



PUBLIC NOTICE

PUBLIC CONSULTATION MEETING

By-law 596-6 amending zoning By-law 596

- 1- At a regular sitting of Council held on February 6, 2017, the municipal council adopted the first draft of By-law 596-6 amending zoning By-law 596.
- 2- This by-law aims to :
 - Remove agricultural use A10 from certain zones within the urban perimeter (zones UC-1-M2, UC-2-N3, UC-3-C15, UMV-1-P3, UREC-2-J16 and UV-12-I17), in accordance with the revised Land Use Planning and Development Plan (second replacement) no. 05-0508 of the Brome-Missisquoi RCM;
 - Enable, in zones ID-23-N14 and ID-17-K9, specific standards for the extension of the main building and the installation of an accessory building, whose installation is derogatory and protected by acquired rights in the front yard (Minimum front setback in these zones is 60 m);
 - Allow more than one main building in areas beginning with RF (recreational forest);
 - No longer require a sloping roof with a slope of at least 25% for a shed, a garage or a carport with a surface area of less than 55 m², for the entire territory;
 - To modify the boundaries of zone UP-4-K15, to allow for the residential use in the former rectory associated with St. Paul's Anglican Church;
 - Reduce to 3 m the minimum distance to be respected from the lateral and rear lines of a tract of land, for the installation of a heat pump, for the whole territory;
 - Allow the use of "wild or rustic camping" in zone RF-9-P12 and limit the number of sites per hectare.
- 3- A public consultation on this draft by-law will be held on **March 6, 2017, at 6 p.m.** at Buchanan Hall, Centre Lac-Brome, 270, Victoria Street, Brome Lake.
- 4- The aim of this meeting is to present the first draft of the By-law and receive the comments of every person and body concerning the subject.
- 5- This draft By-law contains provisions that are subject to approval by way of referendum;
- 6- This draft By-law can be consulted at Town Hall, 122 Lakeside Road, Brome Lake, during business hours : Monday to Friday from 8 a.m. to noon and from 1 p.m. to 4:30 p.m.

Approximative description of concerned zones:

Zones UC-1-M2, UC-2-N3, UC-3-C15, UMV-1-P3, UREC-2-J16 and UV-12-I17 are zones within the urban perimeter. Zone UV-12-I17 concerns tracts of land located between Brome Lake and Lakeside Road (from Fisher's Point to the Knowlton Golf Club), UREC-2-J16 zone concerns the Knowlton Golf Club (approximately from Lakeside Road to Ball Street), Zone UC-3-C15 is for the Foster area (lands on both sides of Route 243 near the junction with Foster Road), Zone UC-1-M2 and Zone UC-2-N3 are for the Gilman Corner area (located at the junction of Route 104 and West-Brome Road) and UMV-1-P3 concerns the West Brome area (comprised of Durkee Street and McCurdy Road and West-Brome Road).

Zone ID-17-K9 concerns a destructured tract of land on both sides of Frizzle Road, near the junction with Brome Road.

Zone ID-23-N14 concerns a destructured tract of land on both sides of Sugar Hill Road, specifically the portion of the junction with Byers Road.

All zones starting with RF represent recreational-forest areas, located outside the urban perimeter and within a green zone. They are all located in the south of the municipality and almost entirely south of Knowlton Road.

UP-4-K15 zone includes the St. Paul's Anglican Church as well as the rectory on St. Paul's Road and the Town Hall.

Zone RF-9-P12 concerns a territory on the southern boundary of the municipality (bounded on the south by the boundary with Sutton and on the east by the territorial boundary with Brome). The zone includes tracts of land along Draper Road and Auclair Road.

Some provisions apply to the entire territory.

The illustration of these zones may be consulted at the office of the municipality.

Given at Brome Lake
This February 14, 2017

Edwin John Sullivan, B. Sc. LL. B.
Attorney
Town Clerk