

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

**CANADA
PROVINCE OF QUEBEC
TOWN OF BROME LAKE**

March 2, 2026

Minutes of the regular meeting of the Council of the Town of Brome Lake held on Monday, March 2, 2026, at 7:00 p.m., at the Centre Lac-Brome, located at 270 Victoria Street, Brome Lake.

Present: Councilor Lisa Payne, and Councilors Claude Rajotte, Steven Beerwort, Pierre Laplante, Patrick Ouvrard, and Robert Laflamme.

All forming a quorum under the chairmanship of Mayor Lee Patterson.

Also present: General Manager Gilbert Arel and Town Clerk Owen Falquero.

Twenty-six people attended the meeting.

1. OPENING OF THE MEETING

1.1. Opening of the meeting – General information

After confirming that a quorum was present, the Mayor declared the meeting open at 7:00 p.m.

Mayor Patterson opened the meeting by addressing the following topics:

(English version)

Best practices during Council meetings

I would like to remind those present tonight of the decorum for Council meetings. Of course, residents are invited to challenge the Council by asking questions at the podium. Yelling from the audience is not acceptable. Members of Council were disappointed by the lack of decorum at the last public consultation meeting on February 23, and residents also contacted me to ask that those present be reminded of the importance of staying civil. It would be a shame to spend time managing the decorum instead of using the meeting to constructively exchange information.

Council Compensation

It's unusual for people to decide their own salary. But that is how it works in municipal politics. The past Council mandated the new Council to review the Council's compensation to be more competitive and to be one of the aspects that could help attract candidates. The goal is to make it interesting financially to get involved in municipal affairs. One could say if you were elected you know before the amount of money you would earn, but if we never adjust the salary and wait for the next group to do it, it may never get done. Keep in mind that even with this adjustment, your Council below amounts paid by comparable towns and well below the Union des municipalités du Québec's work sheets on the matter.

Regulatory Changes

Following a public consultation on February 23rd, the Council decided to go ahead and adopt some of the changes to by-law 596-20. Initially, it was

discussed that we would postpone the adoption of these by-law changes. However, the Council feels that these changes are necessary to reduce the maximum height of buildings, specially around the lake so that averages may not be used.

We are removing the extra two (2) meters for the rez-de-jardin, therefore the maximum height will be set for each zone, as is currently the case in the zoning by-law. The goal of the Council was never to globally increase the height of buildings.

(version française)

Rappel des bonnes pratiques des rencontres du Conseil

Je souhaite rappeler aux personnes présentes ce soir les règles de décorum applicables aux séances du Conseil. Bien entendu, les citoyens sont invités à interpeller le Conseil en posant leurs questions au micro. Toutefois, il n'est pas acceptable de crier à partir de la salle ou de faire des applaudissements à la suite de commentaires.

Les membres du Conseil ont été déçus du manque de décorum lors de la dernière séance de consultation publique du 23 février, et plusieurs citoyens m'ont également contacté pour me demander de rappeler l'importance de demeurer respectueux et civil.

Il serait dommage de devoir consacrer un temps précieux à la gestion de la salle plutôt qu'à nous concentrer sur les sujets importants. Je vous rappelle donc que les cris, les applaudissements et les longs discours au micro ne seront pas tolérés.

Rémunération des élus

Il est inhabituel que des personnes déterminent elles-mêmes leur rémunération. Pourtant, c'est ainsi que fonctionne la politique municipale.

Le Conseil précédent a mandaté le nouveau Conseil pour revoir la rémunération des élus afin qu'elle soit plus compétitive et qu'elle puisse constituer un élément favorisant l'attraction de candidats. L'objectif est de rendre l'implication en politique municipale financièrement intéressante.

Certains pourraient dire que, lorsqu'on se présente aux élections, on connaît d'avance la rémunération associée au poste. Toutefois, si nous n'ajustons jamais cette rémunération et attendons que le prochain Conseil le fasse, cela risque de ne jamais se concrétiser.

Il est important de garder en tête que, même avec cet ajustement, la rémunération de votre Conseil demeure inférieure à celle versée dans des municipalités comparables et bien en deçà des barèmes suggérés par l'Union des municipalités du Québec.

Modifications réglementaires

À la suite de la consultation publique du 23 février, le Conseil a décidé d'aller de l'avant avec l'adoption de certaines modifications au règlement 596-20.

Initialement, il avait été question de reporter l'adoption de ces modifications réglementaires. Toutefois, le Conseil estime que ces changements sont nécessaires afin de réduire la hauteur maximale des bâtiments,

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particulièrement autour du lac, de manière à ce que des moyennes ne puissent plus être utilisées.

Nous retirons donc les deux (2) mètres additionnels accordés pour les rez-de-jardin. Ainsi, la hauteur maximale sera fixée pour chaque zone, comme c'est actuellement le cas dans le règlement de zonage.

L'objectif du Conseil n'a jamais été d'augmenter globalement la hauteur des bâtiments.

2026-03-051 1.2. Adoption/Amendments to the agenda

*It is
Proposed by Pierre Laplante
Seconded by Lisa Payne
And unanimously resolved by vote*

THAT the agenda be adopted as written.

ADOPTED

2026-03-052 1.3. Approval of the minutes of the February 2, 2026 meeting

The mayor and elected officials received a copy of the minutes of the regular meeting of February 2, 2026;

*It is
Proposed by Claude Rajotte
Seconded by Robert Laflamme
And unanimously resolved by votes cast*

THAT the Council approves the minutes of the regular meeting of February 2, 2026.

ADOPTED

2. FIRST QUESTION PERIOD

This question period was recorded live during the council meeting and is available at <https://lacbrome.ca/vie-municipale/seances-du-council/>

ORAL QUESTIONS DURING THE MEETING

The speakers are:

ALEXANDRE LAVOIE

(00:00)

1. He expressed concern about the quality of sidewalk snow removal, which he considered inadequate this winter.

LARRY INGOLD

(04:58)

2. In connection with the public consultation meeting on draft by-law 596-20 on February 23, he would like to know whether the proposed maximum height applies only to new construction or also to existing buildings.

(05:56)

3. He asked whether the Town had assessed the environmental impact of the proposed maximum height.

BRENDA STONE

(08:13)

4. Regarding draft by-law 596-20, she would like to know how the Town plans to avoid an increase in flat roofs.

(09:52)

5. She would like clarification on the mayor's comments in the article published in *The Pulse* regarding permits already granted before the interim control by-law came into effect.

NATALIE DE GRÂCE

(13:21)

6. Regarding draft by-law 596-20, she asked why the Town chose to wait before addressing the issue of backfill.

ALICIA SOUTHALL

(17:32)

7. She asked what the risks were of not adopting By-law 596-20 immediately.

(21:05)

8. She questions the urgency behind the immediate adoption of draft by-law 596-20.

CRYSTAL BADGER

(22:47)

9. She wants to know if there will be a public meeting about the planned work on Fulford Road and if an interim solution is planned to remedy the poor condition of the road until the work is completed.

(26:58)

10. She asked whether the Town is authorized to publish photos of heritage homes on its website without first contacting the owners.

CAROLLE LAVOIE

(28:41)

11. She asks for clarification on the definition of floors and how terraces, mezzanines, and structures on flat-roofed buildings are included in the calculation.

(29:55)

12. She wants to know why the definition of height covers the entire territory rather than a specific area of the Town.

BENOÎT BOURGON

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(32:27)

13. In relation to draft by-law 596-20, he raises a possible problem of application in certain cases, since there is a risk of increasing volume. He asks that the new definition of height apply only to new constructions.

(35:45)

14. He asks why the Town does not codify the prohibition on requesting minor exemptions for side margins.

3. ADMINISTRATION / LEGISLATION

3.1. ADMINISTRATION

2026-03-053

3.1.1. Accounts payable and lists of checks issued

It is

Proposed by Claude Rajotte

Seconded by Robert Laflamme

And unanimously resolved by vote

THAT the Council approves the following lists:

- Accounts payable: \$965,895.69
- Checks issued #2026-03: \$437,047.12

APPROVED

3.1.2. Progressive statements, invoices, and miscellaneous expenses

3.1.2.1. Progressive statements

3.1.2.2. Invoices and miscellaneous expenses

2026-03-054

3.1.2.2.1. Emergency repair - Pumping station #12

IN VIEW invoice no. 622227 from MegaService Inc. for payment in the amount of **\$28,536.69**, including taxes, for emergency repairs to the Fairbanks P1 pump at Pumping Station #12;

WHEREAS following the incident that occurred last November at Pumping Station #12, one of the facility's three pumps was damaged to the point of becoming completely inoperable;

WHEREAS the potential impact on operations and in order to ensure continuity of service, emergency repairs were carried out by MegaService;

*It is
Proposed by Patrick Ouvrard
Seconded by Robert Laflamme
And unanimously resolved by vote*

THAT the Council authorizes the payment of invoice no. 622227 from MegaService Inc. in the amount of **\$28,536.69**, including taxes, for emergency repairs to the Fairbanks P1 pump at pumping station #12;

THAT said payment being conditional upon the Town's receipt of all documents required to release the payment, including proof of payment to subcontractors and/or suppliers, if applicable.

ADOPTED

2026-03-055

3.1.2.2.2. Installation of a fence - New pickleball courts - Additional costs

WHEREAS invoice no. 549 from Clôture Eques in the amount of **\$7,088.21**, including taxes, for additional work related to the installation of the pickleball court fence;

WHEREAS as part of the redevelopment and addition of pickleball courts to Lions Park, adjustments were required to adapt the height of certain posts to the final level of the courts, add wider barriers to allow access for maintenance machinery, and ensure better coordination of the work by the contractor;

*It is
Proposed by Robert Laflamme
Seconded by Claude Rajotte
And unanimously resolved by vote*

THAT the Council authorizes payment of invoice no. 549 from Clôture Eques in the amount of **\$7,088.21**, including taxes, for additional work related to the installation of the pickleball court fence;

THAT said payment being conditional upon the Town receiving all documents required to release the payment, including proof of payment to subcontractors and/or suppliers, if applicable.

ADOPTED

2026-03-056

3.1.2.2.3. Lighting - New pickleball courts - Additional costs

WHEREAS invoice no. 1006393 from DH Éclairage Inc. in the amount of **\$7,055.99**, including taxes, for additional work related to the installation of lighting for the pickleball courts;

WHEREAS due to schedule constraints and the availability of internal teams, the excavation and electrical connection

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work had to be entrusted to the contractor, in accordance with a change order;

*It is
Proposed by Claude Rajotte
Seconded by Pierre Laplante
And unanimously resolved by vote*

THAT the Council authorizes the payment of invoice no. 1006393 from DH Éclairage Inc. in the amount of **\$7,055.99**, including taxes, for additional work related to the installation of lighting for the pickleball courts;

THAT said payment being conditional upon the Town receiving all documents required to release the payment, including proof of payment to subcontractors and/or suppliers, if applicable.

ADOPTED

3.1.3. Agreements, contracts, and authorities

2026-03-057

3.1.3.1. Awarding of contract - Call for tenders VLB2026-02 - Lawn mowing and maintenance of green spaces - 3 years

WHEREAS the call for tenders VLB2026-02, the subject of which is a three-year contract for lawn mowing and maintenance of green spaces;

WHEREAS The Town received four (4) bids, including two (2) non-compliant bids and the following two (2) compliant bids for the awarding of this contract:

Bidders	Price (taxes included)
Gazon Pro	\$254,709.87
Tonte de pelouse Marcotte inc	\$328,610.05

WHEREAS the lowest compliant bid is that of Gazon Pro in the amount of **\$254,709.87**, including taxes;

WHEREAS the recommendation of Jean-Philippe Roy, Head of the Public Works Division, to accept the bid from Gazon Pro;

*It is
Proposed by Lisa Payne
Seconded by Steven Beerwort
And unanimously resolved by vote*

THAT the Council award Gazon Pro the three-year contract for lawn mowing and maintenance of green spaces, in the amount of **\$254,709.87**, including taxes.

ADOPTED

2026-03-058

3.1.3.2. Awarding of contract - Call for tenders VLB2026-04 - Paving work: Manual and mechanized patching with hot mix asphalt - 3 years

WHEREAS The Town issued call for tenders VLB2026-04 for the performance, for a period of three (3) years, of manual and mechanized hot mix asphalt patching work on paved roads within the territory;

WHEREAS The Town received the following three (3) bids for the awarding of this contract:

Bidders	Price (taxes included)
Permaroute Inc.	\$1,320,827.05
Pavages Maska Inc.	\$1,017,617.57
Eurovia Québec Construction Inc.	\$1,236,791.82

WHEREAS the lowest compliant bid is that of Pavages Maska Inc. in the amount of **\$1,017,617.57**, including taxes;

WHEREAS the recommendation of Jean-Philippe Roy, Head of the Public Works Division, to accept the bid submitted by Pavages Maska Inc.

*It is
Proposed by Robert Laflamme
Seconded by Steven Beerwort
And unanimously resolved by vote*

THAT the Council award Pavages Maska Inc. a three-year contract for manual and mechanized hot mix asphalt patching work on paved roads in the territory, in the amount of **\$1,017,617.57**, including taxes.

ADOPTED

2026-03-059

3.1.3.3. Awarding of contract - Acquisition of computer equipment - Physical servers

WHEREAS the servers operating the Town's computer system are reaching the end of their useful life;

WHEREAS the Council must replace the two servers to ensure continuity of operations and reliability of the computer infrastructure;

WHEREAS The Town requested three (3) bids and received the following three (3) bids for the awarding of this contract:

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Bidders	Price (taxes included)
Xerox (2 Dell servers)	\$83,811.06
Kezber (2 Lenovo servers)	\$95,882.80
CDW (2 HP servers)	\$199,016.77

WHEREAS the lowest compliant bid is that of Xerox in the amount of **\$83,811.06**, including taxes;

WHEREAS the recommendation of Benoît Blais, Systems Administrator, to accept Xerox's bid;

*It is
Proposed by Lisa Payne
Seconded by Patrick Ouvrard
And unanimously resolved by vote*

THAT the Council award Xerox the contract for the purchase of two Dell servers in the amount of **\$83,811.06**, including taxes.

ADOPTED

2026-03-060 3.1.3.4. Signing authority - Human resources sharing agreement with the Town of Sutton - Fire prevention technician

WHEREAS The Town of Sutton proposes to the Town of Brome Lake an agreement to share the services of a prevention technician, Mr. Carl Préfontaine;

WHEREAS the agreement formalizes the sharing of resources currently in place;

WHEREAS the recommendation of Kevin Robinson, Director of Public Safety and Fire Services, to proceed with the signing of the agreement for the year 2026;

*It is
Proposed by Pierre Laplante
Seconded by Patrick Ouvrard
And unanimously resolved by vote*

THAT The Council grants authority to the mayor, Mr. Lee Patterson, and the director general, Mr. Gilbert Arel, to sign, for and on behalf of the Town, *the Intermunicipal Agreement on the Sharing of Human Resources for Public Safety Services*, as well as any document necessary to give full effect to this resolution.

ADOPTED

2026-03-061 3.1.3.5. Signing authority - Membership in the UMQ Insurance Group for the protection of elected officials and senior civil servants

WHEREAS pursuant to section 29.9.1 of the *Cities and Towns Act*, the Town of Brome Lake may participate in an insurance group with the Union des municipalités du Québec (hereinafter "UMQ");

WHEREAS the Town of Brome Lake wishes to join the UMQ's joint insurance group, as a participating municipality, for the purpose of acquiring insurance to protect the reputation of elected officials and senior civil servants against defamation, harassment, and hate speech, as well as criminal liability insurance for health and safety matters (hereinafter the "Insurance Pool");

WHEREAS the period covered by the insurance contract resulting from the Insurance Pool is from March 31, 2026, to March 30, 2031;

WHEREAS the UMQ acts as agent for the Insurance Group, in particular for the preparation of documentation, the procedure for publishing notices of intent, the awarding of contracts and renewal, if applicable;

WHEREAS The Town of Brome Lake, as a municipality participating in the Insurance Consortium, undertakes to purchase its insurance from the successful bidder, in accordance with applicable laws, and to provide the information required for this purpose;

WHEREAS the insurance coverage and conditions are set out in insurance policies or certificates issued in the name of each participating municipality;

WHEREAS The Town of Brome Lake remains responsible for the payment of its premiums and fees, including the applicable administration fees payable to the UMQ;

WHEREAS the applicable UMQ administration fees are as follows:

**INSURANCE PROTECTION OF THE REPUTATION
OF ELECTED OFFICIALS AND SENIOR CIVIL
SERVANTS AGAINST DEFAMATION,
HARASSMENT AND HATE SPEECH**

POPULATION	UMQ MEMBERS	NON-UMQ MEMBERS
Less than \$20,000	\$175 plus tax	\$225 plus tax
Over \$20,000	\$425 plus tax	\$475 plus tax

**HEALTH AND SAFETY CRIMINAL LIABILITY
INSURANCE**

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POPULATION	UMQ MEMBERS	NON-UMQ MEMBERS
Less than \$20,000	\$225 plus tax	\$300 plus tax
Over \$20,000	\$225 plus tax	\$300 plus tax

WHEREAS although the UMQ, as adjudicator, takes reasonable precautions with respect to the present agreement, each member of the consortium undertakes to settle any dispute that may arise as a result of or in connection with the present agreement, including any dispute between itself and the insurer or the latter's broker;

WHEREAS subject to applicable legal provisions, a municipality may subsequently join the consortium, withdraw from it, or be expelled from it in accordance with the terms and conditions established by the Insurance Consortium;

*It is
Proposed by Patrick Ouvrard
Seconded by Pierre Laplante
And unanimously resolved by vote*

THAT the Town of Brome Lake joins the UMQ Insurance Group as a participating municipality with a view to the awarding of a contract for the protection of the reputation of elected officials and senior civil servants against defamation, harassment and hate speech, and criminal liability insurance in the area of health and safety, for the period from March 31, 2026, to March 30, 2031;

THAT The Town of Brome Lake grants authority to the UMQ to act as the Regroupement en assurances' agent, in particular to prepare and publish a notice of intent, conduct the awarding of the insurance contract and administer it, including its renewal;

THAT The Town of Brome Lake authorizes the mayor, Mr. Lee Patterson, and the director general, Mr. Gilbert Arel, to sign, for and on behalf of the Town of Brome Lake, any document, form, contract, or other formality required in connection with the Insurance Group, to give full effect to this resolution.

ADOPTED

3.1.4. Human Resources

2026-03-062

3.1.4.1. Permanence - Derrick Brousseau

WHEREAS Resolution 202-08-212;

WHEREAS the recommendation of the Head of the Public Works Division, Jean-Philippe Roy, regarding the permanent

appointment of Mr. Derrick Brousseau, under the terms and conditions associated with a permanent position as a road operator;

*It is
Proposed by Robert Laflamme
Seconded by Lisa Payne
And unanimously resolved by vote*

THAT The Council confirms, effective March 4, 2026, the permanent appointment of Mr. Derrick Brousseau, under the terms and conditions associated with a permanent position as road operator.

ADOPTED

3.1.5. Miscellaneous

3.1.5.1. Properties in default of municipal tax payments - Filing of the list

Filing of the statement prepared by the treasurer indicating the properties on which municipal taxes have not been paid, in whole or in part, as of December 31, 2025.

2026-03-063

3.1.5.2. Property in default of municipal tax payments - Sale (MRC)

WHEREAS The Filing of the list of properties in default of municipal tax payments as of December 31, 2025, at this Council meeting;

WHEREAS the treasurer's recommendations concerning properties within the town limits for which municipal taxes due for 2025 and prior years have not been paid, in whole or in part;

WHEREAS the steps already taken with the owners of said properties, the Town's interest in avoiding any statute of limitations on tax accounts, and the powers conferred on Council by applicable legislation regarding the sale of properties for non-payment of municipal taxes;

WHEREAS the agreement between the Town and the MRC de Brome-Missisquoi concerning the sale of properties in default of municipal tax payments;

*It is
Proposed by Patrick Ouvrard
Seconded by Robert Laflamme
And unanimously resolved by vote*

THAT the Council authorizes, pursuant to the Act, the sale of properties in default of payment, in whole or in part, of municipal and/or school taxes for the years 2025 and prior, on June 11, 2026, or on another date to be set by

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the MRC de Brome-Missisquoi based on applicable standards. However, during the process and at the request of the MRC, with the written authorization of the treasurer, Mr. Gilbert Arel, or in his absence, the tax officer, Mélissa Brock, the Town may reduce the amount due by agreeing to subtract the current year's taxes or others;

THAT The Council grants the Brome-Missisquoi RCM authority to proceed with the said sale, in accordance with the above-mentioned agreement;

THAT the Council authorizes, on behalf of the Town, the treasurer, Mr. Gilbert Arel, or in his absence, the tax collector, Mélissa Brock, to attend the sale and make the first bid and/or acquire any property in default of payment of Town taxes that is the subject of this sale, the Town not being required, however, to pay the amount of the bid immediately;

THAT where applicable, the amount of the first bid shall in no case exceed the amount of taxes, principal, interest, and costs, plus an amount sufficient to satisfy any priority or mortgage claim of a rank prior to or equal to that of municipal taxes.

ADOPTED

2026-03-064

3.1.5.3. Movable property in default of municipal tax payments - Authority to the clerk

*It is
Proposed by Robert Laflamme
Seconded by Pierre Laplante
And unanimously resolved by vote*

THAT the Council order the clerk to initiate the process of seizure and sale of movable property for non-payment (L.C.V. art. 505 IV) for the following addresses (mobile homes):

- 688 Bondville Road, number 207; Balance due: \$528.33
- 688 Bondville Road, Number 214; Balance due: \$965.97
- 1072 Knowlton Road, Number 38; Balance due: \$2,296.50
- 1072 Knowlton Road, number 79; Balance due: \$3,132.45

ADOPTED

3.2. LEGISLATION – NOTICE OF MOTION / BY-LAWS

3.2.1. By-laws – Notice of Motion/Presentation

3.2.1.1. Notice of Motion – By-law 2026-04 concerning the code of ethics and professional conduct for municipal elected officials

Mayor Lee Patterson gave notice of a motion whereby he or another member of Council would present By-law 2026-04 concerning the code of ethics and professional conduct for elected municipal officials for adoption at a future Council meeting.

The clerk took the necessary steps to make the draft by-law available to the public for consultation before the start of the meeting. The elected officials, having received it within the time limits provided for by law, agreed to be excused from reading it.

The draft by-law was duly presented and tabled by Mr. Patterson, who outlined its purpose and scope. The purpose of this by-law is to adopt a code of ethics and professional conduct for elected officials that replaces the by-law currently in force, in order to comply with Section 13 of the *Municipal Ethics and Professional Conduct Act*. Section 13 stipulates that *every municipality must, before May 1 following any general election, adopt a revised code of ethics and professional conduct that replaces the one in force, with or without amendments.*

In accordance with the Act, this draft by-law may be amended following its presentation without the need to resubmit it.

3.2.1.2. Notice of motion - By-law 2026-05 concerning the treatment of municipal elected officials

Mayor Lee Patterson gave notice of a motion whereby he or another member of Council will present for adoption, at a future Council meeting, By-law 2026-05 amending By-law 2019-03 concerning the treatment of municipal elected officials.

The clerk took the necessary steps to make the draft by-law available to the public for consultation before . The elected officials, having received it within the time limits provided for by law, agreed to be dispensed from its reading.

The draft by-law was duly presented and tabled by Mr. Patterson, who outlined its purpose and scope. The purpose of this by-law is to replace By-law 2019-03, which specifies the terms and conditions of remuneration for elected officials.

In accordance with the Act, this draft by-law may be amended following its presentation without the need to resubmit it.

3.2.1.3. Notice of motion - By-law 2026-08 amending By-law 2026-02 enacting a tariff for the financing of certain goods and services for the year 2026

Mayor Lee Patterson gave notice of a motion whereby he or another member of Council will present for adoption, at a future Council meeting, By-law 2026-08 amending By-law 2026-02 enacting a tariff for the financing of certain goods and services for the year 2026.

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The clerk took the necessary steps to make the draft by-law available to the public for consultation before the start of the meeting. The elected officials, having received it within the time limits provided for by law, agreed to be exempted from reading it.

The draft by-law was duly presented and tabled by Mr. Patterson, who outlined its purpose and scope. The purpose of this by-law is to add a tariff for boat washing at the car wash operated by the Town.

In accordance with the Act, this draft by-law may be amended following its presentation without the need to resubmit it.

3.2.2. By-laws - Adoption

2026-03-065

3.2.2.1. By-law 2026-03 decreeing an expenditure and a loan for the repair of Fulford Road - Adoption

WHEREAS the notice of motion, presentation, and filing of the draft by-law were given at the regular meeting of Council on February 2, 2026;

WHEREAS Mayor Lee Patterson mentioned the purpose of the by-law as well as the scope, cost and, where applicable, the method of financing and the terms of payment and repayment. The purpose of the by-law is to authorize an expenditure and a loan to finance the road project and the repair of Fulford Road;

WHEREAS the clerk took the necessary steps to make copies of By-law 2026-3 available to the public for consultation before the start of the meeting;

*It is
Proposed by Claude Rajotte
Seconded by Robert Laflamme
And unanimously resolved by vote*

THAT the Council adopts By-law 2026-03 - decreeing an expenditure of \$7,900,000 and a loan of \$4,564,741 to finance the repair of Fulford Road.

ADOPTED

2026-03-066

3.2.2.2. By-law 596-20 amending Zoning By-law 596 - Adoption of the second draft

WHEREAS the notice of motion, presentation, filing, and adoption of the first draft of By-law 596-20 were given at the regular meeting of Council on February 2, 2026;

WHEREAS Councilor Claude Rajotte mentioned the purpose of the by-law and its scope. The purpose of this by-law is to amend certain provisions concerning site planning and construction standards, particularly for land in areas around Brome Lake, and to change the permitted uses in the UMV-1-P3 zone in West Brome;

WHEREAS the Town held a public consultation meeting on February 23, 2026, at the Centre Lac-Brome;

WHEREAS The Council has considered the ideas, comments, and opinions expressed, as well as the documents submitted, at the public meeting, and the comments of the Planning Advisory Committee and the Environmental Advisory Committee;

WHEREAS the Clerk took the necessary steps to make copies of the Second Draft of By-law 596-20 available to the public for consultation prior to the start of the meeting;

*It is
Proposed by Claude Rajotte
Seconded by Patrick Ouvrard
And unanimously resolved by vote*

THAT the Council adopts the Second Draft of By-law 596-20 amending Zoning By-law 596 with one change, the removal of Section 3 from the First Draft;

THAT this draft by-law contains provisions subject to referendum approval by persons eligible to vote in certain zones;

THAT the Council instructs the clerk to hold a period for receiving applications to participate in a referendum for at least 8 days and to give public notice, all in accordance with the Act.

ADOPTED

4. URBAN PLANNING AND ENVIRONMENT DEPARTMENT

4.1. Filing of the Urban Planning and Environment Department report

Filing of the monthly reports of the Planning and Environment Department for January and February 2026.

Mayor Patterson tabled the document entitled *Monthly Summary of Services - February 2026*. This document, which will now be tabled at each Council meeting, provides a summary of the Town Services' activity reports.

4.2. Filing of the minutes of the monthly meetings of the Planning Advisory Committee and the Environment Advisory Committee

Filing of the minutes of the two Planning Advisory Committee meetings and the Environmental Advisory Committee meeting for February 2026.

4.3. EXTERIOR MODIFICATION REQUEST(S) - SPAIP

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2026-03-067 4.3.1. 765 Lakeside Road, lots #4 264 690 & #5 629 333, zones AFB-3-B15, UC-3-C15 & AF-18-B14

Nature of the request: Construction of a commercial building

WHEREAS the filing of an application for the construction of a main commercial building;

WHEREAS this application is subject to By-law 601 on Site Planning and Architectural Integration Programs (SPAIP), specifically SPAIP-3 concerning commercial and mixed-use buildings and land with residential use;

WHEREAS CCU Resolution CCU-26-003 and its recommendation to refuse the application so that the project can be revised in accordance with the comments made regarding criteria 1 and 7 of SPAIP-3, particularly with regard to the volume and appearance of the building from the street, as well as the greening:

i) Assessment based on SPAIP-3 criteria:

Criterion 1:

- The volume of the façade is massive and imposing in comparison with other buildings in the vicinity;
- The addition of vegetation should be reworked, and the distance of the proposed building from the road should be considered as a strategy to reduce the imposing nature of the volume;

Criterion 7:

- That it would be desirable to have a wider and denser strip of landscaping along the side accesses and parking areas;
- Perspective views from Lakeside Road showing the context adjacent to the site should be produced to help understand the project.
- The landscaping plan should be reviewed and improved.

*It is
Proposed by Claude Rajotte
Seconded by Patrick Ouvrard
And unanimously resolved by vote*

THAT the Council rejects SPAIP-3 concerning the request to construct a main commercial building at 765 Lakeside Road, lots #4 264 690 & #5 629 333, zones AFB-3-B15, UC-3-C15 & AF-18-B14.

ADOPTED

2026-03-068 4.3.2. 78 Lakeside Road, lot 4 266 336, zone UCV-4-K15

Nature of the request: Installation of a sign

WHEREAS the filing of an application to modify a pole sign;

WHEREAS this application is subject to By-law 601 on Site Planning and Architectural Integration Programs (SPAIP), specifically SPAIP-5 concerning signs and murals;

WHEREAS CCU Resolution CCU-26-004 and its recommendation to approve the application;

*It is
Proposed by Patrick Ouvrard
Seconded by Pierre Laplante
And unanimously resolved by vote*

THAT the Council grants SPAIP-5 concerning the request to modify a pole sign at 78 Lakeside Road, lot 4 266 336, zone UCV-4-K15.

ADOPTED

4.4. MINOR EXEMPTION REQUEST(S)

4.5. REQUEST(S) FOR ZONING CHANGES

4.6. SUBDIVISION REQUEST(S)

4.7. APPLICATION(S) TO THE C.P.T.A.Q.

4.8. Other

2026-03-069

4.8.1. Urban Planning Advisory Committee - Nomination

WHEREAS seat no. 2, representing the West Brome-Iron Hill district, is vacant on the Planning Advisory Committee;

WHEREAS the evaluation of the applications was carried out by Councilor and Chair of the Planning Advisory Committee, Mr. Claude Rajotte;

WHEREAS Mr. Rajotte's recommendation to appoint Ms. Kristen Gingera to seat no. 2 as a member of the said committee;

*It is
Proposed by Claude Rajotte
Seconded by Patrick Ouvrard
And unanimously resolved by vote*

THAT the Council appoints Ms. Kristen Gingera to seat no. 2 representing the West Brome-Iron Hill district as a member of the Urban Planning Advisory Committee for a two-year renewable authority.

**CONSULTATION VERSION
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ADOPTED

2026-03-070

4.8.2. Environmental Advisory Committee - Nomination

WHEREAS one (1) seat is vacant on the Environmental Advisory Committee;

WHEREAS the recommendation of Mr. Claude Rajotte, Councillor and Chair of the Environmental Advisory Committee, to appoint Ms. Caroline Proulx as a new member of the committee to fill the vacant position;

*It is
Proposed by Claude Rajotte
Seconded by Steven Beerwort
And unanimously resolved by vote*

THAT the Council appoints Ms. Caroline Proulx as a member of the Environmental Advisory Committee for a renewable term of one (1) year.

ADOPTED

5. PUBLIC SAFETY

5.1. Monthly report from the Public Safety and Fire Department and First Responders

The monthly report of the Public Safety and Fire Department and First Responders is included in *the Monthly Summary of Services - February 2026*, tabled at this meeting under item 4.1.

2026-03-071

5.2. Annual Report - Revised Fire Safety Risk Coverage Plan

WHEREAS the revised fire safety risk coverage plan for the Brome-Missisquoi RCM came into effect on July 1, 2016;

WHEREAS each municipality must produce an annual report, as prescribed by section 35 of the Fire Safety Act;

WHEREAS in order to facilitate the drafting and compilation of the implementation of the fire safety risk coverage plan, an Excel file has been created. This file has seven (7) tabs: Title Page, Summary, PI (performance indicator), PMO (implementation plan), Graph (performance indicator in graph form), DSI-2003, and DSI-2003 (vehicle). An eighth tab is added to the report for municipalities that have a fire safety service: Accident-Workplace Incident;

WHEREAS the 2025 Annual Activity Report, Year 9, has been completed by the Director of Public Safety and Fire Services for the Town of Brome Lake;

WHEREAS The Brome Lake Town Council has reviewed the 2025 Annual Activity Report, Year 9;

*It is
Proposed by Pierre Laplante
Seconded by Patrick Ouvrard
And unanimously resolved by vote*

THAT the Council adopts the 2025 annual activity report, Year 9, in connection with the revised fire safety risk coverage plan and authorizes its transmission to the Brome-Missisquoi RCM. The latter will consolidate all the annual reports of the municipalities of the Brome-Missisquoi RCM and the re will then transmit them to the Ministry of Public Safety.

ADOPTED

6. PUBLIC WORKS AND TECHNICAL SERVICES

6.1. Monthly report from the Public Works and Technical Services Department

The monthly report of the Public Works and Technical Services Department is included in *the Monthly Summary of Services - February 2026*, tabled at this meeting under item 4.1.

2026-03-072

6.2. TECQ Program 2024-2028

WHEREAS the municipality has reviewed the Guide to the terms and conditions for the payment of government contributions under the Quebec Water and Community Infrastructure Transfer Program (TECQ) for the years 2024 to 2028;

WHEREAS the municipality must comply with the terms and conditions of this guide that apply to it in order to receive the government contribution confirmed in a letter from the Minister of Municipal Affairs and Housing;

*It is
Proposed by Robert Laflamme
Seconded by Steven Beerwort
And unanimously resolved by vote*

THAT the municipality undertakes to comply with the terms and conditions of the Guide that apply to it;

THAT the municipality agrees to be solely responsible and to release the Government of Canada and the Government of Quebec, as well as their ministers, senior officials, employees, and agents, from any liability for claims, demands, losses, damages, and costs of any kind based on injury to a person, the death of that person, damage to property, or loss of property attributable to a deliberate or negligent act arising directly or indirectly from investments made with financial assistance obtained under the TECQ 2024-2028 program;

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- THAT the municipality approves the content and authorizes the submission to the Ministry of Municipal Affairs and Housing of the attached work schedule and all other documents required by the Ministry in order to receive the government contribution that has been confirmed in a letter from the Minister of Municipal Affairs and Housing;
- THAT the municipality undertakes to submit an annual update of its work schedule during the period from October 1 to February 15 inclusive;
- THAT the municipality undertakes to make the autonomous investments required of it for the entire five-year program;
- THAT the municipality undertakes to inform the Ministry of Municipal Affairs and Housing of any changes made to the work schedule approved by this resolution.

ADOPTED

7. RECREATION, TOURISM, CULTURE, AND COMMUNITY LIFE

7.1. LTCVC Monthly Report

The monthly report from the Recreation, Tourism, Culture and Community Life Department is included in *the Monthly Summary of Services - February 2026*, tabled at this meeting under item 4.1.

2026-03-073

7.2. Creation of the Families and Seniors Committee - Age-Friendly Municipality (MADA)

- WHEREAS the municipality considers it important to provide a suitable and inclusive living environment for its seniors and families;
- WHEREAS the Age-Friendly Municipality (MADA) initiative and the family-seniors policy aim, among other things, to promote cooperation and collective well-being;
- WHEREAS the Council wishes to formalize the creation of a monitoring committee to ensure the implementation of the municipal seniors policy action plan;
- WHEREAS the governance of this committee is established in accordance with the governance document presented and accepted in connection with this resolution;

*It is
Proposed by Lisa Payne
Seconded by Steven Beerwort
And unanimously resolved by vote*

THAT the Council officially creates the Age-Friendly Municipality (MADA) monitoring committee, designated as the "families-seniors committee," whose mission is to support the Town in implementing its families-seniors policy by providing a diversity of perspectives and knowledge;

THAT The committee's authority includes: sharing its expertise and knowledge of community needs; acting in an advisory and consultative role to the municipal council; monitoring and evaluating actions resulting from the family-seniors policy; making recommendations on future recreational and community projects;

THAT the committee be composed as follows:

- Doreen Drolet (CBH) and Marta Gubert Gomez (ACLB), representatives of organizations serving seniors;
- Joëlle Chartrand (Fondation Carke) and Catherine Bernier (Petits trésors du Lac), representatives serving families and youth;
- Marie-Hélène Cloutier, representative of CIUSSS-Estrie Chus;
- Peter McKelvie (Knowlton Academy), representative of the English-language school sector;
- Elizabeth Proulx, representative of Saint-Édouard School;
- Deena Butler, citizen representing seniors in Brome Lake;
- Amy Rogerson, citizen representing Brome Lake families;
- Pierre Laplante, municipal councillor, representing the council;

THAT the main responsibilities of each member are to actively contribute to the committee's authority, relay the needs and priorities of their respective communities, and participate in monitoring the actions planned in the family-seniors policy;

THAT the structure, operation, and governance of the committee be governed by the governance document appended hereto, which specifies the framework, responsibilities, decision-making, and related procedures.

ADOPTED

7.3. Requests for financial contributions

2026-03-074

7.3.1. Brome-Missisquoi Medical Clinic

WHEREAS the Brome-Missisquoi Medical Clinic provides health services in the town of Brome Lake;

WHEREAS these services are essential to the Town and its population;

WHEREAS the provisions of sections 91 and 92.1 of the *Municipal Powers Act*;

**CONSULTATION VERSION
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WHEREAS the Brome-Missisquoi Medical Clinic leases and occupies premises belonging to the Town located at 280 Victoria Street;

*It is
Proposed by Claude Rajotte
Seconded by Lisa Payne
And unanimously resolved by vote*

THAT the Council grant a financial contribution to the Brome-Missisquoi Medical Clinic to maintain the health services it provides at 280 Victoria Street in Brome Lake, according to the following terms and conditions:

1. The financial contribution granted is in the amount of \$9,500 for the year 2026;
2. The financial contribution is conditional on the Clinic maintaining its services within the Town's territory during the year 2026;
3. The financial contribution will be paid by the Town on March 26, 2026.

ADOPTED

2026-03-075

7.3.2. Other requests for financial contributions

*It is
Proposed by Steven Beerwort
Seconded by Patrick Ouvrard
And unanimously resolved by vote*

Councilor Lisa Payne abstains from voting.

THAT the Council authorizes the following expenditures as financial contributions to the activities of the following organizations:

- Harmonies Celtiques: \$20,000
- Brome Lake Yacht Club (Women's Sailing): \$1,000
- Brome Lake Literary Festival: \$18,000
- Knowlton Literary Festival: \$12,000
- Knowlton Academy (Support for school project): \$7,500
- Tour des Arts: \$5,000
- 12-Hour Hockey Challenge (Sûreté du Québec): \$500

APPROVED

7.4. Request(s) for use of public property

8. LOCAL ECONOMY

9. MISCELLANEOUS

2026-03-076

9.1. Amendment - Schedule of Council Meetings 2026

- WHEREAS the Council adopted the schedule of regular Council meetings for 2026 in December 2025 (Resolution 2025-12-338);
- WHEREAS the scheduled date for the October 2026 Council meeting is October 5, 2026;
- WHEREAS the provincial election will be held on Monday, October 5, 2026;
- WHEREAS the law provides that when a day set for a regular Council meeting coincides with the day of a provincial general election, the meeting shall be held on the next legal day;

It is

Proposed by Patrick Ouvrard

Seconded by Lisa Payne

And unanimously resolved by vote

THAT the Council adopts the modified schedule of its regular meetings for the year 2026, which will be held at the Centre Lac-Brome, located at 270 Victoria Street, with the October meeting postponed from October 5 to October 6, 2026:

- January 12
- February 2
- March 2
- April 7
- May 4
- June 1
- July 6
- August 3
- September 8
- **October 6**
- November 2
- December 7

ADOPTED

10. SECOND QUESTION PERIOD

This question period was recorded live and is available at <https://lacbrome.ca/vie-municipale/seances-du-council/>

ORAL QUESTIONS DURING THE SESSION

The speakers are:

YVES SARA

(00:00)

15. In connection with item 3.1.2.2.1 Emergency repairs - Pumping station #12 and payment of the invoice, he would like to know if the work at the pumping station has been completed.

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

(01:19)

16. He would like to know what studies will be conducted and what measures will be put in place to ensure water quality following overflows.

PETER WHITE

(04:46)

17. Regarding draft by-law 596-20, he commends the Council for withdrawing section 3 of the by-law.

(05:17)

18. He comments on the mayor's remarks regarding citizens' behavior at public meetings and asks for more flexibility in the by-laws regarding decorum.

(08:12)

19. Regarding draft by-law 596-20, he would like clarification on the definition of "garden level."

LARRY INGOLD

(10:46)

20. He wonders why the Town is not imposing a moratorium on multi-unit buildings throughout the Town.

(11:54)

21. He did not find the November overflow in the government's overflow registry and wonders why.

BENOÎT BOURGON

(13:59)

22. He asks what justifies the target of 300 new doors in the strategic plan and asks the Town to submit the reports and studies that led to this figure.

(16:55)

23. He points out that Councilor Claude Rajotte is responsible for the CCU and CCE portfolios. He asks whether these responsibilities include real estate development and questions whether there is a potential conflict of interest in sitting on both committees.

BRENDA STONE

(21:03)

24. She would like the Council to provide further explanation of the resolutions (e.g., location of pumping station no. 12).

(22:06)

25. She asks the Council to be vigilant with regard to garden-level apartments.

ALICIA SOUTHALL

(24:01)

26. She is very disappointed that the Council wishes to move forward with the adoption of draft by-law 596-20.

CAROLLE LAVOIE

(27:43)

27. She would like to know why the draft by-law applies to the entire territory rather than just the Bondville sector.

(29:46)

28. She objects to Louise Morin being a member of the CCE, given her former role as an advisor on the previous Council.

BENOÎT BOURGON

(31:11)

29. He asks why the definitions apply to the entire territory and questions the intention to limit the possibility for citizens who contest the by-law to submit it to a referendum.

(33:27)

30. In light of recent events involving United Construction (472 Knowlton Road), he suggests that the Town implement a procedure to verify the background of developers and applicants who submit projects.

2026-03-077

11. ADJOURNMENT

It is

Proposed by Pierre Laplante

Seconded by Lisa Payne

And unanimously resolved by vote

THAT the meeting be adjourned, as the agenda has been completed.
It is 9:16 p.m.

ADOPTED

Lee Patterson
Mayor

Owen Falquero
Clerk