

**Consultation version**

**In case of discrepancy, the French version shall prevail**

**PROVINCE OF QUEBEC  
BROME-MISSISQUOI MRC  
TOWN OF BROME LAKE**

**BY-LAW 2025-06**

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**INTERIM CONTROL BY-LAW RELATING TO  
THE DEVELOPMENT VISION FOR  
DOWNTOWN KNOWLTON**

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- WHEREAS the MRC Brome-Missisquoi has begun revising its development plan to incorporate new government guidelines on land use planning;
- WHEREAS sections 111 and 112.2 et seq. of the *Act respecting land use planning and development* empower a local municipality to adopt an interim control resolution if it intends to adopt a draft by-law amending or revising its urban plan in the near future;
- WHEREAS that the Town of Brome Lake has expressed its intention to revise its urban plan by resolution 2025-08-229;
- WHEREAS the Town of Brome Lake has adopted an interim control resolution by Resolution 2025-08-230;
- WHEREAS in response to issues of housing accessibility and preservation of its heritage identified in its Housing Policy and strategic planning, the Town of Brome Lake has initiated a planning process aimed at developing a development vision for the Knowlton downtown area;
- WHEREAS this planning exercise is part of the process of revising the plan and its urban planning by-laws to ensure consistency with the future development plan and new government guidelines;
- WHEREAS the Town of Brome Lake considers it appropriate to temporarily suspend certain types of construction and subdivision permits pending the adoption of an interim

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control by-law for the downtown area as defined in Appendix 1;

WHEREAS under the current zoning regulations, the completion of certain construction projects could directly compromise future development guidelines for the downtown Knowlton Town area;

CONSEQUENTLY, THE COUNCIL DECREES THE FOLLOWING

#### **ARTICLE 1 TERRITORY COVERED**

The provisions of this by-law apply to the territory identified in Appendix 1 of this by-law, which forms an integral part thereof.

#### **ARTICLE 2 TERMINOLOGY**

The expressions, terms, and words used in this by-law have the meaning and application assigned to them in Chapter III relating to the terminology of the zoning by-law 596 or subdivision by-law 597 in force. Expressions, terms, and words used but not defined in this chapter shall be interpreted according to their meaning in standard reference works, such as statutes, codes, and dictionaries.

#### **ARTICLE 3 DESIGNATED OFFICIAL**

For the purposes of administering and enforcing all provisions of this by-law, the designated official is the Director of Planning or her representative, or any other employee of the Planning Department authorized by virtue of their duties.

#### **ARTICLE 4 POWERS AND DUTIES OF THE DESIGNATED OFFICIAL**

The powers and duties of the designated official are set out in the current permit and certificate by-law, with the necessary modifications.

#### **ARTICLE 5 SUBJECT ACTIVITIES**

Within the territory covered by section 1 of this bylaw and as long as this interim control bylaw remains in force, the following activities are prohibited:

1. The construction of multi-unit dwellings with three or more units;
2. New construction of buildings with more than two stories;
3. Any construction work or cadastral operation for the purpose of carrying out an integrated project or comprehensive development plan;
4. Any subdivision operation aimed at extending or opening a new street;

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5. The review of any application for approval of a Site Planning and Architectural Integration Program (SPAIP), a Specific Construction Project, a modification or occupancy of a Building (SCAOPI), a minor exemption, or a zoning change related to a project involving an operation or construction of a building prohibited under this by-law will also be suspended during this period.

#### **ARTICLE 6 PERIOD OF APPLICATION**

This by-law comes into force in accordance with the law and is valid for a maximum period of one (1) year unless it is repealed or replaced by a zoning by-law in accordance with a revision of the urban plan.

#### **ARTICLE 7 PENAL PROVISIONS**

Anyone who fails or neglects to fulfill any obligation imposed by this by-law, fails or neglects to complete or fulfill these obligations within the time limit specified in this by-law, or contravenes this by-law in any way, commits an offense.

If the offender is a natural person, they shall be liable, in the case of a first offense, a fine of \$1,000 plus costs for each offense. In the event of a repeat offense, the fine is \$2,000 plus costs for each offense.

If the offender is a legal person, they are liable, in the case of a first offense, a fine of \$2,000 plus costs for each offense. In the case of a repeat offense, the fine is \$4,000 plus costs for each offense.

#### **ARTICLE 8 LEGAL REMEDIES**

In addition to criminal remedies, the Town may exercise, before the civil courts, all other remedies necessary to enforce the provisions of this by-law.

More specifically, the Town may obtain an order from the Superior Court of Quebec ordering the cessation of any land use that is incompatible with the interim control by-law, and ordering, at the owner's expense, the performance of the work required for the demolition of any structure and the restoration of the land. The Town may be authorized to carry out the demolition and restoration of the land at the expense of the owner of the building.

#### **ARTICLE 9, ENTRY INTO FORCE**

This by-law comes into force in accordance with the law.

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Richard Burcombe  
Mayor

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Ms. Owen Falquero  
Clerk

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### **FOLLOW-UP**

Notice of motion: September 2, 2025

Presentation: September 2, 2025

Adoption of the by-law: October 1, 2025

Public notice: October 23, 2025

Effective date: October 23, 2025

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## APPENDIX 1

