



VILLE DE LAC-BROME
TOWN OF BROME LAKE

PUBLIC NOTICE

BY-LAW 596-6

BY-LAW AMENDING ZONING BY-LAW 596
(second draft)

To interested persons having the right to sign an application to participate in a referendum

PUBLIC NOTICE is given of the following:

1. A public consultation on the first draft of By-law 596-6 (By-law amending zoning By-law 596) was held on March 6, 2016, at 6 p.m., at Buchanan Hall, Centre Lac-Brome, located at 270 Victoria Street, Brome Lake;
2. The second draft of By-law 596-6 (By-law amending zoning By-law 596) was adopted at a sitting of Council held on March 6, 2016;
3. This second draft of By-law 596-6 contains a provision that that can be subject to an application by any interested person of subject zone or contiguous zones described below whereas a by-law containing such provisions be submitted for the approval of qualified voters in accordance with an *Act respecting Elections and Referendums in Municipalities*.

4. An application having as its subject the following provision or provisions :

Article 3a) : Allow, in zones ID-17-K9 and ID-23-N14, the extension of a derogatory main building protected by acquired rights with respect to the minimum front setback, without ever increasing the derogation with respect to distance from the front line.

Article 4a) and c) : Allow in zones ID-17-K9 and ID-23-N14, the installation of a garage, a shed or a hangar in the minimum front yard without ever being installed at a lesser distance from the front line than the main derogatory building protected by acquired rights.

May come from zone ID-17-K9 or zones contiguous (zones AF-11-K8 and AF-17-J11) to it.

May come from zone ID-23-N14 or zones contiguous (zones RFB-2-M13, RF-11-M16, RF-13-N16, ID-22-N15, RF-12-N15) to it.

Such an application is to the effect that the by-law containing the provision is subject to the approval of the qualified voters of the zone to which it applies and those in any zone contiguous to it from where may come a valid application in respect to said provision.

Article 4b) : Reduce, from 4.5 m to 3 m, the minimum distance to be respected for lateral and rear setbacks for the installation of a heat pump on a lot.

May come from any or all of the territory's zones or zones contiguous to said zones.

Such an application is to the effect that the by-law containing the provision is subject to the approval of the qualified voters of the zone to which it applies and those in any zone contiguous to it from where may come a valid application in respect to said provision.

Article 6a) : Allow more than one main building per land for zones beginning with "RF" (recreational-forest zones).

May come from any or all of the territory's zones beginning with " RF " or zones contiguous to said zones.

Such an application is to the effect that the by-law containing the provision is subject to the approval of the qualified voters of the zone to which it applies and those in any zone contiguous to it from where may come a valid application in respect to said provision.

Article 7 a) : Expansion of the URA-23-K15 zone from part of the UP-4-K15 zone (land occupied by the Anglican church rectory).

May come from zone UP-4-K15 or zones contiguous (zones UCV-4-K15, URC-7-K15, URA-17-K15, URA-23-K15, UE-3-K15) to it.

Such an application is to the effect that the by-law containing the provision is subject to the approval of the qualified voters of the zone to which it applies and those in any zone contiguous to it from where may come a valid application in respect to said provision.

Article 8 a) and b): Allow, in zone RF-9-P12, the specific use of "wilderness or rustic camping" stipulating a maximum of 10 camping sites per hectare.

May come from zone RF-9-P12 or zones contiguous (zones RF-14-P14 and RF-15-Q16) to it.

Such an application is to the effect that the by-law containing the provision is subject to the approval of the qualified voters of the zone to which it applies and those in any zone contiguous to it from where may come a valid application in respect to said provision.

5. Is an interested person, any person who on March 6, 2017, is not disqualified from voting and meets the following requirements :
 - be a natural person of full age and a Canadian citizen, and not be under curatorship; AND
 - be domiciled in the territory of the municipality or, as the case may be, in the sector concerned and, for at least six months, in Québec ; OR
 - be a person who has been, for at least 12 months, the owner of an immovable or the occupant of a business establishment, within the meaning of the *Act respecting municipal taxation* (chapter F-2.1), situated in the territory of the municipality or, as the case may be, in the sector concerned;
6. All such provisions of the second draft having not been the subject of a valid application may be included in a by-law that will not be subject to approval by the qualified voters.
7. For more ample information in order to determine who are the interested persons of each zone or concerning the exercise by a moral person (company) of its right to sign an application, please contact the undersigned.
8. To be valid, any application must state clearly the provision to which it refers and the zone or sector of a zone from which it originates AND:
 - be signed by at least 12 interested persons in a zone or sector (see illustration) in which there are more than 21 interested persons, or, in other cases, by a majority of the interested persons AND
 - be signed by at least twelve persons from the contiguous zones, the zones contiguous to the zone (see description or consult the illustration at Town Hall), or if there are 21 or fewer interested, by a majority of them AND
 - be received by the municipality not later than the eighth day following the day on which the notice is published
9. This second draft by-law can be consulted at the Town Hall, located at 122 Lakeside Road, Brome Lake, during the following business hours: Monday to Friday, 8 a.m.-noon and 1 p.m.-4:30 p.m.;
10. Zone, zone sector or part of territory concerned :

Zone ID-17-K9 concerns a destructured tract of land on both sides of Frizzle Road, near the junction with Brome Road. Contiguous zones (zones AF-11-K8 and AF-17J11) cover tracts of land located in a green zone, on both sides of Brome and Frizzle Roads.

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. Contiguous zones (zones RFB-2-M13, RF-11-M16, RF-13-N16, ID-22-N15, RF-12-N15) almost entirely cover tracts of land located in a green zone, along Stagecoach, Byers, Sugar Hill, Spring Hill et du Mont-Écho Roads.

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. The same applies to zones contiguous to said zones.


Zone UP-4-K15 includes the St. Paul's Anglican Church as well as the rectory located on St. Paul's Road and the Town Hall. Contiguous zones (zones UCV-4-K15, URC-7-K15, URA-17-K15, URA-23-K15, UE-3-K15) cover part of Lakeside Road, part of St-Paul Road, Edgehill and Hillside Streets as well as Mill's pond (*étang du Moulin*).

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. Contiguous zones (zones RF-14-P14 and RF-15-Q16) cover tracts of land in a green zone, mainly along Stagecoach and Boivin Roads.

The provision concerning the implementation of a heat pump applies to the entire territory.

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

Given at Brome Lake
This March 14 2017


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