

CANADA
PROVINCE OF QUEBEC
TOWN OF BROME LAKE

July 7th, 2025

Minutes of the regular meeting of the Town of Brome Lake Municipal Council held Monday, July 7, 2025 at 7:00 p.m., at the Centre Lac-Brome, 270 Victoria Street, in Brome Lake.

Present: Councillors Lucy Gagnon, Shelley Judge and Louise Morin, Pierre Laplante, Lee Patterson and Patrick Ouvrard.

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

Also present were the Director General, Gilbert Arel, and the Town Clerk, Owen Falquero.

32 people attended the meeting.

1. OPENING OF THE MEETING

1.1. Opening of the meeting - General information

Upon establishing quorum, the mayor declared the meeting open at 7 p.m.

2025-07-174 1.2. Adoption/Modifications to the agenda

*It is
Proposed by Shelley Judge
Seconded by Pierre Laplante
And unanimously resolved by voice vote*

THAT the agenda be adopted as written, with the removal of the following item:

3.1.3.1 Awarding of contract - Call for tenders VLB2025-07 - Granular refill - Barnes, Byers, McCurdy and Turner roads

ADOPTED

2025-07-175 1.3. Approval of minutes of June 2, 2025 meeting

The Mayor and elected members have received a copy of the minutes of the regular meeting of June 2, 2025;

*It is
Proposed by Lee Patterson
Seconded by Lucy Gagnon
And unanimously resolved by voice vote*

THAT Council approve the minutes of the regular meeting of June 2, 2025.

ADOPTED

1.4. Correspondence

Letter dated June 18, 2025 from the Ministère des Affaires municipales et de l'Habitation - Programme d'amélioration et de construction d'infrastructures municipales (PRACIM)

2. FIRST QUESTION PERIOD

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

QUESTIONS WRITTEN AND READ DURING THE SESSION

The Mayor answers questions sent in writing before the meeting, and the Clerk reads them out.

The questioner is:

MARC PELLETIER

(00:00)

1. What has your investigation of the denaturalization of trees on the island of Trestle Cove revealed to date? Are there any measures under consideration to reduce the successive encroachments along the entire length of the trail, the Town's land, over the past 10 years by the wealthy residents of our beautiful trail?

ORAL QUESTIONS DURING THE SESSION

The speakers are:

STEWART BACON

(02:07)

2. He comments on the safety of cyclists on Victoria Street;

(08:21)

3. He points out the dangerous nature of the Knowlton Road sidewalk ending at Maple Street;

RON GLOWE

(11:40)

4. Reports on pavement conditions on Fisher Point Street;

ALAN EASTLEY

(12:53)

5. He asks what fines are applicable when an individual proceeds to cut down trees on municipal land, particularly near Tresle Cove;

AUDREY LAFERRIÈRE

(14:28)

6. She asked what measures could be taken to reduce the speed of traffic on Knowlton Road, in the Saint-Édouard school area;

ALICIA SOUTHALL

(22:46)
7. Following the citizens' meeting held by Hydro-Québec on June 6 concerning the Brome substation project, she asked what the Town's impressions or conclusions were on this subject;

(26:57)
8. She would like to know more about item 1.4 Deposit of correspondence.

KEN HAMMERSMITH

(29:03)
9. He asks why Mullarkey Street is privately owned and not a Town-owned street;

PIERRE LESSARD

(30:57)
10. He inquires about the demolition committee regarding the demolition at 124-138 Tibbits Hill Road, which was scheduled to take place before Council, but has been postponed;

(32:52)
11. He draws attention to the high speed of vehicles on Tibbits Hill Road and wishes to know if control measures, such as radar or a police presence, could be put in place there.

3. ADMINISTRATION / LEGISLATION

3.1. ADMINISTRATION

2025-07-176 **3.1.1. Accounts payable and lists of cheques issued**

*It is
Proposed by Lucy Gagnon
Seconded by Shelley Judge
And unanimously resolved by voice vote*

THAT Council approves the following lists:

- Accounts payable : 675 241,39\$
- Cheques issued # 2025-07: 1 899 135,49\$

ADOPTED

3.1.2. Progress accounts, invoices and miscellaneous expenses

3.1.2.1. Progress accounts

2025-07-177

3.1.2.1.1. VLB2025-03 - Resurfacing of various streets

WHEREAS the request for payment of progress report #1 (invoice #A028 18000840 2025) from Eurovia Québec Construction inc. in the amount of **\$752,931.76**, taxes included, for work performed under contract VLB2025-03 - Resurfacing of various streets. This amount includes a 10% holdback;

WHEREAS this amount includes the following change directives in the amount of \$11,694.25, taxes included:

- DC-1 - Added value for river stone at private driveways: \$575.29, taxes included;
- DC-2 - Leveling key for private driveways: \$11,118.96, taxes included

WHEREAS the payment recommendation of Laura Lee, Chief - Technical Services, to pay this progressive settlement with change directives DC-1 and DC-2;

*It is
Proposed by Shelley Judge
Seconded by Lucy Gagnon
And unanimously resolved by voice vote*

THAT THAT Council authorize the payment of progressive settlement #1 (invoice # A028 18000840 2025) to Eurovia Québec Construction inc. in the amount of **\$752,931.76**, taxes included, for work performed in execution of contract VLB2025-03 - Resurfacing of various streets, including change directives DC-01 and DC-02 in the total amount of \$11,694.25, taxes included, said payment being conditional to the receipt by the Town of all documents required to release payment, including proof of payment from subcontractors and/or suppliers, if applicable;

THAT be appropriated for the payment of this expense in the same amount, which will be financed from the Town's appropriated surplus for roads (accounting item # 59-131-00-000).

ADOPTED

2025-07-178

3.1.2.1.2. VLB2024-02 - Repairs to Montagne Street sector

WHEREAS the request for payment of progressive settlement #10 (invoice #013119) from G.J. Ménard Aménagement paysager inc. in the amount of **\$21,005.61\$** , taxes included, for work performed under contract AO VLB2024-02 - Travaux de réfection du secteur de la rue Montagne - Phase 2. This amount includes the adjustment of the special holdback;

WHEREAS this amount includes the following change directive in the amount of \$12,471.30, taxes included:

- DC-20: Drainage modification and landscaping in front of 43, St-Jude;

WHEREAS the payment recommendation from Avizo Experts-Conseils to pay this progressive settlement #10 in the amount of **\$21,005.61**, taxes included, including the change directive in the amount of \$12,471.30, taxes included;

WHEREAS the payment recommendation of Laura Lee, Manager - Technical Services, to pay this progressive statement with the change directive;

*It is
Moved by Shelley Judge
Seconded by Patrick Ouvrard
And unanimously resolved by voice vote*

THAT THAT Council authorize the payment of progressive settlement #10 (invoice #013119) to G.J. Ménard Aménagement paysager inc. in the amount of **\$21,005.61\$** , taxes included, for work performed in execution of contract AO VLB2024-02 - Travaux de réfection du secteur de la rue Montagne - Phase 2, including change directive DC-20, said payment being conditional to the receipt by the Town of all documents required to release payment, including proof of payment from subcontractors and/or suppliers, if applicable;

THAT be appropriated for the payment of this expense, the same amount to be financed from By-law 2021-07 decreeing an expense of \$6,499,247 and a loan of \$4,580,183 for the rehabilitation of water and sewer systems on roads in the rue Montagne sector, repayable over a period of twenty (20) years.

ADOPTED

3.1.2.2. Invoices and miscellaneous expenses

3.1.3. Agreements, contracts and mandates

2025-07-179 3.1.3.1. Awarding of contract - Purchase of membranes - West-Brome wastewater treatment plant

WHEREAS the Town must replace membranes at the West-Brome wastewater treatment plant;

WHEREAS the Town requested five (5) bids and received the following two (2) bids in connection with the awarding of this contract:

Bidders	Price (taxes included)
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Ecochem International inc.	91 980,00\$
CWA	180 294,25\$

- WHEREAS the lowest compliant bid is that of Ecochem International inc. in the amount of **\$91,980.00**, taxes included;
- WHEREAS the Ecochem International Inc. bid includes more options, including the inclusion of measuring instruments, unlike the CWA bid;
- WHEREAS the recommendation of Laura Lee, Chief - Technical Services, to accept the bid submitted by Ecochem International Inc;

*It is
Moved by Louise Morin
Seconded by Shelley Judge
And unanimously resolved by voice vote*

- THAT the Council award Ecochem International inc. the contract for the replacement of membranes at the West-Brome wastewater treatment plant in the amount of **\$91,980.00**, taxes included.

ADOPTED

2025-07-180 3.1.3.2. **Awarding of contract - Installation of lighting systems - Coldbrook Park**

- WHEREAS the Town of Brome Lake, through several adopted policies, encourages the development of cultural and artistic projects throughout its territory, and more specifically in the center of the village of Knowlton;
- WHEREAS Council's desire to enhance the attractions offered during the winter season and, in so doing, showcase the commercial and historical sector of the Village of Knowlton through the installation of luminous, artistic and interactive installations in Coldbrook Park;
- WHEREAS the Town requested two (2) bids and received the following two (2) bids in connection with the awarding of this contract:

Bidders	Price (taxes included)
CRÉOS	44 263,16\$
Wireframe	62 086,50\$

- WHEREAS the lowest compliant bid is that of CRÉOS in the amount of **\$44,263.16**, taxes included;

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

WHEREAS the recommendation of Nicholas Brien, *Acting* Director of Recreation, Tourism, Culture and Community Life, to accept the bid submitted by CRÉOS;

*It is
Proposed by Lucy Gagnon
Seconded by Pierre Laplante
And unanimously resolved by voice vote*

THAT Council award the contract to CRÉOS for the installation of luminous, artistic and interactive installations at Coldbrook Park in the amount of **\$44,263.16**, taxes included.

ADOPTED

2025-07-181 **3.1.3.3. Awarding of contract - VLB2024-06 - Collection and transportation of residual materials - Renewal for the year 2026**

WHEREAS resolution 2024-10-303, in which Council awarded Services Ricova inc. contract VLB2024-06 - Collection and transportation of residual materials for the period from December 1, 2024 to December 31, 2025;

WHEREAS this contract includes all waste collection and transportation services and contains renewal options in favor of the Town for the years 2026 and 2027;

WHEREAS it is necessary to award the contract for these services for the year 2026;

WHEREAS as of January 1, 2026, the Brome-Missisquoi MRC will assume responsibility for providing collection, transportation and disposal services for recyclable residual materials;

WHEREAS the recommendation of Robert Daniel, Assistant Director General and Director of the Public Works and Technical Services Department, to:

- i) not renew the contract for the collection, transportation and disposal of recyclable residual materials;
- ii) renew the contract with Services Ricova Inc., for the period from January 1, 2026 to December 31, 2026, for all services except the collection, transportation and disposal of residual recyclable materials;

*It is
Moved by Louise Morin
Seconded by Shelley Judge
And unanimously resolved by voice vote*

THAT Council renew contract VLB2024-06 for the period of January 1, 2026 to December 31, 2026 for all services,

with the exception of the collection, transportation and disposal of recyclable residual materials;

WHEREAS taking advantage of the renewal option, Council awards Services Ricova Inc. the contract for call for tenders VLB2024-06 - Collection and transportation of residual materials for the period from January 1, 2026 to December 31, 2026, in the amount of **\$702,788.48**, taxes included;

THAT the Council will decide whether or not to exercise the renewal option for the year 2027, in accordance with the deadlines stipulated in the contract.

ADOPTED

2025-07-182

3.1.3.4. Signing mandate - Inter-municipal agreement with Cowansville - Recreation and Cultural Services

WHEREAS the Town has an agreement with the Town of Cowansville for recreation and cultural services;

WHEREAS the recommendation of Nicholas Brien, *Acting* Director of Recreation, Tourism, Culture and Community Life, to renew the *Entente intermunicipale - Services de loisirs et de la culture* for a new three (3) year period, from September 2025 to September 2028;

*It is
Proposed by Lucy Gagnon
Seconded by Pierre Laplante
And unanimously resolved by voice vote*

THAT Council mandate the Mayor, Mr. Richard Burcombe, and the Director General, Mr. Gilbert Arel, to sign, for and in the name of the Town, the renewal of the *Entente intermunicipale - Services de loisirs et de la culture* with the Town of Cowansville for a new period of three (3) years, from September 2025 to September 2028, as well as all other documents necessary to give effect to this resolution.

ADOPTED

2025-07-183

3.1.3.5. Signing mandate - Intermunicipal agreement for partial delegation of jurisdiction and services concerning the regional network of ecocentres on the territory of the Brome-Missisquoi MRC

INTERMUNICIPAL AGREEMENT FOR PARTIAL DELEGATION OF JURISDICTION AND SERVICES CONCERNING THE REGIONAL NETWORK OF ECOCENTRES ON THE TERRITORY OF THE BROME-MISSISQUOI MRC
APPROVAL AND AUTHORIZATION TO SIGN

WHEREAS the evolution of the service and intermunicipal agreements concerning the ecocenter network on the Brome-Missisquoi territory since 2013;

- WHEREAS the gradual closure of local ecocenter services across the MRC's six poles in recent years;
- WHEREAS the Council of Mayors recognizes the importance of a regionalized ecocenter service in order to optimize resources, ensure more consistent and uniform management, and improve accessibility and efficiency of service throughout the territory;
- WHEREAS in recent years, the Council of Mayors has invested in optimizing the activities of the regional ecocentre located at Zone-Éco in Cowansville, and has given its approval to the regional ecocentre optimization project for the year 2025 via resolutions 552-1224 and 120-0325;
- WHEREAS it has become necessary to update the parameters of the agreement between the MRC and the 21 municipalities in order to provide a framework for services and activities related to the regional network of ecocentres on the territory of the Brome-Missisquoi MRC;
- WHEREAS the MRC wishes to exercise, in place of local municipalities, jurisdiction over services and activities related to the regional network of ecocentres in order to ensure an efficient, coherent and regional organization of the service;
- WHEREAS it is appropriate for municipalities to delegate to the MRC certain of their powers, in particular to enable the MRC to enter into an intermunicipal agreement with Zone-Éco and to establish a regional network of ecocentres;
- WHEREAS depending on local realities, the proposed agreement makes it possible for municipalities to set up complementary local services, or to offer a particular service or project, under certain conditions;
- 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 Partial Delegation of Jurisdiction and Services Agreement concerning the regional network of ecocentres on the territory of the Brome-Missisquoi MRC;
- WHEREAS there is a need to establish between the Parties, in particular, how to govern operations, provide for obligations as well as the terms and conditions for the distribution of financial contributions;

*It is
Proposed by Louise Morin*

Seconded by Patrick Ouvrard
And unanimously resolved by voice vote

- THAT the Town Council of Brome Lake approves the "Entente de délégation partielle de compétences et de services concernant le réseau régional d'écocentres sur le territoire de la MRC de Brome-Missisquoi" (the "Agreement").
- THAT Council authorize and mandate Mr. Richard Burcombe, Mayor, and Mr. Gilbert Arel, Director General, to sign said Agreement for and in the name of the Town;
- THAT Council appoint as contact person for the purposes of receiving communications and transmitting notices required under the terms of the Agreement, the resource occupying the position of Assistant Director General within the Town;
- THAT a copy of this resolution be forwarded to the Brome-Missisquoi MRC.

ADOPTED

3.1.4. Human resources

2025-07-184 3.1.4.1. Permanence - Thomas-Daniel Bergeron

- WHEREAS resolution 2024-12-345;
- WHEREAS the recommendation of Nicholas Brien, *Acting* Director of the Recreation, Tourism, Culture and Community Life Department, concerning the tenure of Mr. Thomas-Daniel Bergeron under the terms and conditions associated with tenure in the position of *Coordinator of Recreation and Leisure Facilities*;

It is
Proposed by Pierre Laplante
Seconded by Lucy Gagnon
And unanimously resolved by voice vote

- THAT Council confirms the tenure of Mr. Thomas-Daniel Bergeron, effective June 9, 2025, under the terms and conditions associated with tenure in the position of *Coordinator, Recreation and Infrastructures*.

ADOPTED

3.1.5. Miscellaneous

2025-07-185 3.1.5.1. Cancellation of residual balances on several borrowing by-laws

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

- WHEREAS the Town of Brome Lake has fully carried out the purposes of the by-laws listed in the Schedule, as provided therein;
- WHEREAS a portion of these by-laws has been permanently financed;
- WHEREAS for each of these by-laws, there is an uncommitted balance of the amount of the loan approved by the Minister of Municipal Affairs and Housing, which cannot be used for other purposes;
- WHEREAS the financing of these balances is not required and these balances should no longer appear in the Ministère's records;
- WHEREAS it is necessary, for this purpose, to amend the borrowing by-laws identified in the schedule to adjust the amounts of the expense and the loan and, if necessary, appropriate a grant or an amount from the Municipality's general fund;

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

- THAT the Town of Brome Lake modifies the by-laws identified in the annex as follows:
- 1. by replacing the expenditure or loan amounts by the amounts indicated under the "new expenditure amount" and "new loan amount" columns of the schedule;
 - 2. by modifying the provision relating to the allocation of a grant to indicate the amount appearing under the "grant" column of the schedule. The attached Memoranda of Understanding are deemed to form an integral part of the corresponding by-laws identified in the Schedule.
- THAT the Town of Brome Lake informs the Ministère des Affaires municipales et de l'Habitation that the borrowing authority of the by-laws identified in the appendix will not be used in their entirety due to the amendments made to these by-laws by the present resolution and, where applicable, to the co-payments made by the promoters or the sums received from taxpayers in a lump sum for the payment of their capital share. The amounts of these appropriations appear under the "Promoters" and "Cash Payment" columns of the schedule;
- THAT the Town of Brome Lake ask the Ministry to cancel in its records the residual balances mentioned in the appendix;

THAT a certified copy of this resolution be forwarded to the
Ministère des Affaires municipales et de l'Habitation.

ADOPTED

3.2. LEGISLATION - NOTICE OF MOTION / BY-LAWS

3.2.1. By-laws - Notice of motion/Presentation

3.2.2. By-laws - Adoption

2025-07-186 3.2.2.1. By-law 2025-05 - By-law fixing the remuneration payable to the electoral or referendum personnel of the Town - Adoption

WHEREAS at the regular Council meeting of June 2, 2025, notice of motion and presentation were given of By-law 2025-05 fixing the remuneration payable to the Town's election or referendum staff;

WHEREAS Councillor Lee Patterson mentioned the purpose of the by-law, as well as its scope;

WHEREAS a copy of said by-law was given to the members of Council within the time required by law and that those present declare having read it and renounce to its reading;

WHEREAS the clerk has taken the necessary steps to ensure that copies of said by-law are made available for public consultation prior to the start of the meeting;

It is
Proposed by Richard Burcombe
Seconded by Lucy Gagnon
And unanimously resolved by voice vote

Mayor Richard Burcombe exercises his right to vote

THAT Council adopt By-law 2025-05 fixing the remuneration payable to the Town's election or referendum staff.

ADOPTED

2025-07-187 3.2.2.2. Various borrowing by-laws - Concordance resolution - Bond issue of \$2,923,000 to be completed on July 21, 2025

Concordance and short term resolution relating to a bond loan in the amount of \$2,923,000 to be completed on July 21, 2025

WHEREAS in accordance with the following borrowing by-laws and for the amounts indicated opposite each of them, the

Consultation version

In case of discrepancy, the French version shall prevail

Town of Brome Lake wishes to issue a series of bonds, one bond per maturity, for a total amount of \$2,923,000 to be realized on July 21, 2025, distributed as follows:

By-laws Borrowing by-law #	For an amount of of
613	184 500 \$
2017-06	631 000 \$
2017-06	244 900 \$
2018-08	185 300 \$
2018-08	77 800 \$
2018-10	615 000 \$
618	121 100 \$
618	207 800 \$
2017-03	123 600 \$
2022-06	366 000 \$
2021-05	166 000 \$

WHEREAS it is necessary to amend the borrowing by-laws accordingly;

WHEREAS in accordance with the 1st paragraph of Section 2 of the Act respecting municipal debts and loans (RLRQ, chapter D 7), for the purposes of this bond issue and for borrowing by-laws numbers 613, 2017 06, 2018 08, 2018 10, 618, 2022 06 and 2021 05, the Town of Brome Lake wishes to issue for a shorter term than that originally set out in these by-laws;

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

THAT the borrowing by-laws indicated in the 1st paragraph of the preamble be financed by bonds, in accordance with the following:

1. the bonds, one per maturity, will be dated July 21, 2025;
2. Interest will be payable semi-annually on January 21 and July 21 of each year;
3. the bonds will not be redeemable in advance; however, they may be redeemed with the consent of the bondholders in accordance with the Act respecting municipal debts and loans (RLRQ, chapter D 7);
4. the Bonds will be registered in the name of CDS Clearing and Depository Services Inc. and will be deposited with CDS;
5. CDS will act on behalf of its participants as book-entry agent, bond-holding agent, paying agent and transaction agent for its participants;
6. CDS will proceed with the transfer of funds in accordance with the legal requirements of the Bond, and to this end, the Council authorizes the

Treasurer to sign the document required by the Canadian banking system entitled "Authorization for Corporate Pre-Authorized Debit Plan";

7. CDS will make principal and interest payments to participants by electronic funds transfer and, for this purpose, CDS will debit the required amounts directly from the following account:

BANK OF CANADA IMP. DE COMMERCE
KNOWLTON BANKING CENTER
308 CHEMIN KNOWLTON
KNOWLTON, QC
J0E 1V0

8. That the bonds be signed by the Mayor and Treasurer. The Town of Brome Lake, as permitted by the Act, has mandated CDS to act as authenticating financial agent and the bonds will become effective only when authenticated.

THAT with respect to the annual capital amortizations scheduled for 2031 and subsequent years, the term provided for in borrowing by-laws numbers 613, 2017 06, 2018 08, 2018 10, 618, 2022 06 and 2021 05 be shorter than that originally set, i.e. for a term of **five (5) years** (starting July 21, 2025), instead of the term prescribed for said amortizations, each subsequent issue to be for the balance or part of the balance due on the loan.

ADOPTED

4. URBAN PLANNING AND ENVIRONMENT DEPARTMENT

4.1. Tabling of the Urban Planning and Environment Department report

Filing of the monthly report of the Urban Planning and Environment Department.

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

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

4.3. EXTERIOR MODIFICATION REQUESTS - SPAIP

2025-07-188

4.3.1. 42-56, rue des Bouleaux, lot #6 422 147, zone UC-4-L13

Type of request: Construction of a multi-family building

WHEREAS the filing of a request for the construction of a multi-family building with eight (8) units;

WHEREAS this request is subject to By-law 601 respecting Site Planning and Architectural Integration Programs (SPAIP), specifically SPAIP-11 concerning a housing project comprising three (3) or more dwellings and SPAIP-12 concerning the creation of an irregular lot;

WHEREAS resolution CCU-25-053 of the CCU and its recommendation to accept the request on the condition that the landscaping proposal be improved on the frontage of the lot;

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

THAT THAT Council grant PIIA-11 and PIIA-12 for the construction of an eight (8) unit multi-family building on condition that the landscaping proposal be improved (in consultation with the Planning and Environment Department) in front of the lot located at 42-56, rue des Bouleaux, lot #6 422 147, zone UC-4-L13.

ADOPTED

2025-07-189 4.3.2. 272, rue de Bondville, lot #4 266 744, zone UC-4-L13

Nature of request: Creation of a serviced lot

WHEREAS the filing of a subdivision application for the creation of a lot serviced by the aqueduct and sewer network;

WHEREAS this request is subject to By-law 601 respecting Site Planning and Architectural Integration Programs (SPAIP), specifically the SPAIP-8 concerning a cadastral operation for the creation of a serviced lot permitting the construction of a new building;

WHEREAS Council had previously accepted a subdivision proposal subject to certain conditions, but the owner has decided not to proceed with the subdivision

WHEREAS resolution CCU-25-054 of the CCU and its recommendation to refuse the request;

*It is
Proposed by Lee Patterson
Seconded by Lucy Gagnon
And unanimously resolved by voice vote*

THAT RESOLVED TO turn down request PIIA-8 for the subdivision of a lot serviced by the aqueduct and sewer network at 272, rue de Bondville, lot #4 266 744, zone UC-4-L13.

THAT Council is of the opinion that the shape and limits of the lots proposed in the request are not in harmony with the site and its immediate environment.

ADOPTED

2025-07-190 4.3.3. 687 Lakeside Road, lot #4 265 050, zone UV-7-E15

Nature of request: Addition to a main building

WHEREAS a request for the expansion of a main building;

WHEREAS this request is subject to By-law 601 respecting Site Planning and Architectural Integration Programs (SPAIP), specifically the SPAIP-2 concerning residential buildings and lots;

WHEREAS resolution CCU-25-055 of the CCU and its recommendation to accept the request;

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

THAT THAT Council grant the SPAIP-2 for the extension of the main building at 687, ch. Lakeside, lot #4 265 050, zone UV-7-E15.

ADOPTED

4.4. MINOR EXEMPTION REQUESTS

2025-07-191 4.4.1. 19, rue Gerald-Wright, lot #4 265 571, zone UV-11-H16

Nature of request: To regularize all derogations following new construction.

The applicant, Natalie Foegele, addressed Council requesting that the applications be granted.

The neighbor of 19, rue Gerald-Wright, Jean Demers, addressed Council in support of the applicant.

WHEREAS the tabling of a request to implement and regularize the following set of minor exemptions:

MINOR EXEMPTION # 1

WHEREAS the presence of 4 mechanical appliances (3 heat pumps and a generator) and 3 propane tanks, all located in the minimum front yard;

WHEREAS Section 31 of Zoning By-law No. 596 stipulates that mechanical appliances and tanks cannot be located in the minimum 6.0-metre front yard for this zone;

WHEREAS one of the heat pumps was included in the construction plan submitted with the building permit application, but the other six elements were not proposed;

MINOR EXEMPTION # 2

WHEREAS the presence of an 11.7-metre wide driveway;

WHEREAS Section 47 of Zoning By-law No. 596 stipulates that the maximum width of a driveway is 6.0 metres;

WHEREAS the presence of a driveway located at a distance of 2.2 metres from the intersection of two street lines;

WHEREAS Section 47 of Zoning By-law No. 596 stipulates that a driveway must be located at a minimum distance of 7.5 metres from the intersection of two street lines;

WHEREAS a driveway conforming to the regulations was proposed with the building permit application for the residence, but was not respected, and that several vehicles are constantly present at the owner's home, justifying her need for additional space;

MINOR EXEMPTION # 3

WHEREAS the presence of an accessory building located at a minimum distance of 5.19 metres from the front line;

WHEREAS Section 31 of Zoning By-law No. 596 stipulates that accessory buildings are not permitted in the minimum 6.0-metre front yard;

WHEREAS the presence of an accessory building located at a distance of 2.3 metres from the main building;

WHEREAS article 35 of zoning by-law no. 596 stipulates that an accessory building must be located at a minimum distance of 3.0 metres from the main building;

WHEREAS a construction permit has been issued for the erection of said accessory building in compliance with the applicable regulations;

WHEREAS resolution CCU-25-056 of the CCU and its recommendation to:

- i) grant the request for minor exemption number 1 (presence of 4 mechanical devices in the minimum front yard), provided that the plant elements proposed by the owner are installed;
- ii) refuse minor exemption request number 2 (driveway) concerning the driveway width of 11.7 metres, and its

location at a distance of 2.2 metres from the intersection of two street lines;

iii) accept minor exemption request number 3 (accessory building), on condition that the Fire Department gives a favourable opinion regarding the location of the accessory building;

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

THAT RESOLVED TO approve minor exemption request #1 for the presence of four (4) mechanical devices located in the minimum front yard on condition that the owner's proposed landscaping be installed at 19, rue Gerald-Wright, lot #4 265 571, zone UV-11-H16;

THAT THAT Council refuse the request for minor exemption #2 concerning the presence of a driveway 11.7 metres wide and 2.2 metres from the intersection of two street lines, on condition that the access to the property be reduced to comply with the 6-metre requirement at 19, rue Gerald-Wright, lot #4 265 571, zone UV-11-H16, Council being of the opinion that the refusal of the request does not cause serious prejudice to the applicants;

THAT THAT Council refuse the request for minor exemption #3 for the location of an accessory building at a minimum distance of 5.19 metres from the front lot line and at a distance of 2.3 metres from the main building at 19, rue Gerald-Wright, lot #4 265 571, zone UV-11-H16, Council being of the opinion that the refusal of the request does not cause a serious prejudice to the applicants.

ADOPTED

2025-07-192

4.4.2. 222, ch. de Foster, lot #4 265 125, zone ID-25-D17

Nature of request: Main building in lateral setback

WHEREAS the filing of a request to locate a main residential building at a distance of 1.78 metres from the lateral lot line;

WHEREAS Zoning By-law No. 596 stipulates that the required lateral setback is 4 metres;

WHEREAS the request specifically consists in rebuilding a residence, following a fire, on the existing foundations since acquired rights have been lost;

WHEREAS the filing of a letter from the immediate neighbor stating that he has no objection to the said minor exemption;

WHEREAS resolution CCU-25-057 of the CCU and its recommendation to accept the request for a minor exemption, with the condition that access to the basement entrance be along the existing foundation;

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

THAT RESOLVED TO approve this request for minor exemption and allow the construction of a main residential building at a distance of 1.78 metres from the lateral lot line, provided that the access to the basement entrance is along the existing foundation at 222, ch. de Foster, lot #4 265 125, zone ID-25-D17.

ADOPTED

4.5. ZONING CHANGE REQUEST(S)

4.6. SUBDIVISION APPLICATION(S)

- 2025-07-193
- 4.6.1. Cancellation of park fees resolution - Chemin Johnston - lots 6 327 254, 6 327 255 and 6 340
- 4.6.2. 724, Zone RFB-1-Q7

WHEREAS the filing in June 2024 of a subdivision application for lots 6 327 254, 6 327 255 and 6 340 724 to create two building lots;

WHEREAS Council resolution 2024-06-178 requiring a contribution of 10% of the value of the land covered by this request;

*It is
Moved by Louise Morin
Seconded by Shelley Judge
And unanimously resolved by voice vote*

THAT Council rescind resolution 2024-06-178.

ADOPTED

4.7. REQUEST TO THE C.P.T.A.Q.

- 2025-07-194
- 4.7.1. 251, chemin du Centre, lots 6 621 978, 4 196 247, zone AF-11-K8

WHEREAS a request for authorization to the CPTAQ has been submitted for the use of a lot for purposes other than agriculture (continuation of the operation of a gravel pit previously authorized by the CPTAQ in its decision

427988) on lots 6 621 978 and 4 196 247, Cadastre of Québec, 251, chemin du Centre, zone AF-11-K8;

WHEREAS the request is in compliance with the Planning By-laws, specifically Zoning By-law No. 596 and Subdivision By-law No. 597;

WHEREAS Council has considered the decision criteria of Section 62 of the *Act respecting the preservation of agricultural land and agricultural activities*;

WHEREAS there are no other suitable spaces available on the territory of the municipality and outside the agricultural zone that could satisfy the request, and this, according to Article 58.2 of the *Act respecting the protection of agricultural land and agricultural activities*;

*It is
Proposed by Shelley Judge
Seconded by Louise Morin
And unanimously resolved by voice vote*

THAT Council support the request for authorization to the CPTAQ for the use of a lot for a purpose other than agriculture (continuation of the operation of a gravel pit previously authorized by the CPTAQ in its decision 427988) on lots 6 621 978 and 4 196 247, Cadastre of Quebec, 251, chemin du Centre, zone AF-11-K8.

ADOPTED

4.8. Other

2025-07-195

4.8.1. Request for the occupation of public property - Lot 4 265 584 - zone UREC-2-J16

WHEREAS By-law 2017-04 (By-law respecting the occupation of public property);

WHEREAS the filing of a request for the permanent occupation of the public domain submitted by the owner of lots 4 266 543 and 6 397 390, of the Cadastre of Quebec, at 242, chemin Lakeside;

WHEREAS this request is for the permanent occupation of a portion of lot 4 265 584, Cadastre du Québec, located in the right-of-way of the multifunctional trail, owned by the Town;

WHEREAS the permanent occupation would consist of stone steps;

WHEREAS this request is in conformity;

*It is
Proposed by Pierre Laplante
Seconded by Shelley Judge*

And unanimously resolved by voice vote

THAT THAT Council refuse the permanent occupation of the public domain for part of lot 4 265 584, Cadastre of Quebec, located in the right-of-way of the multipurpose pathway, as per the request submitted by the owner of lots 4 266 543 and 6 397 390, Cadastre of Quebec, at 242, chemin Lakeside, specifically the stone steps descending diagonally from chemin Lakeside to the multipurpose pathway; and the steps descending from the multipurpose pathway to the lake shore.

ADOPTED

2025-07-196 4.8.2. Environmental Advisory Committee - Appointment

WHEREAS the vacant seat on the Advisory Committee on the Environment of Mrs. Lou-Anne Daoust-Filiatrault, who has tendered her resignation from the Committee;

WHEREAS the recommendation of Ms. Louise Morin, Councillor and Chair of the Advisory Committee on the Environment , to appoint Mr. Alain Picard as a new member of the Committee;

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

THAT Council appoints Mr. Alain Picard as member of the Environmental Advisory Committee for a renewable term of one (1) year.

ADOPTED

5. PUBLIC SAFETY

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

Monthly report from the Public Safety & Fire Department and First Responder Supervisor

Councillor Patrick Ouvarde mentions the following points:

- The fire department responded to 28 incidents in the past month, and first responders responded to 30 incidents in the Brome Lake area and 3 in the village of Brome;
- A meeting of the traffic committee will be held at the end of July to discuss a number of issues, including safety on Knowlton Road;
- At the end of the season, we will hold a meeting of the water safety committee.

2025-07-197 5.2. Implementation plan for the Fire Safety Cover Plan project

- WHEREAS pursuant to Section 8 of the *Fire Safety Act*, Regional County Municipalities must, in consultation with local municipalities, establish a Fire Safety Cover Plan for their entire territory;
- WHEREAS article 29 of the *Fire Safety Act* requires the regional authority to revise its plan;
- WHEREAS the Ministère de la Sécurité publique's current fire safety guidelines define the framework for the development of the Fire Safety Cover Plan and the objectives to be achieved;
- WHEREAS fire safety activities and measures must meet the fire safety objectives of the Minister of Public Security;
- WHEREAS in accordance with article 16 of the *Fire Safety Act*, each municipality concerned and the regional authority determine the specific actions to be carried out and the conditions for their implementation;
- WHEREAS these actions and their implementation conditions are set out in a plan to be adopted by each authority responsible for them;
- WHEREAS the Town of Brome Lake's implementation plan will be integrated into the Brome-Missisquoi MRC's draft revised RCM plan;

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

- THAT the Council of the Town of Brome Lake adopts the implementation plan of the revised Fire Safety Cover Plan of the Brome-Missisquoi MRC;
- THAT a copy of this resolution be forwarded to the Brome-Missisquoi MRC.

ADOPTED

2025-07-198 5.3. Request to the Ministère des Transports et de la Mobilité durable - Speed, safety and visibility - Knowlton road

- WHEREAS Knowlton Road (routes 104 and 243) is a main road in the Village of Knowlton;
- WHEREAS Knowlton Road crosses mixed-use sectors, including residential areas (single-family and multi-family), an elementary school, as well as commercial and industrial sectors;
- WHEREAS the receipt of complaints concerning the non-respect of 50 km/h and 30 km/h speed limits in the Village of Knowlton;

WHEREAS Council is of the opinion that the current layout of Knowlton Road poses a risk to public safety and that it would be desirable to implement measures to reduce this risk;

WHEREAS Knowlton Road (routes 104 and 243) is under provincial jurisdiction;

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

THAT Council ask the ministère des Transports et de la Mobilité durable to study the situation and suggest solutions to reduce speed and ensure safety on the section of Knowlton Road (routes 104 and 243) in the Village of Knowlton, notably: at the entrance to the village from Spring Hill Street, in the expanded area of Saint-Édouard School, as well as in the area of new multi-family constructions near numbers 436 to 440 Knowlton Road.

ADOPTED

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

Councillor Shelley Judge mentions the following points:

- She thanked organizers, volunteers and public works employees for holding events such as Canada Day and Saint-Jean Day;
- Road work continues on Glennview, Edgehill, Rock Island Bay, etc.

7. RECREATION, CULTURE, TOURISM AND COMMUNITY LIFE

7.1. LSCLB monthly report

Monthly reports from the Leisure, Culture, Tourism and Community Life Department.

Councillor Lucy Gagnon mentions the following points:

- The weekly food truck event continues on Wednesdays throughout the summer;
- The famous Tour des arts will be held from July 12-20;
- Festive Fridays will continue, offering a variety of activities;
- Escales Lac-Brome continues to offer guided tours around Lac-Brome aboard a small bus;

- Artist Muriel Faille presents an art project *Au coeur de l'Eau* in Coldbrook Park.

7.2. Requests for financial contributions

2025-07-199 7.2.1. Recision of resolution 2025-05-151 - Financial contribution to the Knowlton Players organization

WHEREAS resolution 2025-05-151 granting a financial contribution of \$5,000 to the Knowlton Players organization;

WHEREAS the financial contribution was returned to the Town uncashed;

*It is
Moved by Pierre Laplante
Seconded by Lucy Gagnon
And unanimously resolved by voice vote*

THAT that Council proceed with the revision of resolution 2025-05-151.

ADOPTED

2025-07-200 7.2.2. Replacement of a financial contribution to Knowlton Academy in 2024

WHEREAS in November 2024, Council authorized a financial contribution of \$7,500 to Knowlton Academy for the gardening program (resolution 2024-11-332);

WHEREAS expenses incurred in 2024 by Knowlton Academy in connection with this program were not claimed during the 2024 fiscal year;

WHEREAS it is appropriate to withdraw the financial contribution for 2024 and replace it with an identical contribution chargeable to the budget for fiscal year 2025;

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

THAT Council rescind resolution 2024-11-332 with respect to Knowlton Academy's request for a financial contribution from 2024 for the gardening program in the amount of \$7,500;

THAT Council authorize the expenditure of \$7,500 for Knowlton Academy for its gardening program, as a replacement for the same amount authorized in cancelled resolution 2024-11-332.

ADOPTED

2025-07-201 7.2.3. Other requests for financial contributions

*It is
Proposed by Lucy Gagnon
Seconded by Louise Morin
And unanimously resolved by voice vote*

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

- Club nautique de Lac-Brome: \$600 (100% Girls Sailing Camp);
- Village de Foster - Community event: \$6,000 (participatory budget), (subject to receipt of a decision summary from the Recreation Department);
- Village of West-Brome: Community event: \$3500 (participatory budget)

ADOPTED

7.3. Request(s) for use of public property

8. LOCAL ECONOMY

2025-07-202 8.1. Facade renovation (2) - 110 Lakeside Road (Saint-Paul)

WHEREAS Council adopted By-law 2021-08 concerning the Town's economic development 2021-2025;

WHEREAS one of the purposes of By-law 2021-08 is to stimulate the development of the service sector with a tax credit program for expansions and renovations of commercial buildings;

WHEREAS the owner has submitted a request for financial assistance that is complete and compliant with the by-law for work to renovate the façade at 110 Lakeside Road, lot 4 266 335;

WHEREAS the work is subject to a request for a site planning and architectural integration program (SPAIP) and the issuance of all necessary permits;

WHEREAS the recommendation of Caroline Cusson, Director, Finance and Treasury Department, to declare this project eligible for financial assistance up to a maximum amount of \$10,000 in accordance with By-law 2021-08;

*It is
Moved by Louise Morin
Seconded by Shelley Judge
And unanimously resolved by voice vote*

THAT THAT Council approve the request for financial assistance for the renovation of the facade at 110 Lakeside Road, lot 4 266 335, for a maximum amount of \$10,000;

THAT the disbursement of said grant is conditional upon compliance with the provisions of By-law 2021-08 and the receipt of a complete claim, following the work completed, and this within twelve (12) months of the present resolution;

THAT the same amount be earmarked for the payment of this expense, to be financed from budget item 02-621-00-996.

ADOPTED

9. VARIA

2025-07-203

9.1. Modification - Council meeting schedule - 2025

WHEREAS the Council adopted the calendar of Council meetings for 2025 in November 2024 (resolution 2024-11-333);

WHEREAS the date set for the November 2025 Council meeting is November 10, 2025;

WHEREAS section 264 of the *Act respecting elections and referendums in municipalities* requires a delay of four (4) days after the November 2, 2025 vote before the proclamation of the elected candidates, which limits the preparation time of the newly elected for the Council meeting scheduled for November 10;

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

THAT Council adopt the modified calendar of regular meetings for the year 2025, with the change of date for the November meeting from November 10 to November 17, 2025:

- January 13, Centre Lac-Brome, 270 Victoria Street
- February 3, Centre Lac-Brome, 270 Victoria Street
- March 3, Centre Lac-Brome, 270 Victoria Street
- April 7, Centre Lac-Brome, 270 Victoria Street
- May 5, Centre Lac-Brome, 270 Victoria Street
- June 2, Centre Lac-Brome, 270 Victoria Street
- July 7, Centre Lac-Brome, 270 Victoria Street
- August 4, Centre Lac-Brome, 270 Victoria Street
- September 2, Centre Lac-Brome, 270 Victoria Street
- September 29, Centre Lac-Brome, 270 Victoria Street
- **November 17, Centre Lac-Brome, 270 Victoria Street**

- December 1, Centre Lac-Brome, 270 Victoria Street
-

ADOPTED

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 were:

LARRY INGOLD

(00:00)

12. He would like to know why the provincial government has postponed the grant for the construction of the fire station and asks for clarification on this subject;

(02:42)

13. He reports problems related to bicycle traffic on rue Victoria, in particular cyclists' disregard for signage;

LÉA BRAULT

(05:20)

14. Asks why the SPAIP at 272 rue de Bondville (item 4.3.2) was refused;

ALICIA SOUTHALL

(15:39)

15. She just wants to confirm that the project on rue des Bouleaux calls for the construction of a single 8-unit multi-family building (point 4.3.1);

(15:53)

16. She asks for details on the construction of the future fire station;

RON GLOWE

(22:07)

17. He shares information about the Men's Sheds organization in Brome Lake, of which he is a member, and mentions the help this organization can provide to the community.

2025-07-204

11. ADJOURNMENT OF MEETING

*It is
Moved by Patrick Ouvrard
Seconded by Shelley Judge
And unanimously resolved by voice vote*

THAT the meeting be adjourned, the agenda having been exhausted.
It is 9 p.m.

ADOPTED

Richard Burcombe
Mayor

Owen Falquero
Clerk