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CANADA
PROVINCE OF QUEBEC
TOWN OF BROME LAKE

March 3, 2025

Minutes of the regular meeting of the Town of Brome Lake Council held Monday, March 3, 2025 at 7 p.m., at the Brome Lake Centre, 270 Victoria Street, Brome Lake.

Present: Councillor Louise Morin, Councillors Pierre Laplante, Lee Patterson and Patrick Ouvrard.

All forming a quorum under the chairmanship of Mayor Richard Burcombe.

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

Absent: Lucy Gagnon and Shelley Judge

The meeting was attended by 9 people.

1. OPENING

1.1. Opening of the meeting - General information

On establishing quorum, the mayor declares the meeting open at 7pm.

2025-03-048

1.2. Adoption/Modifications to the agenda

*It is
Suggested by Lee Patterson
Seconded by Pierre Laplante
And unanimously resolved by voice vote*

THAT the agenda be adopted with the following change:

- Withdrawal of item **3.2.2.1**: By-law 2025-04 - Tariffs - Adoption

ADOPTED

2025-03-049

1.3. Approval of the minutes of the meeting of February 3, 2025

The Mayor and elected officials have received a copy of the minutes of the regular meeting of February 3, 2025;

*It is
Suggested by Patrick Ouvrard
Seconded by Louise Morin
And unanimously resolved by voice vote*

THAT the Council approve the minutes of the regular meeting of February 3, 2025.

ADOPTED

1.4. Debt Policy Project - Treasurer's presentation

The Treasurer presents the draft Debt Policy and answers citizens' questions on the subject during the first question period.

2. FIRST QUESTION PERIOD

A live audio recording of this question period is available at <https://lacbrome.ca/vie-municipale/seances-du-conseil/>.

ORAL QUESTIONS DURING THE SESSION

Questions related to the Debt Policy project presented by Town Treasurer Caroline Cusson:

The speakers are:

ALICIA SOUTHALL

(00:00)

1. In drafting the Debt Policy, were any comparisons made with other Towns?

SHELLEY MIZENER

(04:52)

2. Regarding the 10% unallocated surplus, is this standard in a Town comparable to ours and how did you come to set this rate?

ALICIA SOUTHALL

(06:28)

3. In your presentation, you mentioned that the figures for 2024 have not yet been audited. When do you think they will be available?

DONALD GRAY-DONALD

(07:15)

4. Does this Debt Policy project represent a new way of managing debt?

End of question period on the Debt Policy project

LARRY INGOLD

(10:28)

5. In connection with the tariff for cleaning boats, what steps has the Town taken to set the \$40 fee for obtaining a sticker?

SHELLEY MIZENER

(15:36)

6. She asked for information about a financial contribution that would be offered to radio station CIDI 99.1.

CAROLLE LAVOIE

(19:10)

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7. Comments on the sound quality of the Council's question period recordings

QUESTIONS WRITTEN AND READ DURING THE SESSION

The Mayor answers questions sent in writing before the meeting and the General Manager reads them out.

FRANÇOISE CLÉMENT

(20:55)

8. A portion of the Knowlton roadway is in very poor condition. There is a proliferation of cracks, crumbling, cavities and potholes. The affected area is in the vicinity of Gilman's Corner (approximately between 958 and 1054 Knowlton Road). We have filed a complaint with the Ministère des Transports (tracking number 463078). We are asking for the Town of Brome Lake's help. Would it be possible for a written resolution to be sent to the Ministère des Transports concerning this deplorable situation? The safety of all road users is at stake, not to mention the most vulnerable transported by ambulance.

(21:29)

9. The Town of Brome Lake's official website is attractive and user-friendly. However, the agendas and minutes of council meetings are not easily accessible. Would it be possible to add a direct link so that more citizens can be easily and quickly informed?

(21:48)

10. We would like to extend our thanks to the First Responders and ambulance drivers. We would like to mention their rapid response, remarkable efficiency, reassuring attitude and professionalism.

3. ADMINISTRATION / LEGISLATION

3.1. ADMINISTRATION

2025-03-050 3.1.1. Accounts payable and lists of cheques issued

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

THAT the Council approve the following lists:

- Accounts payable : \$615 248.35
- Cheques issued # 2025-03: \$369,830.09

ADOPTED

3.1.2. Progress reports, invoices and miscellaneous expenses

3.1.2.1. Progressive settlements

	3.1.2.2.	Invoices and miscellaneous expenses
	3.1.3.	Agreements, contracts and authorities
2025-03-051	3.1.3.1.	Signing authority - Domaine du lac project - Transfer of rue Frank-Santerre - lot 5 969 578
	WHEREAS	resolution 2017-04-117 authorizing the Town to negotiate an agreement for the municipalization of the road serving the Domaine du lac housing project;
	WHEREAS	the Memorandum of Understanding between the developer and the Town for the Domaine du lac residential project;
	WHEREAS	the conditions have been met for the transfer of rue Frank-Santerre and lot 5 969 578 to the Town;
	WHEREAS	the recommendation of Marc-André Boivin, Assistant Director - Technical Services, to accept the transfer of lot 5 969 578 and to formalize the transfer by notarial deed;
	<i>It is</i> <i>Suggested by Patrick Ouvrard</i> <i>Seconded by Louise Morin</i> <i>And unanimously resolved by voice vote</i>	
	THAT	the Council authorize the Mayor, Mr. Richard Burcombe, and the Director General, Mr. Gilbert Arel, to sign, for and in the name of the Town, the deed of transfer for lot 5 969 578, as well as any other document required to give effect to this resolution;
	THAT	this resolution is conditional upon the prior signing of the memorandum of understanding by the parties.
	<i>ADOPTED</i>	
2025-03-052	3.1.3.2.	Signing authority - Curbside recycling modernization - Amendment to the financial agreement with Éco Entreprise Québec - 2025
	WHEREAS	the Environment Quality Act (R.S.Q., c.Q-2) ("the Act") was amended by the Act to amend the Environment Quality Act as regards deposits and selective collection (S.Q. 2021, c. 5), assented to on March 17, 2021.
	WHEREAS	section 53.31.0.2 of the Act, as amended, provides that no municipality or group of municipalities may, on its own initiative, develop or implement all or part of a system for the selective collection of certain recyclable materials when the development, implementation and

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	financing of such a system are entrusted to persons by by-law.
WHEREAS	the By-law respecting a selective collection system for certain residual materials (RLRQ, c. Q-2, r. 46.01) ("the By-law") came into force on July 7, 2022.
WHEREAS	Éco Entreprises Québec is the government-designated management organization responsible for developing, implementing and financially supporting a province-wide selective collection system for certain recyclable materials.
WHEREAS	Town of Brome Lake is currently responsible for the collection, transportation and treatment of residual materials.
WHEREAS	the By-law provides for the conclusion of an agreement between ÉEQ and a municipal body, covering the collection and transportation of materials referred to in Section 24 of the By-law;
WHEREAS	the by-law prescribes the minimum content of this agreement, notably with respect to the parameters surrounding collection and transportation services, the conditions surrounding the awarding of contracts for these services and the terms and conditions relating to quality control;
WHEREAS	EEQ has identified the Brome-Missisquoi MRC as the signatory organization for such an agreement;
WHEREAS	the framework agreement drafted by ÉEQ requires that the municipal organization have "jurisdiction over the management of recyclable materials throughout its territory of application";
WHEREAS	it is appropriate for local municipalities to delegate to the Brome-Missisquoi MRC certain of their powers, to enable the MRC to enter into the agreement required by the provincial by-law with ÉEQ or any other management organization;
WHEREAS	any local municipality may enter into any agreement with any other municipality, regardless of the Act by which it is governed, in particular with a regional county municipality, with respect to all or part of an area of their jurisdiction;
WHEREAS	the year 2025 will be one of transition and that the delegation of jurisdiction in relation to residual materials will be evolving and that modulations to the present agreement could be made;
WHEREAS	the Brome-Missisquoi MRC has sent the intermunicipal agreement for the delegation of jurisdiction and services

for recyclable materials to the local municipalities for comment and submitted an adjusted version;

WHEREAS the Parties wish to avail themselves of the provisions of articles 569 et seq. of the Municipal Code of Québec, RLRQ, c. C-27.1 and articles 468 et seq. of the Cities and Towns Act, RLRQ, c. C-19, in order to enter into the above-mentioned intermunicipal agreement;

WHEREAS 20 of the municipalities have signed the Entente intermunicipale de délégation de compétences et de services pour les matières recyclables sur le territoire de la MRC de Brome-Missisquoi;

WHEREAS the provisions of Article 15 of the Entente intermunicipale de délégation de compétences et de services pour les matières recyclables sur le territoire de la MRC de Brome-Missisquoi (Intermunicipal agreement for the delegation of jurisdiction and services for recyclable materials on the territory of the Brome-Missisquoi MRC) provide that it is possible for a municipality to adhere to the said agreement under the conditions stipulated;

WHEREAS the Municipality of Saint-Armand has expressed its desire to join the Entente intermunicipale de délégation de compétences et de services pour les matières recyclables sur le territoire de la MRC de Brome-Missisquoi via resolution 24-12-519;

WHEREAS the original agreement has been modified and sent to all municipalities on the territory :

WHEREAS resolution 2024-06-155 authorizing the Town to sign the original financial agreement;

WHEREAS the Council has taken note of the contents of the amended financial agreement;

*It is
Suggested by Louise Morin
Seconded by Patrick Ouvrard
And unanimously resolved by voice vote*

THAT the Council of the Town of Brome Lake approve the replacement of the *Intermunicipal Agreement of delegation of jurisdiction and services for recyclable materials on the territory of the Brome-Missisquoi MRC (the "Agreement")*.

THAT the Council authorizes and authorizes the Mayor and the General Manager to sign the *Agreement* for and in the name of the Town;

THAT the Council appoint the Town's Assistant General Manager as the contact person for the purposes of

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receiving communications and transmitting notices required under the terms of the Agreement;

THAT this resolution replaces resolution 2024-06-155;

THAT this resolution be forwarded to the Brome-Missisquoi MRC.

ADOPTED

3.1.4. Human resources

2025-03-053 3.1.4.1. Hiring - Operations Manager - First Responders

WHEREAS the position of *Chief of Operations - First Responders* is vacant;

WHEREAS the position has been posted internally;

WHEREAS the recommendation of Human Resources Advisor Alexandra Barré and Kevin Robinson, Director of the Fire and Public Security Department, to hire Stéphanie Corbière for this position;

WHEREAS the elected officials have read the recommendation and are satisfied with it;

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

THAT the Council approve the hiring of Stéphanie Corbière as Operations Manager - First Responders, with an effective date of March 10, 2025;

THAT the salary, conditions of employment and probationary period be in accordance with the protocol governing the working conditions of first responders in effect;

THAT the Town's administrative organization chart be modified accordingly.

ADOPTED

3.1.5. Miscellaneous

2025-03-054 3.1.5.1. Support - Fédération québécoise des municipalités - Day Camp - Issues

WHEREAS the Town is completely outside its municipal jurisdiction in offering a day camp service;

WHEREAS the organization of day camps by municipalities is not a municipal obligation;

- WHEREAS despite this, the majority of municipalities offer summer day camps;
- WHEREAS these municipal day camps are run by young counsellors averaging 14 to 17 years of age;
- WHEREAS municipalities providing day camp services to all children are subject to the application of the Charter, which requires access to adapted day camp services for different children;
- WHEREAS municipalities are finding it increasingly difficult to meet all these needs in a safe manner;
- WHEREAS also that requests for accompaniment for children with special physical or psychological needs are increasing year after year;
- WHEREAS in the absence of financial support to provide appropriate accommodations for children, several municipalities are considering simply discontinuing their day camps, thereby depriving all children of this service;
- WHEREAS the FQM's letter of June 10, 2024 requesting action from and in support of the Minister of Municipal Affairs;

*It is
Suggested by Pierre Laplante
Seconded by Louise Morin
And unanimously resolved by voice vote*

- THAT Town of Brome Lake supports the request submitted by the FQM to the Minister of Municipal Affairs on June 10, 2024 and proposes the following actions:
- Increase the budget allocated to the financial assistance program for leisure activities for people with disabilities, particularly for the coaching component;
 - In the short term, set up a stakeholder committee to examine municipal day camp issues in depth, with a view to better adaptation of this service by the Ministère de l'Éducation;
 - Prioritize the creation of a financial measure dedicated specifically to day camps;
- THAT this resolution be forwarded to the Minister of Municipal Affairs and the Minister of Education.

ADOPTED

2025-03-055 3.1.5.2. Personal property in default of payment of municipal taxes - Authority to the clerk of court

*It is
Suggested by Louise Morin*

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*Seconded by Lee Patterson
And unanimously resolved by voice vote*

The council orders the clerk to begin the process of seizure and sale of movables for non-payment (L.C.V. art. 505 IV) for the following addresses (mobile homes):

- 1072 Knowlton Road, number 38; Amount due: \$2,218
- 1072 Knowlton Road, number 91; Amount due: \$3,638

ADOPTED

3.2. LEGISLATION - NOTICE OF MOTION / BY-LAWS

3.2.1. By-laws - Notice of motion/Presentation

3.2.2. By-laws - Adoption

4. URBAN PLANNING AND ENVIRONMENT DEPARTMENT

4.1. Submission of the report by the Urban Planning and Environment Department

Monthly report from the Urban Planning and Environment Department.

4.2. Tabling of the minutes of the monthly meetings of the Planning Advisory Committee and the Environmental Advisory Committee

Minutes of two Planning Advisory Committee meetings and one Environmental Advisory Committee meeting tabled.

4.3. EXTERIOR MODIFICATION REQUESTS - PIIA

2025-03-056 4.3.1. 4-6, rue Gagné, lot #6 630 682, zone UMV-2-D16

Type of application: Construction of a two-family residential building and an accessory building.

- WHEREAS the requests for the construction of a two-family main residential building and an accessory building;
- WHEREAS these requests are subject to the SPAIP-2 by-law 601;
- WHEREAS resolutions CCU-25-007 and CCU-25-008 of the CCU and its recommendation to accept the requests;

*It is
Suggested by Lee Patterson
Seconded by Patrick Ouvrard
And unanimously resolved by voice vote*

THAT the Council approve the request for the construction of a two-family main residential building and an accessory building at 4-6, rue Gagné, lot #4 266 602, zone UMV-2-D16.

ADOPTED

2025-03-057 4.3.2. 17, Lakeside Road, lot #4 266 260, zone UCV-5-K15

Nature of request: Installation of a sign

WHEREAS a request to install a sign perpendicular to a commercial building;

WHEREAS this request is subject to SPAIP-5 of By-law 601 respecting SPAIPs;

WHEREAS resolution CCU-25-009 of the CCU and its recommendation to accept the request;

*It is
Suggested by Lee Patterson
Seconded by Louise Morin
And unanimously resolved by voice vote*

THAT the Council approve the request to install a sign perpendicular to a commercial building at 17, chemin Lakeside, lot #4 266 260, zone UCV-5-K15.

ADOPTED

2025-03-058 4.3.3. 218, chemin Iron Hill, lot #3 939 802, zone ID-18-G6

Type of request: Window and door renovation

WHEREAS the filing of a renovation request to modify the windows and door of the main building;

WHEREAS this request is subject to the SPAIP-1 by-law 601;

WHEREAS this building is part of the built heritage inventory (sheet No. 20) with a *Strong* heritage value;

WHEREAS the heritage consultant recommends that the frosted glass arch above the door be rectangular rather than arched, as requested;

WHEREAS resolution CCU-25-010 of the CCU and its recommendation to accept the request, with the following conditions concerning the door:

- i) do not allow frosted glass on the sides of the door;
- ii) allow a rectangular frosted bay window above the door;

*It is
Suggested by Lee Patterson*

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*Seconded by Pierre Laplante
And unanimously resolved by voice vote*

THAT the Council accept the renovation request to modify the windows and door of the main building at 218 chemin Iron Hill, lot #3 939 803, zone ID-18-G6, with the following conditions:

i) the door must be white;
ii) do not allow frosted glass on the sides of the door;
iii) allow a rectangular frosted bay window above the door.

ADOPTED

2025-03-059 4.3.4. 1109, chemin de Knowlton, lot #3 938 565, zone UC-1-M2

Type of application: Renovation and extension of a commercial building

WHEREAS the filing of a request for the renovation and expansion of a commercial building;

WHEREAS this request is subject to By-law 601 respecting SPAIPs (site planning and architectural integration program);

WHEREAS resolution CCU-25-011 of the CCU and its recommendation to accept the request;

*It is
Suggested by Lee Patterson
Seconded by Patrick Ouvrard
And unanimously resolved by voice vote*

THAT the Council approve this request for the renovation and expansion of a commercial building at 1109, chemin de Knowlton, lot #3 938 565, zone UC-1-M2.

ADOPTED

2025-03-060 4.3.5. 110 Lakeside Road, lot #4 266 335, zone UCV-4-K15

Type of request: Renovation of exterior siding and windows

WHEREAS the filing of a renovation request to modify the exterior siding and windows of a commercial building;

WHEREAS this request is subject to By-law 601 respecting SPAIPs (site planning and architectural integration program);

WHEREAS this building is part of the built heritage inventory (sheet No. 140) with a *Medium* heritage value;

WHEREAS resolution CCU-25-012 of the CCU and its recommendation to accept the request;

*It is
Suggested by Lee Patterson*

*Seconded by Pierre Laplante
And unanimously resolved by voice vote*

THAT the Council accept the renovation request to modify the exterior siding and windows of the commercial building at 110, chemin Lakeside, lot #4 266 335, zone UCV-4-K15, with the condition that the window tiles be white.

ADOPTED

2025-03-061 4.3.6. 221 Lakeside Road, lots #4 265 689, zone UREC-3-J16

Type of application: Construction of a boathouse

WHEREAS a request to build a boathouse;

WHEREAS this request is subject to By-law 601 respecting SPAIPs (site planning and architectural integration program);

WHEREAS resolution CCU-24-124 of the CCU and its recommendation to accept the request;

WHEREAS this project is subject to a SCAOPI application;

*It is
Suggested by Lee Patterson
Seconded by Louise Morin
And unanimously resolved by voice vote*

THAT the Council approve the request to build a boathouse at 221 Lakeside Road, lot 4 265 689, zone UREC-3-J16;

THAT this approval is conditional upon acceptance of the specific construction, alteration or occupancy proposal (SCAOPI) submitted in connection with this construction project.

ADOPTED

4.4. MINOR VARIANCE REQUESTS

2025-03-062 4.4.1. 279-283, chemin de Knowlton, lot #4 265 930, zone UCV-6-L15

Type of request: Number of parking spaces

WHEREAS the request to allow eight (8) parking spaces for the building located at 279 to 283 chemin de Knowlton, lot 4 265 930, comprising three (3) businesses and one (1) residential unit;

WHEREAS section 46 and Appendix III of Zoning By-law 596 stipulate that these uses would require nineteen (19) parking spaces. This would be an exemption of 58%;

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WHEREAS resolution CCU-25-013 of the CCU and its recommendation to accept the request;

*It is
Suggested by Lee Patterson
Seconded by Pierre Laplante
And unanimously resolved by voice vote*

THAT THAT Council approve this request for minor exemption and allow an 8-space parking lot for the building located at 279 to 283 chemin de Knowlton, lot 4 265 930, zone UCV-6-L15, comprising three (3) commercial units and one (1) residential unit.

ADOPTED

2025-03-063 4.4.2. 188, rue de Bondville, lot #3 938 672, zone UV-13-I13

Nature of request: Installation of a generator and propane tank in front yard.

WHEREAS the tabling of a request to allow the installation of a generator and a propane tank in the front yard at 188, rue de Bondville;

WHEREAS article 31 of zoning by-law 596 stipulates that generators and propane tanks may be installed only in side or rear yards in this zone;

WHEREAS resolution CCU-25-014 of the CCU and its recommendation to accept the request;

*It is
Suggested by Lee Patterson
Seconded by Patrick Ouvrard
And unanimously resolved by voice vote*

THAT the Council approve this request for minor exemption and allow the installation of a generator and propane tank in the front yard at 188, rue de Bondville, lot 3 938 672, zone UV-13-I13.

ADOPTED

- 4.5. ZONING CHANGE REQUEST(S)**
- 4.6. SUBDIVISION APPLICATION(S)**
- 4.7. REQUEST(S) TO THE C.P.T.A.Q.**
- 4.8. Other**

2025-03-064	4.8.1.	SCAOPI - 221 Lakeside Road, lots 4 265 689, 4 265 682 and 4 471 111, zone UREC-3-J16 - Adoption of the Second Draft
		Specific construction, modification or building occupancy permit (SCAOPI) Adoption of the Second Project
	WHEREAS	Town of Brome Lake has adopted By-law 406 respecting specific construction, alteration or occupancy proposals for an immovable (SCAOPI) and that this by-law is in force;
	WHEREAS	this by-law allows Council to authorize, upon request and under the conditions it determines, a specific construction, alteration or occupancy project for an immovable (SCAOPI);
	WHEREAS	the request for a specific project for the construction, alteration or occupancy of an immovable (SCAOPI) for lots 4 265 689, 4 265 682 and 4 471 111, 221 Lakeside Road, zone UREC-3-J16;
	WHEREAS	the SCAOPI proposes the construction of a boathouse (Hangar) that would serve as a storage area for non-motorized boats;
	WHEREAS	the present owner of lot 4 265 689 is the Club nautique du Lac Brome Inc (CNLB);
	WHEREAS	according to an agreement between the CNLB and the non-profit organization Aviron Knowlton inc. (AKR), if this SCAOPI is finally adopted by the Council, AKR will acquire from the CNLB, by right of superficies, part of lot 4 265 689 (lot AKR) on which the boathouse would be built;
	WHEREAS	accordingly, this SCAOPI application is made by AKR, acting by proxy on behalf of CNLB;
	WHEREAS	the request includes the following exemptions:

CONCERNING THE FUTURE AKR LOT

- i) the future lot AKR would have an area of 851.8 square metres. Appendix II of Subdivision By-law 597 requires a minimum area of 18,000 square metres;
- ii) the future AKR lot would have a width of 13.76 metres. Appendix II of Subdivision By-law 597 requires a minimum width of 100 metres;
- iii) the future AKR lot would have an average depth of 67.18 metres. Appendix II of Subdivision By-law 597 requires a minimum average depth of 100 metres;

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- iv) The Hangar would occupy a surface area of 304 square metres, representing an occupancy density of 35.74% of the future Lot AKR. Appendix VII of zoning by-law 596 authorizes a maximum occupancy percentage of 20%;
- v) The Hangar would be located at distances of 1.24 metres and 1.34 metres respectively from the side lot lines. Appendix VII of Zoning By-law 596 requires a minimum side setback of 5.0 metres.
- vi) The future Lot AKR is not adjacent to a public or private street. Article 15 of Construction By-law 600 stipulates that any lot on which construction is planned must be adjacent to a public or private street;

CONCERNING THE RESIDUAL CNLB LAND

- vii) The current surface area of the lots owned by CNLB (lots 4,265,689, 4,265,682 and 4,471,111) is 8,243 square metres, to be perfected by a surveyor's report, which constitutes a derogation from Appendix II of Subdivision By-law 597, which requires a minimum surface area of 18,000 square metres. After the creation of lot AKR, the residual area of these three lots would be 7,391 square metres;
- viii) The current average depth of the lots owned by CNLB (lots 4,265,689, 4,265,682 and 4,471,111) is 75 metres, to be perfected by a surveyor's report, which constitutes a departure from Schedule II of Subdivision By-law 597, which requires a minimum average depth of 100 metres. After the creation of Lot AKR, the residual average depth of these three lots would be 54.16 metres, to be perfected by a surveyor's report;

WHEREAS	the applicant has submitted detailed plans and drawings for the architectural style and layout of the project;
WHEREAS	a public consultation meeting was held on January 28, 2025, to explain the project that is the subject of the application and to hear the persons and organizations who wished to express their views on the matter;
WHEREAS	the Council has taken cognizance of the questions and comments made by citizens during this consultation;
WHEREAS	the project meets the evaluation criteria of the SCAOPI by-law;
WHEREAS	the Planning Advisory Committee, by resolution CCU-24-123, recommends acceptance of the SCAOPI, on condition that a densification of vegetation be developed around the Hangar;

*It is
Suggested by Louise Morin*

*Seconded by Patrick Ouvrard
And unanimously resolved by voice vote*

- THAT the above preamble be an integral part of the present resolution;
- THAT the Council adopt, in accordance with By-law No. 406 governing specific construction, alteration or occupancy proposals for an immovable (SCAOPI), the second SCAOPI proposal located on lots 4 265 689, 4 265 682 and 4 471 111, at 212 Lakeside Road, zone UREC-3-J16, for the purpose of granting a request for authorization to build a boathouse to store non-motorized boats;
- THAT the Council adopt the second draft of this SCAOPI in accordance with the documents submitted by the applicant with the application;
- THAT all other regulatory provisions not incompatible with this authorization apply;
- THAT this draft by-law includes provisions subject to referendum approval by persons qualified to vote in the zone concerned and the zones contiguous to the draft;
- THAT Council order the Clerk to hold a period of at least eight days for the receipt of applications to participate in a referendum, and to give public notice in accordance with the law.

ADOPTED

2025-03-065	4.8.2.	SCAOPI - 434, chemin de Knowlton, lot 6 491 995, zone URB-2-L14 - Adoption of the Second Project
WHEREAS	Specific construction, modification or building occupancy permit (SCAOPI) Adoption of the Second Project	
	Town of Brome Lake has adopted By-law 406 respecting specific construction, alteration or occupancy proposals for an immovable (SCAOPI) and that this by-law is in force;	
	this by-law allows Council to authorize, upon request and under the conditions it determines, a specific construction, alteration or occupancy project for an immovable (SCAOPI);	
	the request for a specific project for the construction, alteration or occupancy of an immovable (SCAOPI) for 434, chemin de Knowlton, lot 6 491 995;	
WHEREAS	the SCAOPI is a real estate project involving the construction of one (1) residential building with six (6) rental units;	

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- WHEREAS the application includes four exemptions:
- i) the presence of six (6) dwellings in a building;
 - ii) construction of a three (3) storey building;
 - iii) construction of a building with a height of 11.13 metres;
 - iv) a distance of 4.9 metres between the main building to be constructed and the main building on the neighbouring lot (lot 6 468 328, 436, chemin de Knowlton);
- WHEREAS zone URB-2-L14 is a medium-density zone authorized under zoning by-law 596 :
- i) a maximum of four (4) dwellings per building;
 - ii) a maximum of two (2) storeys per building;
 - iii) a maximum height of 9.75 metres;
 - iv) a minimum distance of 9 metres between two main buildings in a master plan;
- WHEREAS the applicant has submitted detailed plans and drawings for the architectural style and layout of the project;
- WHEREAS a public consultation meeting was held on February 27, 2025, to explain the project that is the subject of the application and to hear the persons and organizations who wished to express their views on the matter;
- WHEREAS the Council has taken cognizance of the questions and comments made by citizens during this consultation;
- WHEREAS the project meets the evaluation criteria of the SCAOPI by-law;
- WHEREAS the Planning Advisory Committee, by way of its resolution CCU-24-105, recommends acceptance of the SCAOPI;
- WHEREAS a SCAOPI application was approved by the Council in 2021 for the neighbouring lots, namely lot 6 468 328 (436, chemin de Knowlton), lot 6 468 329 (438, chemin de Knowlton) and lot 6 468 330 (440, chemin de Knowlton) for a real estate project that included the construction of three (3) residential buildings of six (6) rental units in each of the buildings, and this, in an architectural style identical to that proposed in this SCAOPI;

*It is
Suggested by Lee Patterson
Seconded by Pierre Laplante
And unanimously resolved by voice vote*

- THAT the above preamble be an integral part of the present resolution;

- THAT the Council adopt, in accordance with By-law No. 406 governing specific construction, alteration or occupancy proposals for an immovable (SCAOPI), the second draft of the SCAOPI at 434, chemin de Knowlton, lot 6 491 995, zone URB-2-L14, for the purpose of granting a request for the construction of a multi-family building consisting of six (6) units on three (3) storeys;
- THAT the Council adopt the second draft of this SCAOPI in accordance with the documents submitted by the applicant with the application;
- THAT all other regulatory provisions not incompatible with the present authorization apply;
- THAT this draft by-law contain provisions subject to referendum approval by persons qualified to vote in the zone concerned and in the zones contiguous to the project;
- THAT Council order the Clerk to hold a period of at least 8 days for the receipt of requests to participate in a referendum, and to give public notice in accordance with the law.

ADOPTED

2025-03-066 4.8.3. Planning Advisory Committee - Nomination

- WHEREAS seat number 1 (Fulford-Bondville district) on the Planning Advisory Committee is vacant;
- WHEREAS the recommendation of Mr. Lee Patterson, Councillor and Chairman of the Planning Advisory Committee, to appoint Mr. Alexandre Sarrazin-Dallaire as a new member of the Committee;

*It is
Suggested by Lee Patterson
Seconded by Patrick Ouvrard
And unanimously resolved by voice vote*

- THAT the Council appoint Alexandre Sarrazin-Dallaire as a member of the Planning Advisory Committee, member for the Fulford/Bondville district, for a renewable two (2) year authority.

ADOPTED

5. PUBLIC SAFETY

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

Filing of the monthly report from the Public Safety and Fire Department and the First Responders Department

In case of discrepancy, the French version shall prevail

Councillor Patrick Ouvrard mentions the following points:

- Stéphanie Corbière has been appointed Chief Operating Officer of First Responders. She has nine years' experience as a PR and will replace Alan Bowbrick, who has held the position for several years;
- the Fire Department responded to 24 incidents in February, for a total of 47 since the beginning of the year;
- the traffic committee met regarding the stop signs installed on James Street and decided to maintain the status quo following comments from citizens who felt more reassured;
- new pedestrian crossings in more problematic areas will be installed in early spring.

6. PUBLIC WORKS AND TECHNICAL SERVICES

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

Tabling of the Public Works and Technical Services Department report

In place of Councillor Shelley Judge, Councillor Pierre Laplante mentions the following item:

- Thanks to our public works employees, especially those in the snow removal department, who worked tirelessly following the heavy snowfalls.

7. LEISURE, CULTURE, TOURISM AND COMMUNITY LIFE

7.1. LSCLB Monthly Report

Monthly reports from the Recreation, Tourism, Culture and Community Life Department

Councillor Pierre Laplante mentions the following item:

- Citizens are invited to take part in the Polar Fest on March 8, starting at noon at Douglass Beach.

2025-03-067

7.2. Requests for financial contributions

*It is
Suggested by Pierre Laplante
Seconded by Lee Patterson
And unanimously resolved by voice vote*

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

- Yamaska Valley Optimist Club: \$500
- La Marche au Diapason: \$2,000

ADOPTED

7.3. Request(s) for use of the public domain

8. LOCAL ECONOMY

9. VARIA

10. SECOND QUESTION PERIOD

A live audio recording of this question period is available at <https://lacbrome.ca/vie-municipale/seances-du-conseil/>.

ORAL QUESTIONS DURING THE SESSION

The speakers are:

ALICIA SOUTHALL

(00:00)

11. Request for details on item 4.8.2 SCAOPI - 434, chemin de Knowlton, lot 6 491 995, zone URB-2-L14 - Adoption of Second project

LARRY INGOLD

(04:22)

12. He has noticed a reduction in water pressure recently and asks for information on this subject.

ALICIA SOUTHALL

(05:49)

13. In connection with a previous written question from Françoise Clément on the poor pavement conditions on Route 104 and the actions the Town can take given that it is a provincial highway

CAROLLE LAVOIE

(08:40)

14. The municipal elections are approaching. Will the Town be providing information on the filing of candidacies?

DONALD GRAY-DONALD

(10:40)

15. At 468 Knowlton Road, still under construction, there are storage units on the side of the main building.

LARRY INGOLD

(12:13)

16. Questions the snow-clearing schedule for contractors hired by the Town.

2025-03-068

11. ADJOURNMENT OF MEETING

It is

In case of discrepancy, the French version shall prevail

Suggested by Patrick Ouvrard
Seconded by Louise Morin
And unanimously resolved by voice vote

THAT the meeting be adjourned, there being no further
 business.
 It's 8:20pm.

ADOPTED

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Richard Burcombe	Owen Falquero
Mayor	Clerk