



PUBLIC NOTICE

TO QUALIFIED VOTERS HAVING THE RIGHT TO SIGN AN APPLICATION FOR THE HOLDING OF A REFERENDUM CONCERNING A SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSALS FOR AN IMMOVABLE (SCAOPI) APPLICATION FOR 1169 KNOWLTON ROAD, TOWN OF BROME LAKE

PUBLIC NOTICE is hereby given:

At a sitting of Council held on May 1, 2023, the municipal council of Town of Brome Lake adopted resolution 2023-05-154 adopting the **Second Draft Project** of an application submitted in accordance with By-Law number 406 regarding a SCAOPI at **1169 Knowlton Road, Town of Brome Lake, Lot 3 939 811, zone UC-1-M2.**

The adoption of the Second Draft Project follows a consultation meeting held on May 1, 2023,

The Second Draft Project concerns the following provision of a SCAOPI commercial development project located at 1169 Knowlton Road:

- i) **to authorize two separate primary uses in two separate buildings on a single lot. Article 129 of bylaw 596 permits only one primary use in a single primary building;**
- ii) **to authorize a parking area with slots at a 60-degree angle and an access road 10.5 m wide. Article 47 of bylaw 596 requires an access road of a minimum width of 11.9 m;**
- iii) **to authorize a parking area with 12 spaces. Article 46 of bylaw 596 requires a minimum of 26 parking spaces;**
- iv) **to authorize a grass border of 1 m adjacent to the road. Article 47 of bylaw 596 requires a minimum distance of 3 m.**

These provisions are subject of an Application for the Holding of a Referendum by Interested Persons of the target zone or contiguous zones, in accordance with *An Act Respecting Elections and Referendums in Municipalities*.

DESCRIPTION OF TARGET AND CONTIGUOUS ZONES

Interested Persons of the following zones may make an Application that the provisions of the Second Draft Project be subject to the approval by Qualified Voters of the **target Zone and contiguous zones**.

The target zone for this project is zone **UC-1M2**, situated on Knowlton Road (Route 104) on the western border of Town of Brome Lake and Cowansville. The contiguous zones are **AF-3-K3, AFI-2-M2, URA-1-M3, URM-1-M3, ID-14-N3, UC-2-N3, AF-4-O2, UREC-4-N1, et URA-2-M1**. These zones include parts of the following roads : West Brome, Knowlton, Centre, Rogers, Frank Santerre, McCutcheon and Scott

INTERESTED PERSONS

An Interested Person is anyone not subject to a voting disqualification and who meets the following conditions on May 1, 2023:

- Be of full age, of Canadian citizenship and not be under curatorship;
AND
- Be domiciled in a target zone or contiguous zone from which a valid Application can be submitted and be resident in Québec for a minimum of six (6) months;
OR
- Be during the previous twelve (12) months the owner of an immovable or occupant of a business establishment according to *An Act Respecting Municipal Taxation*, in a target zone or contiguous one from where may be submitted an application.

Additional conditions for undivided co-owners of a building or co-occupants of a business establishment:

- Be designated, by means of a power of attorney signed by the majority of the co-owners or co-occupants, as being the person having the right to sign the application in their name and be entered on the referendum list, when applicable.

Condition for the exercise of the right to sign an application by a moral person: every moral person must designate among its members, directors and employees, by resolution, a person who, on May 1, 2023, is of full age and is a Canadian citizen, is not under curatorship and is not subject to any inability to vote under the Law.

Except in the case of a person designated as the representative of a moral person, no person may be considered as a person interested in more than one capacity in accordance with section 531 of *An Act Respecting Elections and Referendums in Municipalities*.

CONSULTATION AND MAKING A VALID APPLICATION

The Second Draft Project may be consulted and the **Application** can be made using the *Application for the Holding of a Referendum* form available at Town Hall, 122 Lakeside Road, Brome Lake (Monday to Thursday from 8:00 am until 4:00 pm, Friday 8:00 am until noon), or on the Town of Brome Lake website: www.ville.lac-brome.qc.ca/municipal-life/public-notice

For the Application to be valid, the person qualified to vote must include with the Application a copy (photo or photocopy) of one of either: their health insurance card issued by the *Régie de l'assurance-maladie du Québec*, driver's licence or probationary licence issued in plastic form by the *Société de l'assurance automobile du Québec*, Canadian passport, Certificate of Indian Status, or Canadian Armed Forces identification card. All copies of identification documents will be destroyed once the referendum application process is completed.

The **Application must be received at latest Wednesday, May 24, 2023, at 4 pm**, either by e-mail to the Town Clerk (owen.falquero@lacbrome.ca), by fax (450-243-5300), in person at the Town Hall, 122 Lakeside Road, Brome Lake, or by mail (122 Lakeside Road, Lac-Brome, Québec, J0E-1V0). People using the mail are invited to send the Application as soon as possible and to take into account possible delays in mail delivery.

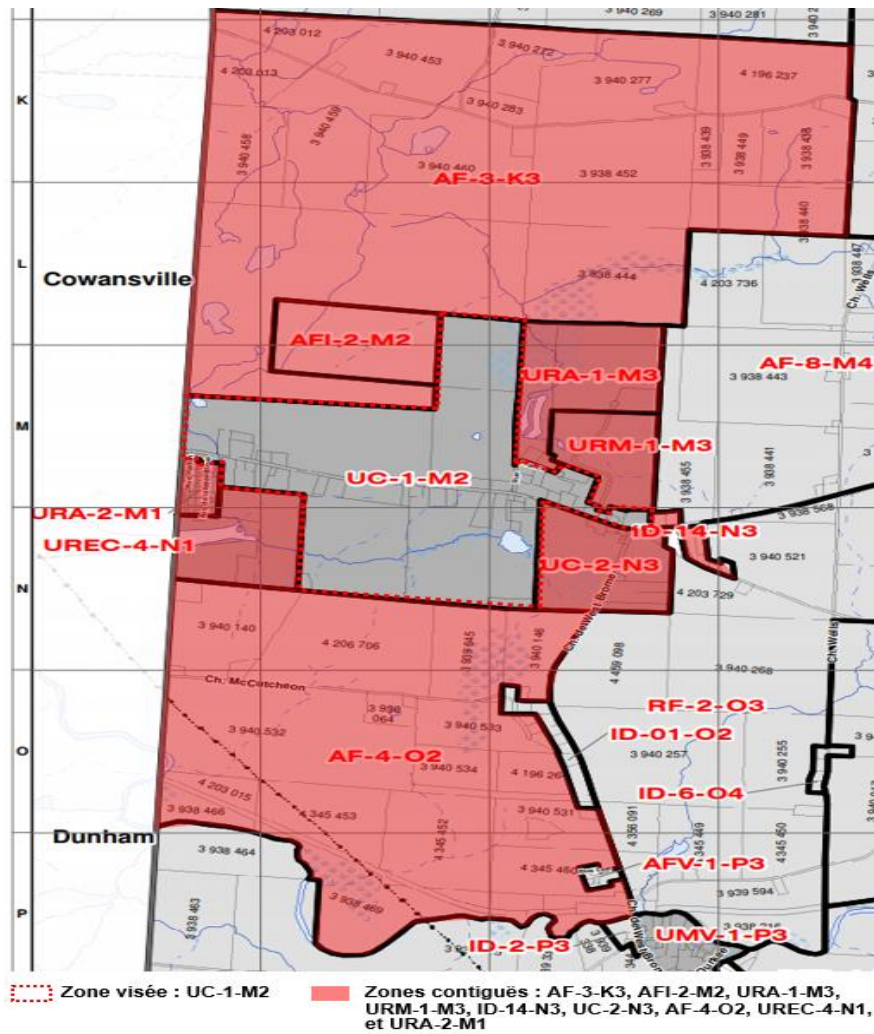
The Application must:

- Clearly indicate the provision to which the Application refers and the zone from which it originates;
- **Be signed by at least 12 Interested Persons in a given zone with more than 21 Interested Persons, or be signed by the majority of Interested Persons in a zone with fewer than 21 Interested Persons.**

ABSENCE OF AN APPLICATION

Provisions of the Second Draft Project not having been the subject of a valid Application may be included in a resolution that will not have to be approved by the Interested Persons.

The illustration of the target zone and contiguous zones is presented below.



Given at Brome Lake,
This May 8, 2023

Owen Falquero, B.A., LL. B., J.D.
Attorney Town Clerk

DEMANDE DE PROJET PARTICULIER DE CONSTRUCTION, DE MODIFICATION OU D'OCCUPATION D'UN IMMEUBLE (PPCMOI) –

1169, chemin de Knowlton, lot 3 939 811, zone UC-1-M2, district de West Brome-Iron Hill

ATTENDU QUE Ville de Lac-Brome a adopté le *Règlement 406 relatif aux projets particuliers de construction, de modification ou d'occupation d'un immeuble (PPCMOI)* et que ce règlement est en vigueur;

ATTENDU QUE ce règlement permet au Conseil d'autoriser, sur demande et aux conditions qu'il détermine, un projet particulier de construction, de modification ou d'occupation d'un immeuble (PPCMOI);

ATTENDU QU' une **demande de PPCMOI visant à permettre deux usages principaux dans deux bâtiments différents** a été déposée en bonne et due forme;

ATTENDU QUE tous les plans, documents et informations exigibles en vertu du Règlement 406 relatif aux projets particuliers de construction, de modification ou d'occupation d'un immeuble (PPCMOI) étaient remis au Service de l'urbanisme et de l'environnement en accompagnement de la demande;

ATTENDU QUE la configuration actuelle des bâtiments concernés ne nécessite aucune modification importante afin de permettre l'opération des usages demandés;

ATTENDU QUE le projet propose quatre (4) éléments qui sont dérogatoires aux règlements d'urbanisme;

DÉROGATION NUMÉRO 1

ATTENDU QUE le projet propose deux usages principaux commerciaux dans deux bâtiments différents (un commerce de vente et détail et un atelier d'ébénisterie);

ATTENDU QUE les usages spécifiques sont un commerce en détail (animalerie) (catégorie d'usage « C11 ») dans le "bâtiment 1" et une combinaison d'atelier d'ébénisterie et de vente de meubles (catégorie d'usage « C11 » et « C35 ») dans le "bâtiment 2";

ATTENDU QUE l'article 129 du règlement de zonage no. 596 autorise un seul usage et bâtiment principal par terrain;

DÉROGATION NUMÉRO 2

ATTENDU QUE le projet propose un espace de stationnement avec une allée de circulation et des cases à 60 degrés d'une largeur totale de 10,5 mètres;

ATTENDU QUE l'article 47 du règlement de zonage no. 596 stipule que la largeur minimale d'un tel stationnement est de 11,9 mètres;

DÉROGATION NUMÉRO 3

ATTENDU QUE le projet propose un espace de stationnement avec un total de 12 cases;

ATTENDU QUE l'article 46 du règlement de zonage no. 596 stipule que 26 cases sont requises pour un tel stationnement;

DÉROGATION NUMÉRO 4

ATTENDU QUE le projet propose un espace gazonné adjacent à la rue d'une largeur de 1 mètre;

ATTENDU QUE l'article 47 du règlement de zonage no. 596 stipule que la largeur minimale d'un tel espace gazonné est de 3 mètres;

ATTENDU QUE le comité consultatif d'urbanisme, par voie de sa résolution CCU-23-014, recommande l'acceptation de cette demande de PPCMOI;

ATTENDU QU' en 2021, le Conseil a adopté un PPCMOI pour ce même lot, dont un des éléments était deux usages principaux commerciaux dans deux bâtiments différents, dont un atelier d'ébénisterie et une imprimerie 3D (résolution 2021-05-170);

ATTENDU QUE le préambule ci-dessus fasse partie intégrante de la présente résolution;

ATTENDU QU' une assemblée publique de consultation a eu lieu le 1er mai 2023, afin d'expliquer le projet faisant l'objet de la demande et d'entendre les personnes et organismes qui désirent s'exprimer à ce sujet.

Le Conseil adopte, en vertu du Règlement numéro 406 sur les projets particuliers de construction, de modification ou d'occupation d'un immeuble (PPCMOI), un second projet de résolution relatif au PPCMOI au 1169, chemin Knowlton, lot 3 939 811, zone UC-1-M2, ayant pour effet d'accorder la demande d'autorisation;

Le Conseil adopte ce second projet de PPCMOI selon les documents soumis par le demandeur avec la demande,

Toute autre disposition réglementaire non incompatible avec la présente autorisation s'applique;

Une procédure de réception de demande de tenue d'un référendum sera tenue selon les modalités de l'avis public qui sera publié pendant le mois de mai 2023.

FIN DU DOCUMENT

APPLICATION FOR THE HOLDING OF A REFERENDUM

SECOND DRAFT PROJECT OF BYLAW PPCMOI 1169 KNOWLTON ROAD

I declare that I am an Interested Person and have the right to make an Application for the Holding of a Referendum. I request that a referendum be held for **THE SPECIFIC PART OF THE SECOND DRAFT PROJECT OF PPCMOI 1169 KNOWLTON ROAD DESCRIBED BELOW:**

- to authorize two separate primary uses in two separate buildings on a single lot. Article 129 of bylaw 596 permits only one primary use in a single primary building;
- to authorize a parking area with slots at a 60-degree angle and an access road 10.5 m wide. Article 47 of bylaw 596 requires an access road of a minimum width of 11.9 m;
- to authorize a parking area with 12 spaces. Article 46 of bylaw 596 requires a minimum of 26 parking spaces;
- to authorize a grass border of 1 m adjacent to the road. Article 47 of bylaw 596 requires a minimum distance of 3 m.

Name (block letters): _____

Address giving the right to make the Application on the referendum list (block letters):

QUALITY OF THE INTERESTED PERSON:

- Domiciled
- Owner of an immovable (building that is not a principal residence)
- Co-owner of an immovable (building that is not a principal residence)
- Occupant of a Business Establishment
- Co-occupant of a Business Establishment

SIGNATURE: _____

DATE: _____

CONTACT INFORMATION (optional):

Telephone number: _____

E-mail: _____

Complete the following section only if required.

Declaration of person giving assistance to an Interested Person who is incapable of signing the Application for the Holding of a Referendum for himself

I declare that I gave assistance to the Interested Person whose name is indicated at the beginning of this Application. I am:

the person's spouse or parent

a person who is not a spouse or parent of the Applicant

Name (block letters): _____

SIGNATURE: _____