



VILLE DE LAC-BROME
TOWN OF BROME LAKE

**SÉANCE ORDINAIRE DU CONSEIL
REGULAR SITTING OF COUNCIL**

**LUNDI, 2 mars 2026
MONDAY, March 2, 2026**

19:00 Heures / 7:00 P.M.

Centre Lac-Brome
270, rue Victoria, Lac-Brome

**ORDRE DU JOUR
AGENDA**

- 1. OUVERTURE DE LA SÉANCE**
CALL TO ORDER
 - 1.1. Ouverture de la séance – Informations générales**
Call to order – General information
 - 1.2. Adoption/Modifications à l'ordre du jour**
Adoption / Modification(s) to agenda
 - 1.3. Approbation du procès-verbal de la séance du 2 février 2026**
Approval of the minutes of the regular meeting of February 2, 2026
- 2. PREMIÈRE PÉRIODE DE QUESTIONS**
FIRST QUESTION PERIOD
- 3. ADMINISTRATION / LÉGISLATION**
 - 3.1. ADMINISTRATION**
 - 3.1.1. Comptes à payer et listes des chèques émis**
Accounts payable and list of cheques
 - 3.1.2. Décomptes progressifs, factures et dépenses diverses**
Progressive invoices, invoices and other expenses
 - 3.1.2.1. Décomptes progressifs
Progressive invoices
 - 3.1.2.2. Factures et dépenses diverses
Invoices and Other Expenses

- 3.1.2.2.1. Réparation d'urgence - Station de pompage #12
Emergency repair - Pumping station #12
- 3.1.2.2.2. Installation d'une clôture - Nouveaux terrains de pickleball - Coûts supplémentaires
Fence installation - New pickleball courts - Additional costs
- 3.1.2.2.3. Éclairage - Nouveaux terrains de pickleball - Coûts supplémentaires
Lighting - New pickleball courts - Additional costs

3.1.3. Ententes, contrats et mandats

Agreements, contracts and authorities

- 3.1.3.1. Octroi de contrat - Appel d'offres VLB2026-02 - Coupe de gazon et entretien des espaces verts - 3 ans
Awarding of contract - Call for tenders VLB2026-02 - Lawn mowing and maintenance of green spaces - 3 years
- 3.1.3.2. Octroi de contrat - Appel d'offres VLB2026-04 - Travaux de pavage: Rapiéçage manuel et mécanisé à l'enrobé à chaud - 3 ans
Awarding of contract - Call for tenders VLB2026-04 - Paving work: Manual and mechanized patching with hot mix asphalt - 3 years
- 3.1.3.3. Octroi de contrat - Acquisition de matériel informatique - Serveurs physiques
Awarding of contract - Acquisition of computer equipment - Physical servers
- 3.1.3.4. Mandat de signature - Entente de partage de ressources humaines avec la Ville de Sutton - Technicien en prévention incendie
Signing authority - Human resources sharing agreement with the Town of Sutton - Fire prevention technician
- 3.1.3.5. Mandat de signature - Adhésion au Regroupement d'assurances de l'UMQ pour la protection des élus(es) et hauts fonctionnaires
Signing authority - Membership in the UMQ insurance group for the protection of elected officials and senior officers

3.1.4. Ressources humaines

Human Resources

- 3.1.4.1. Permanence - Derrick Brousseau

3.1.5. Divers

Miscellaneous

- 3.1.5.1. Immeubles en défaut de paiement de taxes municipales - Dépôt de la liste
Properties in default of municipal tax payments - Filing of the list
- 3.1.5.2. Immeuble en défaut de paiement de taxes municipales - Vente (MRC)
Properties in default of municipal tax payments - Sale (MRC)
- 3.1.5.3. Biens meubles en défaut de paiement de taxes municipales - Mandat au greffier
Movable property in default of municipal tax payments - Authority to the town clerk

3.2. LÉGISLATION – AVIS DE MOTION / RÈGLEMENTS *LEGISLATION – NOTICES OF MOTION / BYLAWS*

3.2.1. Règlements - Avis de motion/Présentation *By-laws - Notice of Motion / Presentation*

- 3.2.1.1. Avis de motion - Règlement 2026-04 concernant le code d'éthique et de déontologie des élus municipaux
Notice of motion - By-law 2026-04 concerning the code of ethics and professional conduct for municipal elected officials
- 3.2.1.2. Avis de motion - Règlement 2026-05 concernant le traitement des élus municipaux
Notice of motion - By-law 2026-05 concerning the compensation of municipal elected officials
- 3.2.1.3. Avis de motion - Règlement 2026-08 modifiant le règlement 2026-02 décrétant la tarification pour le financement de certains biens et services pour l'année 2026
Notice of motion - By-law 2026-08 amending By-law 2026-02 establishing a tariff for the financing of certain goods and services for the year 2026

3.2.2. Règlements – Adoption *By-laws - Adoption*

- 3.2.2.1. Règlement 2026-03 décrétant une dépense et un emprunt pour la réfection du chemin de Fulford – Adoption
By-law 2026-03 authorizing an expenditure and a loan for the repair of Fulford Road - Adoption

- 3.2.2.2. Règlement 596-20 modifiant le règlement de zonage 596 - Adoption du second projet
By-law 596-20 amending Zoning Bylaw 596 - Adoption of the second draft project

4. SERVICE DE L'URBANISME ET DE L'ENVIRONNEMENT
URBANISM AND ENVIRONMENT SERVICE

- 4.1. Dépôt du rapport du Service de l'urbanisme et de l'environnement**
Tabling of Monthly report
- 4.2. Dépôt des procès-verbaux des réunions mensuelles du Comité consultatif d'urbanisme et du Comité consultatif d'environnement**
Tabling of minutes of CCU and CCE Meetings
- 4.3. DEMANDE(S) DE MODIFICATION EXTÉRIEURE – PIIA**
Site planning and architectural integration requests – SPAIP
- 4.3.1. 765, chemin Lakeside, lots #4 264 690 & #5 629 333, zones AFB-3-B15, UC-3-C15 & AF-18-B14**
- 4.3.2. 78, chemin Lakeside, lot 4 266 336, zone UCV-4-K15**
- 4.4. DEMANDE(S) DE DÉROGATION MINEURE - Aucun item**
Minor Exemptions Applications - No item
- 4.5. DEMANDE(S) DE CHANGEMENT DE ZONAGE - Aucun item**
Zoning Change Applications - No item
- 4.6. DEMANDE(S) DE LOTISSEMENT - Aucun item**
Subdivision Application - No item
- 4.7. DEMANDE(S) À LA C.P.T.A.Q. - Aucun item**
C.P.T.A.Q Applications - No item
- 4.8. Autres**
Miscellaneous
- 4.8.1. Comité consultatif d'urbanisme - Nomination**
Urban Planning Advisory Committee - Nomination
- 4.8.2. Comité consultatif d'environnement – Nomination**
Environmental Advisory Committee - Nomination

5. SÉCURITÉ PUBLIQUE
PUBLIC SECURITY

5.1. Rapport mensuel du Service de Sécurité publique et Incendie et responsable des Premiers répondants
Tabling of Monthly report

5.2. Rapport annuel - Schéma révisé de couverture de risques en sécurité incendie
Annual Report - Revised Fire Safety Risk Coverage Plan

6. TRAVAUX PUBLICS ET SERVICES TECHNIQUES
Public Works and Technical Services

6.1. Rapport mensuel du Service des Travaux publics et Services techniques
Tabling of Monthly report

6.2. Programme TECQ 2024-2028
TECQ Program 2024-2028

7. LOISIRS, TOURISME, CULTURE ET VIE COMMUNAUTAIRE
Recreation, Tourism, Culture and Community Life

7.1. Rapport mensuel du LTCVC
Tabling of Monthly report

7.2. Création du comité familles-aînés - Municipalité amie des aînés (MADA)
Creation of the Families and Seniors Committee - Age-Friendly Municipality

7.3. Demandes de contribution financière
Requests for financial contributions

7.3.1. Clinique médicale Brome-Missisquoi
Brome-Missisquoi Medical Clinic

7.3.2. Autres demandes de contribution financière
Other requests for financial contributions

7.4. Demande(s) d'utilisation du domaine public - *Aucun item*
Applications for Use of the Public Domain - No item

8. ÉCONOMIE LOCALE - *Aucun item*
LOCAL ECONOMY - No item

9. VARIA
MISCELLANEOUS

9.1. Modification - Calendrier des séances du Conseil 2026
Amendment - Schedule of Council meetings 2026

10. DEUXIÈME PÉRIODE DE QUESTIONS
SECOND QUESTION PERIOD

11. LEVÉE DE LA SÉANCE
ADJOURNMENT

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

PROVINCE OF QUEBEC
MRC BROME-MISSISQUOI
TOWN OF BROME LAKE

BY-LAW 2026-04

**CODE OF ETHICS AND PROFESSIONAL CONDUCT
FOR MUNICIPAL ELECTED OFFICIALS**

WHEREAS *the Municipal Ethics and Professional Conduct Act* requires local municipalities to adopt a new code of ethics and professional conduct for municipal elected officials following any general municipal election;

WHEREAS a notice of motion and presentation of the draft by-law were given at the special meeting of Council on March 2, 2026;

WHEREAS a public notice announcing the presentation of this by-law for adoption at the regular meeting of Council on April 7, 2026, was given and published in the manner and within the time limits provided for by the Act;

CONSEQUENTLY, COUNCIL DECREES AS FOLLOWS:

ARTICLE 1: TITLE

The title of this by-law is: "Code of Ethics and Professional Conduct for Municipal Elected Officials."

ARTICLE 2: SCOPE AND DEFINITIONS

The code applies to all members of the Brome Lake Town Council.

All words used in this code retain their usual meaning, except for the expressions and words defined as follows:

"advantage":

Any gift, favor, reward, service, commission, gratuity, remuneration, compensation, gain, indemnity, privilege, preference, compensation, benefit, profit, advance, loan, reduction, discount, or anything else useful or profitable of a similar nature, or any promise of such an advantage;

"personal interest":

The interest of the person concerned, whether direct or indirect, pecuniary or non-pecuniary, apparent or not, real or apparent. It is distinct from, but not necessarily exclusive of, that of the general public or may be perceived as such by a reasonably informed person. This concept does not include cases where the personal interest consists of remuneration, allowances, reimbursement of expenses, benefits, or other working conditions attached to the duties of the person concerned within the Town or a municipal body.

"Interest of relatives":

The interest of the spouse of the person concerned, their children or immediate

ascendants in the direct line, or the interest of a corporation, company, cooperative, or association (excluding a non-profit organization and a solidarity cooperative) that they control or of which they are a director, officer, or employee. It may be direct or indirect, pecuniary or non-pecuniary, apparent or non-apparent, actual or potential. It is distinct, without necessarily being exclusive, from that of the general public or may be perceived as such by a reasonably informed person.

"municipal body":

- 1° an organization that the law declares to be an agent or representative of the Town;
- 2° an organization whose council is composed mainly of members of the Town Council;
- 3° an organization whose budget is adopted by the Town or more than half of whose funding is provided by the Town;
- 4° a commission or committee formed by the Town and tasked by the municipal council with studying issues referred to it for review;
- 5° any company, legal entity, corporation, or association in which at least one person appointed or recommended by the Town sits to represent its interests.

ARTICLE 3: PURPOSE OF THE CODE

The code has the following purposes:

- 1) To prioritize the values that guide Council members' decisions and contribute to a better understanding of the Town's values;
- 2) To establish standards of conduct that promote the integration of these values into the decision-making process of Council members and, in general, into their conduct in that capacity;
- 3) To prevent ethical conflicts and, if they arise, to help resolve them effectively and judiciously;
- 4) Ensure that control measures are applied to ethical breaches.

ARTICLE 4: VALUES OF THE MUNICIPALITY

The following values serve as a guide for decision-making and, in general, for the conduct of council members in their capacity as elected officials, particularly when situations arise that are not explicitly covered by the code or by the Town's various policies.

a) Integrity

All members value honesty, rigor, and fairness.

b) Prudence in pursuing the public interest

All members assume their responsibilities in relation to their public interest mission. In fulfilling this mission, they act with professionalism, vigilance, and discernment.

c) *Respect and civility toward employees, elected officials, and citizens*

All employees promote respect and civility in human relations. They are entitled to respect and civility and act with respect and civility toward all persons with whom they deal in the course of their duties.

d) Loyalty to the municipality

All members shall act in the best interests of the Town.

e) Fairness

All members treat everyone fairly and, to the extent possible, interpret laws and by-laws in accordance with their spirit.

f) Honor attached to the duties of a council member

All members shall uphold the honor attached to their position, which presupposes the constant practice of the five values listed above, namely integrity, prudence, respect and civility, loyalty, and fairness.

ARTICLE 5: RULES OF CONDUCT

5.1 SCOPE

The by-laws set out in this article shall guide the conduct of a Council member, whether in that capacity or as a member of a committee or commission:

- a) of the Town; or
- b) another organization when sitting as a member of the Council.

5.2 Objectives

The objectives of these by-laws are, in particular, to prevent:

- a) Any situation where the personal interest of a Council member may influence their independent judgment in the performance of their duties;
- b) Favoritism, embezzlement, breach of trust, or other misconduct.

5.3 Conflict of interest

5.3.1 All council members must avoid knowingly placing themselves in a situation where they may have to choose between their personal interests or those of their relatives and the interests of the Town or an organization referred to in section 5.1.

5.3.2 Without limiting the generality of the foregoing, no member of the Council shall act, attempt to act, or fail to act in a manner that promotes his or her personal interests or, in an abusive manner, those of any other person.

5.3.3 No member of the Council shall use his or her position to influence or attempt to influence the decision of another person in a manner that promotes the personal interests of the member or, in an abusive manner, those of any other person.

A member shall not be deemed to be in contravention of this section when he or she benefits from the exceptions provided for in the fifth and sixth paragraphs of section 5.3.8.

5.3.4 No member of the Council shall solicit, induce, accept, or receive, for himself or herself or for another person, any advantage whatsoever in exchange for taking a position on a matter before the Council, a committee, or a commission of which he or she is a member.

5.3.5 No member of the Council shall accept any gift, hospitality or other benefit, regardless of its value, offered by a supplier of goods or services that could influence their independence of judgment in the performance of their duties or compromise their integrity.

5.3.6 Any gift, hospitality or other benefit received by a Council member that is not of a purely private nature or that is not covered by section 5.3.5 must, when its value exceeds \$200, be reported in writing by that member to the Town Clerk within thirty (30) days of its receipt. This declaration must contain an adequate description of the gift, hospitality or benefit received, and specify the name of the donor as well as the date and circumstances of its receipt. The clerk shall keep a public record of these declarations.

5.3.7 No member shall contravene section 304 of the Act respecting elections and referendums in municipalities (chapter E-2.2). A member shall not knowingly have a direct or indirect interest in a contract with the municipality or an organization referred to in section 5.1.

A member is deemed not to have such an interest in the following cases:

- 1) the member acquired the interest by inheritance or gift and renounced or disposed of it as soon as possible;
- 2) the member's interest consists of shares in a company that he or she does not control, of which he or she is neither a director nor an officer, and of which he or she owns less than 10% of the issued shares carrying voting rights;
- 3) the member's interest consists in the fact that he or she is a member, director or officer of another municipal or public body within the meaning of the *Act respecting Access to documents held by public bodies and the Protection of personal information* (R.S.Q., chapter A-2.1), a non-profit organization, or an organization that the law requires the person to be a member, director, or officer of as a member of the Town Council or a municipal organization;
- 4) the contract is for remuneration, an allowance, reimbursement of expenses, a benefit, property, or service to which the member is entitled as a condition of employment attached to his or her position with the Town or municipal body;
- 5) The contract is for the nomination of the member to a position as a public servant or employee whose occupation does not render the incumbent ineligible;
- 6) the contract is for the provision of services generally offered by the Town or municipal organization;
- 7) the contract is for the sale or lease, on non-preferential terms, of real estate;
- 8) the contract consists of bonds, notes, or other securities offered to the public by the Town or municipal body, or the acquisition of such bonds, notes, or other securities on non-preferential terms;
- 9) the contract is for the provision of services or goods that the member is required to provide to the Town or municipal body under a legislative or regulatory provision;
- 10) the contract is for the supply of goods by the Town or municipal body and was entered into before the member took up his or her position with the Town or municipal body and before he or she ran for election to that position in the election in which he or she was elected;
- 11) in a case of force majeure, the general interest of the Town or municipal body requires that the contract be entered into in preference to any other.

5.3.8 No member shall contravene section 361 of the Act respecting elections and referendums in municipalities (chapter E-2.2).

A member who is present at a meeting at the time when a matter in which he or she has a direct or indirect pecuniary interest is to be considered must disclose the general nature of that interest before deliberations on the matter begin. He or she must also refrain from participating in those deliberations, from voting, or from attempting to influence the vote on the matter.

When the meeting is not public, the member must, in addition to the above, disclose the general nature of his or her interest and then leave the meeting for the duration of the deliberations and vote on the matter.

When the matter in which a member has a pecuniary interest is considered at a meeting at which he or she is absent, the member must, after becoming aware of these deliberations, disclose the general nature of his or her interest at the first meeting at which he or she is present after becoming aware of this fact.

This section does not apply where the member's interest consists of remuneration, allowances, reimbursement of expenses, benefits or other terms and conditions of employment attached to his or her duties within the municipality or municipal body.

Nor does it apply where the interest is so minimal that the member cannot reasonably be influenced by it.

5.4 Use of municipal resources

No member of the Council may use the resources of the Town or any other organization referred to in section 5.1 for personal purposes or for purposes other than activities related to the performance of their duties.

This prohibition does not apply when a member uses, on non-preferential terms, a resource made available to citizens. Nor does it apply when a member uses such a resource, on non-preferential terms, under a Town policy that benefits municipal employees and Council members.

5.5 Use or disclosure of confidential information

No member shall use, disclose, or attempt to use or disclose, either during their authority or after it has expired, any information obtained in the course of or in connection with the performance of their duties that is not generally available to the public, for the purpose of promoting their personal interests or those of any other person.

5.6 After authority

For twelve months after the end of their authority, members of the Council are prohibited from holding a position as a director or officer of a legal entity, or any other position or function, in such a way that they or any other person derives an undue advantage from their previous duties as a member of the Council.

5.7 Breach of trust and embezzlement

Members are prohibited from misappropriating property belonging to the Town for their own use or for the use of a third party.

5.8 Announcements during political fundraising activities

No member of the council may announce, during a political fundraising event, the completion of a project, the conclusion of a contract, or the awarding of a grant by the Town, unless a final decision regarding the project, contract, or grant has already been made by the competent municipal authority.

5.9 Respect and civility

No member shall behave in a disrespectful manner toward other members of the municipal council, municipal employees, or citizens by using, in particular, vexatious, disparaging, or intimidating words, writings, or gestures, or any form of incivility of a vexatious nature.

5.10 Honor and dignity

Members are prohibited from engaging in conduct that undermines the honor and dignity of elected office.

5.11 Training of cabinet staff

Council members who are responsible for cabinet staff must ensure that the staff under their supervision undergo the training provided for in section 15 of the Municipal Ethics and Professional Conduct Act.

ARTICLE 6: CONTROL MECHANISMS

Any breach of a by-law set out in this code by a member of the municipal council may result in the following penalties being imposed:

- 1) A reprimand;
- 2) Participation in training on ethics and professional conduct in municipal matters, at the council member's expense, within the time limit prescribed by the Commission municipale du Québec;
- 3) Submission to the municipality, within thirty days of the decision of the Commission municipale du Québec:
 - a) the donation, hospitality or benefit received or the value thereof;
 - b) any profit made in contravention of a by-law of this code;
- 4) The reimbursement of any remuneration, allowance, or other sum received, for the period determined by the Commission municipale du Québec, as a member of a council, committee, or commission of the municipality or of an organization referred to in section 5.1;
- 5) A penalty of up to \$4,000 to be paid to the municipality;
- 6) Suspension of the municipal council member for a period not exceeding 90 days; such suspension may continue beyond the end of the member's authority if the member is re-elected in an election held during the suspension and the suspension has not ended on the day the new authority begins ;

When a member of the municipal council is suspended, he or she may not perform any duties related to his or her position as a council member and, in particular, may not sit on any council, committee, or commission of the municipality, or in his or her capacity as a member of a council of the municipality or of another body, nor may he or she receive any remuneration, allowance, or other sum from the municipality or such body.

ARTICLE 7: COMING INTO FORCE AND REPEAL

This by-law comes into force in accordance with the law and repeals any previous by-law with the same purpose.

Lee Patterson
Mayor

Owen Falquero
Clerk

Notice of motion: March 2, 2026
Public notice:
Adoption of the by-law:
Public notice:
Publication:
Effective date:

PROJECT

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

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

BY-LAW 2026-05

**BY-LAW CONCERNING THE TREATMENT
OF MUNICIPAL ELECTED OFFICIALS**

- WHEREAS the provisions of the Act respecting the remuneration of elected municipal officials (R.S.Q., c. T-11.001) allow a municipality to set, by by-law, the annual remuneration of its elected officials as well as any applicable expense allowances;
- WHEREAS the by-law currently in force, adopted in 2019, no longer reflects changes in the cost of living or the contemporary demands of elected officials' responsibilities;
- WHEREAS an update to remuneration is necessary in order to promote democratic participation and enable the involvement of people from diverse backgrounds;
- WHEREAS it is necessary to establish fair compensation and conditions that facilitate access to political life for individuals with family or professional responsibilities, among other considerations;
- WHEREAS it is necessary to ensure that the salaries of elected officials are regularly indexed to changes in the cost of living in order to maintain a link with the economic reality of the moment;
- WHEREAS the previous Council, in its resolution 2025-08-215 of August 2025, *"requests that the Director General prepare an executive summary for review by the next Council elected on November 2, so that the next Council can adjust the tariff for attendance and correct the remuneration of the newly elected officials. The new council will then be able to add these changes to the Town's budget for 2026."*
- WHEREAS the notice of motion and presentation (filing) of this by-law were duly given at the regular council meeting held on March 2, 2026;

THEREFORE, COUNCIL DECREES AS FOLLOWS:

Article 1 MAYOR'S REMUNERATION

The mayor's annual remuneration is set at forty thousand five hundred forty two dollars (\$40 542) for the 2026 fiscal year.

The amount of the mayor's remuneration shall be adjusted annually upward, based on the indexation provided for in Article 7 of this by-law.

Article 2 REMUNERATION OF THE DEPUTY MAYOR

The remuneration of the deputy mayor is equal to that of the mayor from the first day on which the following conditions are met:

- The position of mayor is vacant, or the mayor is absent due to illness, accident, or absence from the territory;
- The vacancy or absence exceeds thirty (30) days.

Article 3 REMUNERATION OF OTHER MEMBERS OF THE COUNCIL

The annual remuneration of any other member of the Council is set at thirteen thousand five hundred fourteen dollars (\$13 514) for the 2026 fiscal year.

The amount of remuneration for any other member of the Council shall be adjusted annually upward, based on the indexation provided for in Article 7 of this by-law.

Article 4 COMPENSATION IN EXCEPTIONAL CIRCUMSTANCES

Any member of the Council may receive compensation for loss of income if all of the following conditions are met:

- 1) a state of emergency is declared in the Town under the *Civil Protection Act* (R.S.Q., c. S-2.3) following an event that occurred within the Town;
- 2) the Council member must manage, coordinate, or otherwise participate in the interventions to be carried out by the Town as a result of this event;
- 3) the Council member must be absent from work for a consecutive period of more than four (4) hours and suffer a loss of income during this period of absence.

Any Council member who meets the conditions of the first paragraph of this section and wishes to receive compensation must submit a written request to the Council and certify the amount of the loss incurred.

They must also submit any supporting documentation required by the Council in support of the request. Notwithstanding the satisfaction of the criteria listed in the first paragraph of this section, the decision to grant compensation is at the discretion of the Council.

Any compensation granted under this article shall be subject to a resolution of the Council. Any compensatory payment authorized by such a resolution shall be made within thirty (30) days of its adoption.

Article 5 EXPENSE ALLOWANCE

In addition to the remuneration payable under this by-law, each member of the Council shall receive an expense allowance.

This allowance shall be equal to one-half of the remuneration set annually by this by-law for the mayor and Council members.

No allowance may exceed the maximum expense allowance provided for in section 19 of the *Act respecting the remuneration of elected municipal officials* and the sharing of the expense allowance provided for in section 19.1 of that Act.

Article 6 **VARIABLE REMUNERATION**

In addition to the remuneration payable under this by-law, each Council member shall receive variable remuneration (attendance allowance) of one hundred and fifty dollars (\$150) when attending a committee created by Council or attending a meeting or working group where they are authorized to represent the Town.

Article 7 **INDEXATION AND REVISION**

The remuneration payable to the mayor and members of the Council shall be indexed upward for each fiscal year on January¹ of each year according to the variation in the average consumer price index for the previous year, based on the index established for the whole of Quebec by Statistics Canada as of October 31 of the current year.

For the year in which the expense allowance becomes taxable at the provincial level, in addition to the indexation provided for in the first paragraph of this section, the basic remuneration of council members is increased by an amount equivalent to 20% of the expense allowance to which they are entitled.

Article 8 **EXPENSE TARIFFS**

Any member of the Council may receive reimbursement in the amount of fifty-five cents (\$0.55) per kilometer for the authorized use of their vehicle on behalf of the Town if each of the following conditions is met:

- 1) the vehicle belongs to them personally (rental or purchase, owner or co-owner/tenant or co-tenant);
- 2) the use is on behalf of the Town and has been previously approved in writing by the Mayor.

Any member of the Council who meets the conditions of the first paragraph of this article and wishes to receive reimbursement must submit a written request to the Chief Administrative Officer and certify the amount of reimbursement requested. They must also submit any supporting documentation required by the Chief Administrative Officer in support of the request.

The Chief Administrative Officer shall authorize reimbursement of any request that meets the criteria listed in the first paragraph of this section. Any refusal to grant the requested reimbursement must be communicated by the Chief Administrative Officer to the Council, with reasons.

Notwithstanding such refusal, the Council has the discretion to grant the requested reimbursement that meets the criteria listed in the first paragraph of this article.

Any reimbursement granted under the fourth paragraph of this article must be the subject of a resolution by the Council. Any reimbursement authorized by such a resolution shall be made within thirty (30) days of its adoption.

Article 9 **REPEAL**

This by-law repeals any previous by-law with the same purpose.

Article 10 ENTRY INTO FORCE

This by-law shall enter into force retroactively on January 1, 2026, in accordance with the law.

Lee Patterson
Mayor

Ms. Owen Falquero
Clerk

FOLLOW-UP:

Notice of motion: March 2, 2026
Presentation: March 2, 2026
Public notice:
Publication:
Adoption of the by-law:
Public notice:
Publication:
Effective date:

PROJECT

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

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

BY-LAW 2026-08

**BY-LAW AMENDING BY-LAW 2026-02
ESTABLISHING TARIFFS FOR THE
FINANCING OF CERTAIN MUNICIPAL
GOODS AND SERVICES
FOR THE YEAR 2026**

WHEREAS The Town of Brome Lake has the power, under the Act, to set the tariff for certain goods and services provided by the Town;

WHEREAS the adoption of By-law 2024-05, a by-law concerning the cleaning of boats on Brome Lake;

WHEREAS By-law 2024-05 provides for fees for obtaining washing stickers and certificates, and that these fees must be incorporated into By-law 2026-02;

WHEREAS a notice of motion and the presentation (filing) of the draft by-law were duly given at the regular meeting of this Council held on **March 2, 2026**;

CONSEQUENTLY, THE COUNCIL DECREES AS FOLLOWS:

ARTICLE 1

Section 21 PARKING FEES is replaced by the new section 21 after section 20 as follows:

ARTICLE 21

Parking fees and rates for boat washing at in accordance with *By-law 2024-05 concerning boat cleaning on Brome Lake*

For parking spaces located within the territory of the Town of Brome Lake and owned by the Town, fees are payable and must be paid according to the following tariffs:

- Access for a maximum period of 2 hours: \$6.00
- Access for one day ending at midnight: \$20.00

These fees are payable throughout the year.

Exclusive to residents: free parking for registered vehicles that are registered with the Town of Brome Lake.

There is a \$5.00 registration fee. Certain conditions apply.

For boat washing, see *By-law 2024-05 concerning boat cleaning on Brome Lake*.

Sticker:

- i) Motorized or non-motorized boat – Resident: \$0
- ii) Mooring tenant - non-resident: \$100 for all motorized boats belonging to the same owner or owners at the same address. Free for non-motorized boats.

Washing certificate (fee for use of the washing station):

- i) Motorized or non-motorized boat (resident with vignette): \$0
Unlimited number of washes
- ii) Mooring tenant (non-resident with sticker for the current year, motorized or non-motorized boat): \$0
Unlimited number of washes
- iii) Motorized boat (non-resident or resident without a sticker) :
\$20
Payable for each wash
- iv) Non-motorized boat (non-resident or resident without a sticker): \$0
Unlimited number of washes
- v) Season pass (non-resident): \$100
Unlimited number of washes

Access card for access to the wash station (resident or non-resident): \$10.

ARTICLE 2

These by-laws come into force in accordance with the law.

Lee Patterson
Mayor

Ms Owen Falquero
Town Clerk

FOLLOW-UP

Notice of motion: March 2, 2026
Presentation: March 2, 2026
Adoption of the by-law:
Public notice:
Effective date:

PROJECT

CONSULTATION VERSION

IN CASE OF DISCREPANCE, THE FRENCH VERSION SHALL PREVAIL

**PROVINCE OF QUEBEC
BROME-MISSISQUOI
REGIONAL COUNCIL
TOWN OF BROME
LAKE**

BYLAW 2026-03

**BY-LAW DECREES AN EXPENDITURE OF
\$7,900,000, THE ALLOCATION OF
\$1,500,000 FROM THE FUND
REPAIR AND MAINTENANCE OF CERTAIN
PUBLIC ROADS AND A LOAN OF
\$4,564,741 TO FINANCE THE
REPAIR OF FULFORD ROAD**

- WHEREAS the Council wishes to proceed with the repair of Fulford Road;
- WHEREAS the estimated cost of the project is \$7,900,000;
- WHEREAS for this project, the municipality is receiving a grant of \$1,835,259 under the 2026-2027 Local Road Assistance Program;
- WHEREAS the Council wishes to allocate \$1,500,000 from the fund for the repair and maintenance of certain public roads;
- WHEREAS it is necessary to provide funding for the remaining expenses to be incurred, namely \$4,564,741;
- WHEREAS notice of motion for this by-law was duly given at the Council meeting held on February 2, 2026, and the draft by-law was tabled and presented at that same meeting;
- WHEREAS the public tender for the contract connected with this by-law is VLB2026-01 *VLB2026-01- Travaux de voirie – Réfection du chemin Fulford et ajout de voies cyclables (Programme d'aide à la voirie – Vloet Redressement – Sécurisation)*;

WHEREAS Article 556(1) of the Cities and Towns Act requires “Every by-law ordering a loan shall be submitted to the qualified voters and to the Minister of Municipal Affairs, Regions and Land Occupancy for approval”;

WHEREAS Article 556(3) of the Cities and Towns Act stipulates that:

Likewise, a loan by-law requires only the approval of the Minister if

1° the object of the by-law is to carry out road construction, drinking water supply or waste water disposal work, work to eliminate a risk for the health or safety of persons, work required to comply with an obligation under an Act or regulation, or any incidental expenditure; and

2° the repayment of the loan is assured by the general revenues of the municipality or is entirely borne by the owners of immovables in the entire territory of the municipality.

WHEREAS Town of Brome Lake is invoking the exemption stipulated in Article 556(3) of the Cities and Towns Act and, as a result, is not obliged to submit this by-law to approval by the qualified voters;

WHEREAS project VLB2026-01 in connection with this borrowing by-law is:

- i) To carry out road construction;
- ii) the repayment of the loan is assured by the general revenues of the municipality or is entirely borne by the owners of immovables in the entire territory of the municipality.

WHEREAS on January 28, 2026, a “conseiller en gestion municipal” of the Minister of Municipal Affairs and Housing, Estrie Regional Administration, confirmed in writing to Town of Brome Lake that By-law 2026-03 qualifies for the exemption stipulated in Article 556(3) of the Cities and Towns Act;

CONSEQUENTLY, THE COUNCIL DECREES AS FOLLOWS:

Article 1

The preamble forms an integral part of the by-law.

Article 2

The Council is authorized to carry out the repair of Fulford Road, as detailed in the estimate prepared by Marc-André Boivin, Eng., dated January 29, 2026;

including costs, net taxes, and contingencies, which estimate forms an integral part of this by-law as **Appendix A**.

Article 3

The Council is authorized to spend the sum of **\$7,900,000** for the purposes of this by-law.

Article 4

For the purpose of paying the expenses provided for in this by-law, the Council is authorized to

- Allocate **\$1,500,000** from the fund for the repair and maintenance of certain public roads;
- Allocate the subsidy obtained under the 2026-2027 local road assistance

program in the amount of **\$1,835,259**, which forms an integral part of this by-law as **Appendix B**;

- Borrow **\$4,564,741** over a period of **20 years**.

Article 5

The Council is authorized to allocate annually during the term of the loan a portion of the municipality's general revenues to cover the expenses incurred in relation to interest and principal repayment of the annual loan installments.

Article 6

If the amount of an appropriation authorized by this by-law is greater than the amount actually spent in connection with that appropriation, the Council is authorized to use the surplus to pay any other expense decreed by this by-law for which the appropriation would prove insufficient.

Article 7

The Council shall allocate to the reduction of the loan decreed by this by-law any contribution or subsidy that may be paid to it for the payment of part or all of the expenditure decreed by this by-law, as well as any additional appropriation, decreed by resolution of the Council, from the municipality's accumulated surplus.

The Council shall also allocate any subsidy payable over several years to the payment of part or all of the debt service. The repayment term of the loan corresponding to the amount of the subsidy shall be automatically adjusted to the period set for the payment of the subsidy.

Article 8

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

Lee Patterson
Mayor

Owen Falquero, LL.B J.D
Clerk

FOLLOW-UP:

Notice of motion: February 2, 2026
Presentation of the project: February 2, 2026
Filing of the project: February 2, 2026
Adoption of the by-law:
Public notice:
Signing register:
MAMH authorization:
Publication:
Entry into force:

PROJET

APPENDIX A COST ALLOCATION

Item	Description	Total Amount
1.	Roadworks and paving	
1.1	General site organization	\$360,000
1.2	Drainage	\$448,120.00
1.3	Road rehabilitation	\$5,087,725.00
1.4	Contaminated soil and material management	\$225,750.00
1.5	Site restoration and miscellaneous	\$512,220.00
	Subtotal 1.	\$6,633,815.00
2.	Professional fees	
2.1	Plans and specifications, construction and tender management	\$29,600.00
2.	Supervision of work	\$96,000
2.3	Material control	\$79,200.00
	Subtotal 2.0	\$204,800.00
	SUBTOTAL (items 1.0 + 2.0):	\$6,838,615.00
	Contingency and unforeseen expenses (10%):	\$683,861.50
	TOTAL (BEFORE TAXES):	\$7,522,476.50
	Non-recoverable QST (50% of 9.975%):	\$375,183.52
	TOTAL:	\$7,897,660.02
TOTAL AMOUNT OF THE LOAN BY-LAW:		\$7,900,000.00

Items 1.1 to 1.5 based on the detailed estimate prepared by Les Services Exp Inc. dated January 28, 2026



Marc-André Boivin, Eng.

Director of Technical Services
Town of Brome Lake

January 29, 2026

Date

**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)**

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 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 st project:	February 2, 2026
Public notice of consultation meeting:	February 5, 2026
Consultation meeting:	February 23, 2026