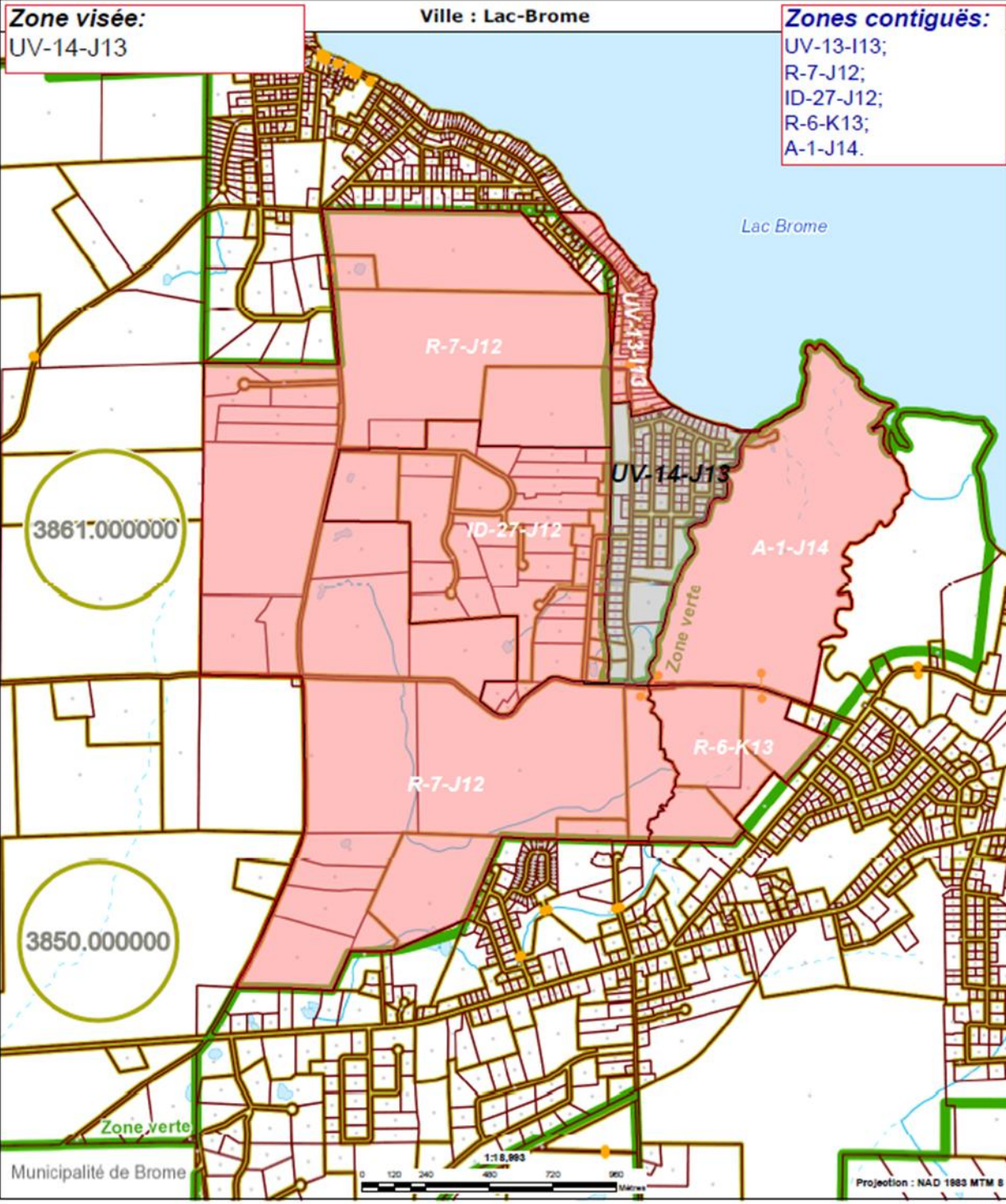
7. A Qualified Voter is a person who on April 7, 2026, was not disqualified from voting per Article 524 of the Act Respecting Elections and Referendums and meets **one** of the following requirements:
 - Be a natural person domiciled in one of the Zones listed at Point 2 of this notice and be domiciled in Québec for at least six months prior to April 7, 2026.
 - Be of age of majority, a Canadian citizen, and not be under curatorshipOr,
Be a sole owner of an immovable or sole occupant of a business establishment who is not disqualified from voting and meets the following requirements:
 - Be the owner of an immovable or be the occupant of a business establishment in one of the Zones listed at Point 2 of this notice on April 7, 2026;Or,
Be an undivided co-owner of an immovable or co-occupant of a business establishment who is not disqualified from voting and meets the following requirements:
 - Be an undivided co-owner of an immovable or co-occupant of a business establishment in one of the Zones listed at Point 2 of this notice on April 7, 2026;
 - Be designated, by means of a power of attorney signed by the majority of co-owners or co-occupants for at least 12 months, as being the person having the right to sign the Register and thereby be entered on the referendum list. This power of attorney must have been signed prior to or during the signature of the Register.

Condition concerning legal persons:

- the legal person must designate by way of resolution, among its members, administrators or employees, on date of April 7, 2026, a person (of age of majority, a Canadian citizen, not in curatorship, and who is not disqualified from voting) who is authorized to sign the Register in their name and thereby be entered on the referendum list.
8. For all supplemental information, you may contact Me Owen Falquero, Town Clerk, during regular office hours, at e-mail address Grefe@lacbrome.ca or at 450-243-6111, Ext. 236.

Given at Brome Lake
This April 13, 2026

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



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

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

**DISTINCT BY-LAW 596-23 (CONCERNING
“MAXIMUM PERCENTAGE OCCUPANCY
OF MAIN BUILDING IN ZONE UV-14-J13”)**

BY-LAW AMENDING ZONING BY-LAW 596

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 make changes to the layout standards grid for certain areas along Brome Lake in order to limit impervious surfaces and runoff;
- WHEREAS to achieve this objective, Zoning By-law No. 596 must be amended;
- WHEREAS this by-law includes a provision that is 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 Second Draft Project of By-law 596-20 includes provisions that are potentially subject to referendum approval was adopted at the regular meeting of March 2, 2026;

WHEREAS according to articles 130 and 133 of the Act Respecting Land Use Planning and Development, the town held a period to receive applications to participate in a referendum between March 10 and 26, 2026;

WHEREAS the Town Clerk received valid applications to participate in a referendum concerning five (5) provisions of the Second Draft Project of by-law 596-20, including the following provision:

- 1) Article 4, Zone UV-14-J13, modification of the “Maximum percentage occupancy of main building”;

WHEREAS according to article 136 of the Act Respecting Land Use Planning and Development, when a valid application to participate in a referendum is received concerning a provision of Second Draft Project 596-20, that provision must be included in a distinct by-law and subjected to a registration procedure (registration) to determine whether a referendum must be held;

WHEREAS the provision listed above is grouped together in a single distinct by-law under the name Distinct By-law 596-23 (Concerning the “Maximum percentage occupancy of main building” in Zone UV-14-J13) modifying Zoning By-law 596;

WHEREAS according to article 532 and following of the Act Respecting Elections and Referendums in Municipalities, the town will hold a registration procedure of Qualified Voters to determine whether a referendum is required for by-law 596-23;

CONSEQUENTLY, THE COUNCIL DECREES AS FOLLOWS:

ARTICLE 1

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

ARTICLE 2

In Appendix VII, "Zoning Standards Grid," of the Zoning By-law, the specifications grids for zone UV-14-J13 is amended so that the "*maximum percentage of main building occupancy*" is as follows

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

ARTICLE 3

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

Lee Patterson Mayor

Me Owen Falquero - Town Clerk

FOLLOW-UP: (for 596-20)

Notice of motion: February 2, 2026
 Presentation (filing) of the bill, Adoption of First Draft Project: February 2, 2026
 Public Notice of consultation meeting: February 5, 2026
 Consultation meeting: February 23, 2026
 Adoption of Second Draft Project: March 2, 2026
 Public Notice – Application to Participate in a Referendum: March 9, 2026, (Town Hall and website), March 10, 2026 (Brome County News), March 11, 2026 (le Guide)
 Reception of applications to participate in a referendum: March 10 – 26; 2026;
 Adoption of Residual By-law 596-23: April 7, 2026.