



**VILLE DE LAC-BROME**  
TOWN OF BROME LAKE

## **PUBLIC NOTICE**

**TO QUALIFIED VOTERS ENTITLED TO HAVE THEIR NAMES ENTERED ON THE REFERENDUM LIST FOR THE MUNICIPALITY OF TOWN OF BROME LAKE**

### **SCAOPI Lot 4 267 551, 401 Knowlton Road**

**PUBLIC NOTICE** is hereby given of the following:

At a regular sitting of Council held on August 5, 2024, the Municipal Council of Town of Brome adopted the Distinct Draft Project (*Projet distinct*) of a Specific Construction, Alteration or Occupancy Proposals for an Immovable (SCAOPI) **lot 4 267 551, 401 Knowlton Road**, zone URC-3-L14, Town of Brome Lake

The object of this SCAOPI is to permit the **conversion of an existing building into a multi-family building with forty-two (42) rental dwelling units (apartments)**. The **Specifications Grid of Zoning Bylaw No. 596 authorizes a maximum of eight (8) dwelling units in a multi-family building in Zone URC-3-L14.**

This SCAOPI Project contains the following provisions of a residential development project that derogate from the town's bylaws:

- i) to authorize the conversion of a former senior's residence into a multi-family residential building comprising 42 rental dwelling units (apartments). Zoning Bylaw no. 596 authorizes a maximum of 8 dwelling units (apartments) per building in the zone concerned;**
  
- ii) to maintain the existing parking lot with 53 parking spaces. Zoning Bylaw no. 596 requires a ratio of 1.5 parking spaces per dwelling unit for a multi-family use. A 42 dwelling unit project would normally require 63 parking spaces**

These 2 provisions that derogate from the town's bylaws means that this SCAOPI is subject to approval by referendum by Qualified Voters in the **target zone URC-3-L14**, situated on the south side of Knowlton Road (Route 104) between James Road and civic number 401, as well as parts of Mullarkey Road. The contiguous zones are **UP-6-K14, URA-26-L14, RFB-2-M13, UC-5-L14, and URB-2-L14**. These zones include parts of the following roads : Knowlton, Sugar Hill, Victoria, Elm, James, Kennedy, Glenview, Basin, Hemlock, Owl, Veterans, Pine and Moffat.. These zones are identified on the map annexed to this Notice.

Qualified Voters entitled to have their names entered on the referendum list of the municipality may apply to have *SCAOPI Lot 4 267 551, 401 Knowlton Road* submitted to a referendum by entering their name, address, capacity as a Qualified Voter, and signing their signature in a Register opened for this purpose.

Qualified Voters wishing to record their name on the Register must present an identification card: RAMQ health insurance card, driver's licence, passport, Certificate of Indian Status, or Canadian Armed Forces identification card.

**The Register will be open on Thursday, August 29, 2024, from 9 a.m. until 7 p.m., at Town Hall, 122 Lakeside Road, Town of Brome Lake.**

The number of signatures required to submit *SCAOPI Lot 4 267 551, 401 Knowlton Road* to a referendum is **39**. Failing this number of signatures, *SCAOPI Lot 4 267 551, 401 Knowlton Road* shall be deemed to have been approved by the Qualified Voters.

The result of this registration procedure will be announced at 3 p.m. on September 3, 2024, at Town Hall, 122 Lakeside Road, Town of Brome Lake, as well as by public notice on the town website at the following link: [www.lacbrome.ca](http://www.lacbrome.ca).

The *SCAOPI Lot 4 267 551, 401 Knowlton Road* can be consulted at Town Hall from Monday through Thursday, from 8 a.m. until 4 p.m., Friday from 8 a.m. until noon. or on the town website at the following link: <https://lacbrome.ca/en/municipal-life/public-notice>, or by contacting Owen Falquero, Town Clerk, at e-mail address [owen.falquero@lacbrome.ca](mailto:owen.falquero@lacbrome.ca) or at 450-243-6111, Ext. 236.

**Conditions required to be recognized as a Qualified Voter having the right to be entered on the referendum list of the municipality:**

A Qualified Voter is a person who, on August 5, 2024, was not disqualified from voting per Article 524 of the Act Respecting Elections and Referendums and meets **one** of the following categories:

- i) Be a natural person domiciled in the target zone or one of the contiguous zones and be domiciled in Québec for at least six months prior to August 5, 2024. Be of age of majority, a Canadian citizen, and not be under curatorship

OR

- ii) Be the sole owner of an immovable or sole occupant of a business establishment who is not disqualified from voting and meets the following requirements:

- Be the owner of an immovable or be the occupant of a business establishment in the target zone or one of the contiguous zones for the twelve months prior to August 5, 2024;

OR

- iii) Be an undivided co-owner of an immovable or co-occupant of a business establishment who is not disqualified from voting and meets the following requirements:

- Be an undivided co-owner of an immovable or co-occupant of a business establishment in the target zone or one of the contiguous zones for the twelve months prior to August 5, 2024;
- Be designated, by means of a power of attorney signed by the majority of co-owners or co-occupants for at least 12 months, as being the person having the right to sign the Register and thereby be entered on the referendum list. This power of attorney must have been signed prior to or during the signature of the Register.

**Condition concerning legal persons:**

- the legal person must designate by way of resolution, among its members, administrators or employees, on date of August 5, 2024, a person (of age of majority, a Canadian citizen, not in curatorship, and who is not disqualified from voting) who is authorized to sign the Register in their name and thereby be entered on the referendum list.

For all supplemental information, you may contact Owen Falquero, Town Clerk, at e-mail address [owen.falquero@lacbrome.ca](mailto:owen.falquero@lacbrome.ca) or at 450-243-6111, Ext. 236.

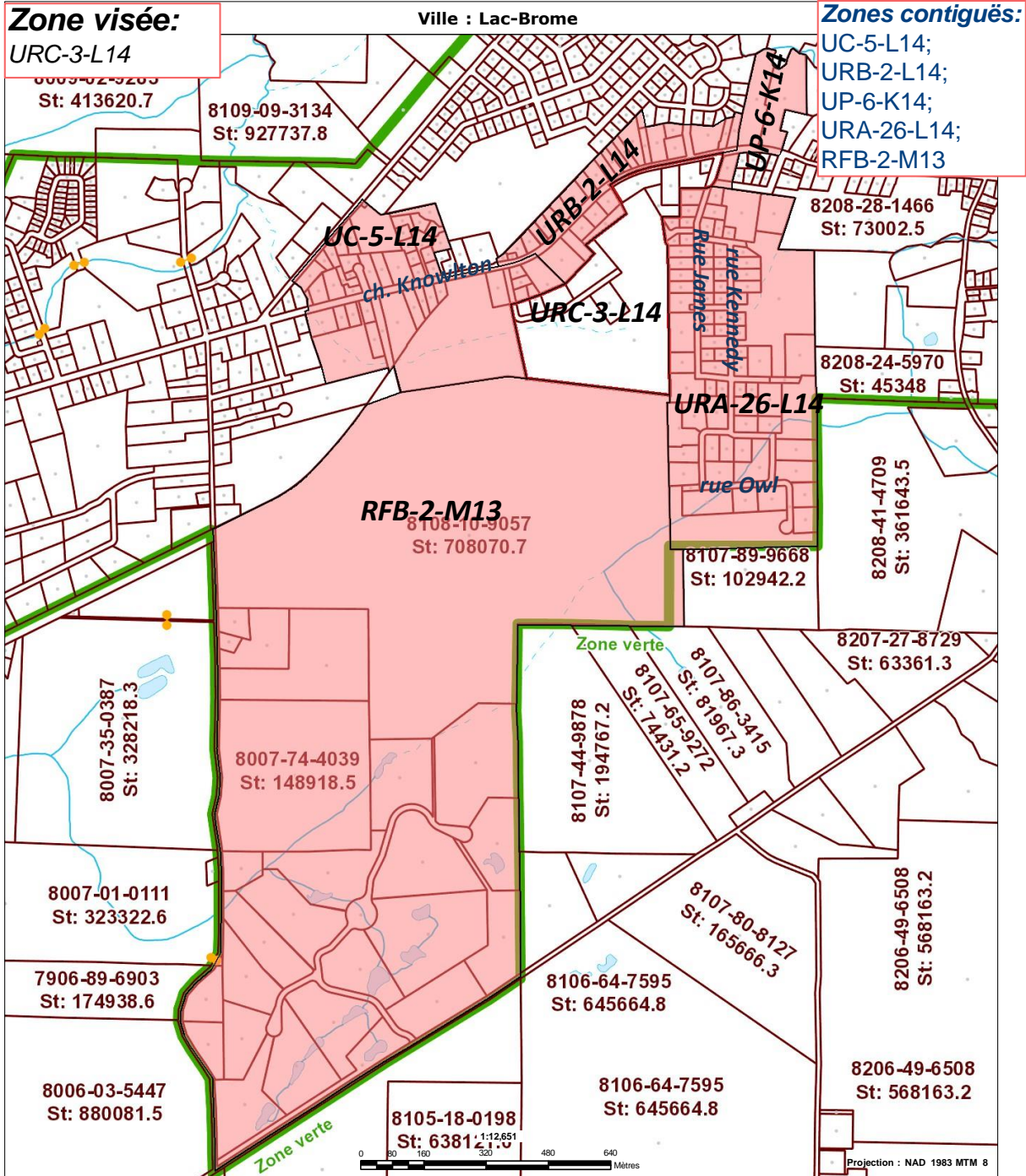
Given at Brome Lake

This August 9, 2024

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**Owen Falquero B.A., LL.B., J.D.**

Attorney      Town Clerk



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**UNOFFICIAL ENGLISH VERSION**

**APPLICATION FOR A SPECIFIC PROJECT FOR THE CONSTRUCTION  
FOR THE CONSTRUCTION, ALTERATION OR OCCUPANCY OF AN  
IMMOVABLE – PPCMOI**

**401, Knowlton Road, lot 4 267 551, zone URC-3-L14, district of Knowlton-  
Victoria  
Distinct Draft Project**

- WHEREAS Town of Brome Lake has adopted Bylaw 406 relating specific construction, alteration or occupancy proposals for an immovable (SCAOPI) and that this bylaw is now in force;
- WHEREAS this bylaw permits council to, upon request, authorize with the conditions it determines, a specific construction, alteration or occupancy proposals for an immovable (SCAOPI);
- WHEREAS a request for SCAOPI has been submitted in order to allow the modification of an existing building into a multi-family residential building;
- WHEREAS plans, documents and information required under Bylaw 406 relating specific construction, alteration or occupancy proposals for an immovable (SCAOPI) were submitted to the Planning and Environment Department with the application;
- WHEREAS the project proposes two (2) elements that are derogatory to the Planning Bylaws:

**DEROGATION NUMBER 1**

- WHEREAS the project proposes to convert a former senior's residence into a multi-family residential building consisting of 42 rental dwelling units (apartments);
- WHEREAS the Specifications Grid of Zoning Bylaw no. 596 authorizes a maximum of eight (8) dwelling units per building in the zone concerned;

**DEROGATION NUMBER 2**

- WHEREAS the project proposes to maintain the existing parking lot with 53 parking spaces;
- WHEREAS Zoning Bylaw no. 596 requires a ratio of 1.5 parking spaces per dwelling unit for a multi-family use;

WHEREAS surrounding area includes several multi-units buildings;

WHEREAS the project is essentially a conversion of the building's interior and does not involve any exterior modifications;

WHEREAS the project should provide a minimum of one parking space per unit and a few spaces for visitors;

WHEREAS it would be desirable for the project to include a minimum number of affordable housings units;

WHEREAS the project meets the evaluation criteria of the SCAOPI bylaw;

WHEREAS the Planning Advisory Committee has studied the project and considers that it satisfactorily meets the applicable criteria of the SCAOPI bylaw and, by way of its resolution CCU-24-025 recommends acceptance of the project with conditions;

WHEREAS Council adopted the First Draft Project of the SCAOPI in resolution 2024-04-103 on April 2, 2024;

WHEREAS a public consultation meeting was held on June 18, 2024;

WHEREAS Council took note of the questions and comments of citizens during this consultation;

WHEREAS Council adopted the Second Draft Project of the SCAOPI in resolution 2024-07-206 on July 2, 2024;

THAT the above preamble forms an integral part of the present project;

THAT the Council adopts, in accordance with Bylaw no. 406 governing specific construction, alteration or occupancy proposals for an immovable (SCAOPI), the Distinct Draft Project for a specific construction alteration or occupancy proposal at 401, Knowlton Road, lot 4 267 551, zone URC-3-L14, having the effect of granting the request for authorization;

THAT Council adopts this Distinct SCAOPI project in accordance with this agreement, the documents submitted by the applicant with the application and in accordance with the applicant's written undertakings;

THAT all other regulatory provisions not incompatible with the present authorization apply;                   END OF DOCUMENT

Consultation publique – Lac-Brome

Projet du 401 ch Knowlton



# Plan de présentation

## **Introduction**

- Qui sommes-nous?

## **La situation actuelle et les orientations de la ville en habitation**

## **Historique du projet**

- Allocution de Christian G. Archambault, Président d'Excelsoins

## **Le projet au 401 Ch Knowlton et les orientations proposées**

- Détails spécifiques sur le projet
- Présentation des orientations et des propositions concrètes pour la réalisation du projet

## **Vous pouvez faire la différence comme citoyen.**

- Soulignement de l'impact positif que chaque individu peut avoir dans la réussite du projet et dans l'amélioration de la communauté.

## **Période d'échange et mot de la fin.**

- Nous voulons vous entendre!





# Qui sommes-nous?

Fondée en 2013, Excelsoins est un groupe spécialisé dans la gestion et l'exploitation de dix résidences offrant un continuum de soins adaptés aux personnes en perte d'autonomie. Notre portefeuille comprend des ressources de type familial, des ressources intermédiaires et des CHSLD privés, totalisant environ 1400 lits.

Nous nous distinguons par notre engagement envers l'excellence dans tous les aspects de la gestion immobilière et du développement. Notre équipe multidisciplinaire comprend des professionnels expérimentés dans les domaines des opérations, de la construction, des soins de santé, de la gestion des ressources humaines et de la qualité des services.

En tant que leader dans le secteur, Excelsoins s'efforce constamment d'innover et d'améliorer les standards de soins et de services pour répondre aux besoins évolutifs de nos résidents. Notre mission est de créer des environnements sécuritaires, chaleureux et adaptés qui favorisent le bien-être et la qualité de vie des personnes que nous accueillons. Nous accompagnons les personnes aux travers de leur vie.

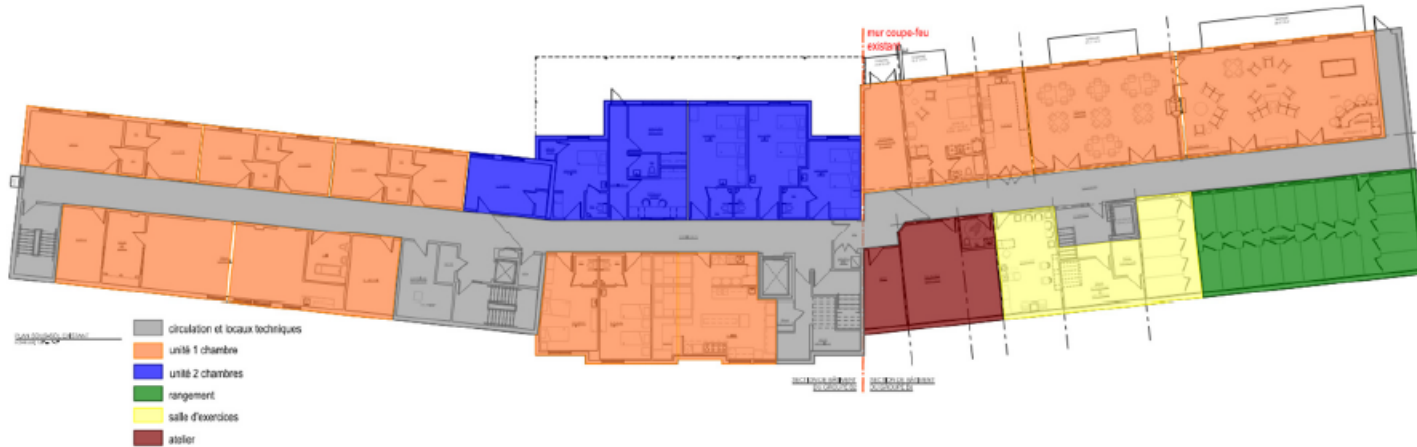
Nous sommes fiers de contribuer positivement aux communautés où nous sommes implantés, en collaborant étroitement avec les autorités locales et les partenaires pour soutenir le développement durable et harmonieux de nos milieux de vie.



# Sous-sol

## Sous-sol :

L'aménagement du sous-sol sera divisé en onze (11) unités, dont neuf (9) unités une (1) chambre et deux (2) unités 2 chambres. Les issues existantes sont conservées. Des pièces communes seront aménagées dans la zone sans ouverture, dont une salle d'exercices, un espace de rangements ainsi qu'un atelier / salle mécanique.



Source: Esquisse de Caroline Denommée Architecte inc.

# Rez-de-chaussée

## Rez-de-chaussée:

L'entrée principale est située au centre du bâtiment et sera conservée. Un total de 15 unités sera aménagé dont douze (12) une (1) chambre et trois (3) deux (2) chambres.



Source: Esquisse de Caroline Denommée Architecte inc.

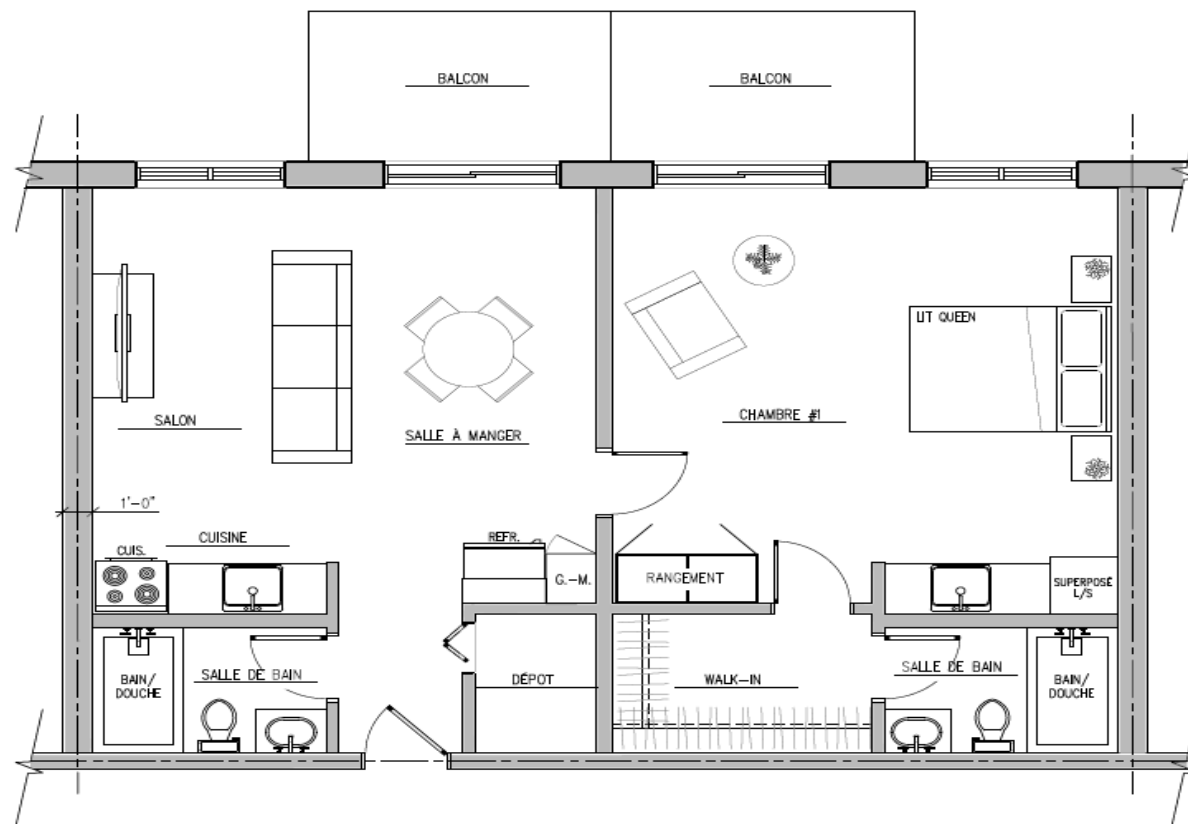
# Étage

## Étage:

Cet étage sera aménagé en 16 unités réparties de façon à avoir treize (13) unités d'une (1) chambre et trois (3) unités de deux (2) chambres.

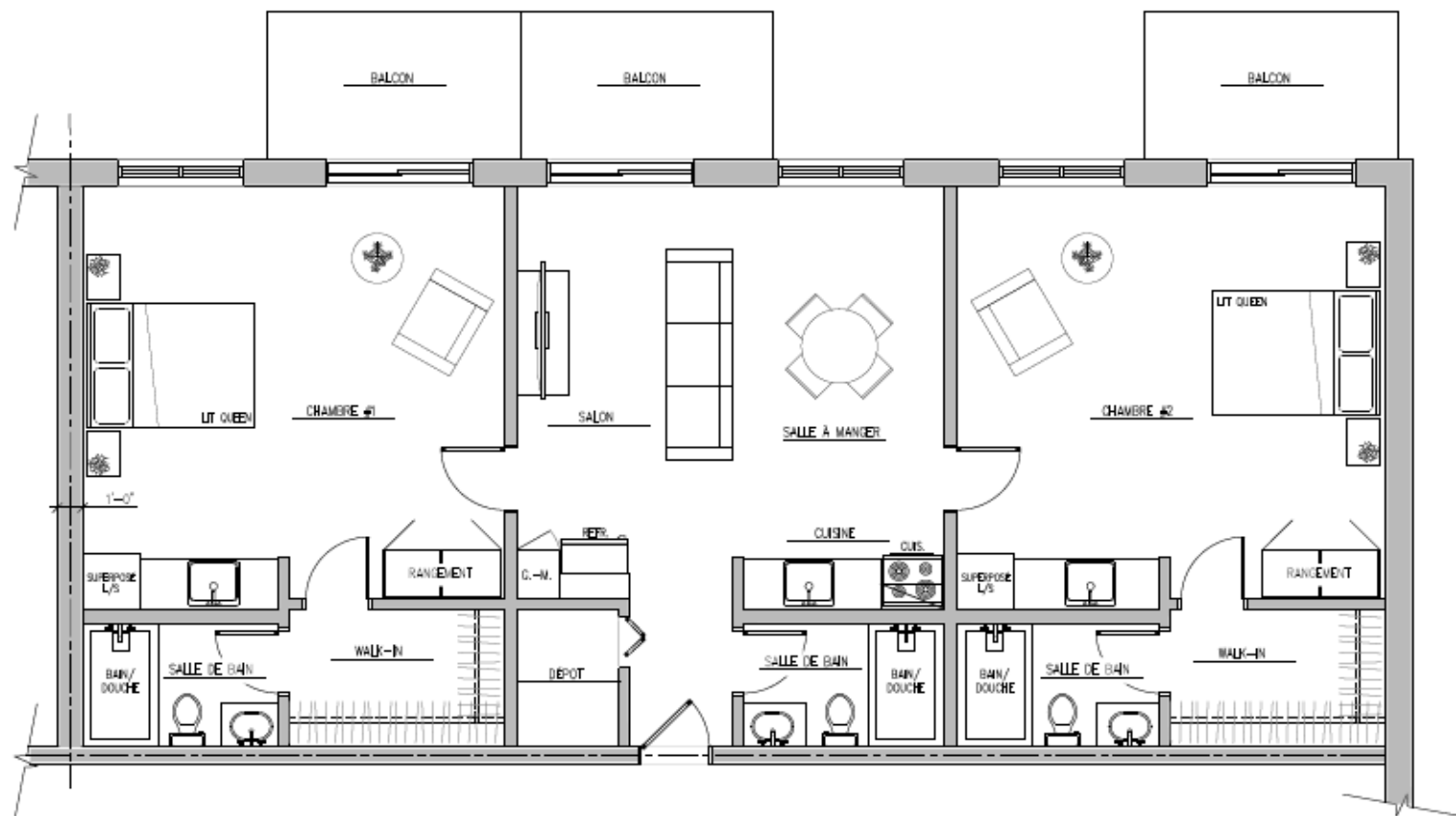


Source: Esquisse de Caroline Denommée Architecte inc.



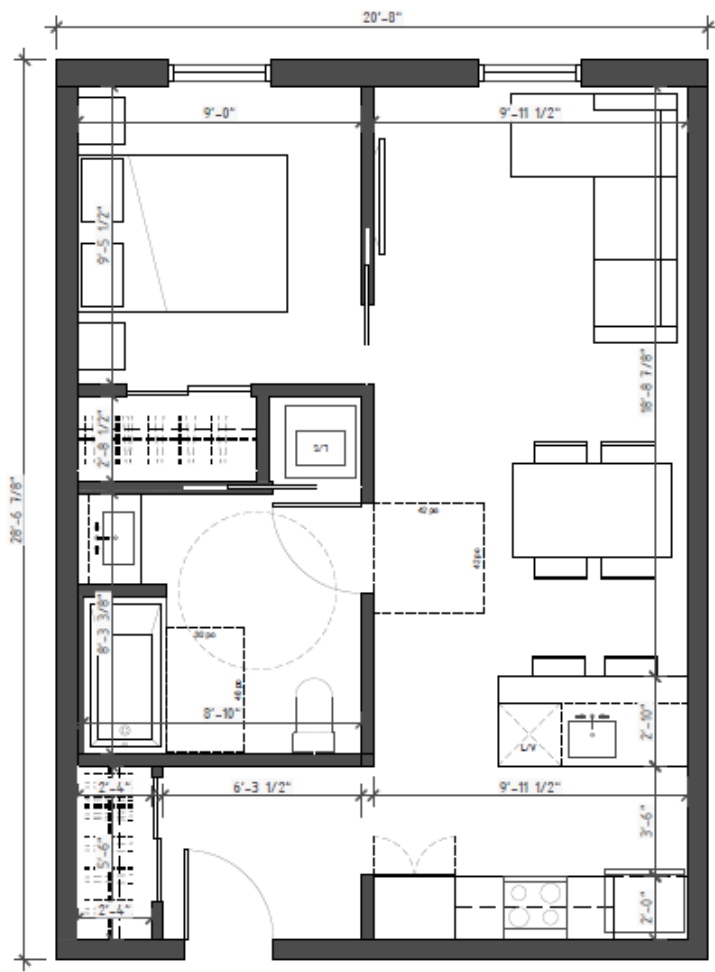
## LOGEMENT 3 ½ TYPIQUE

ECHELLE : ¼" = 1'-0"

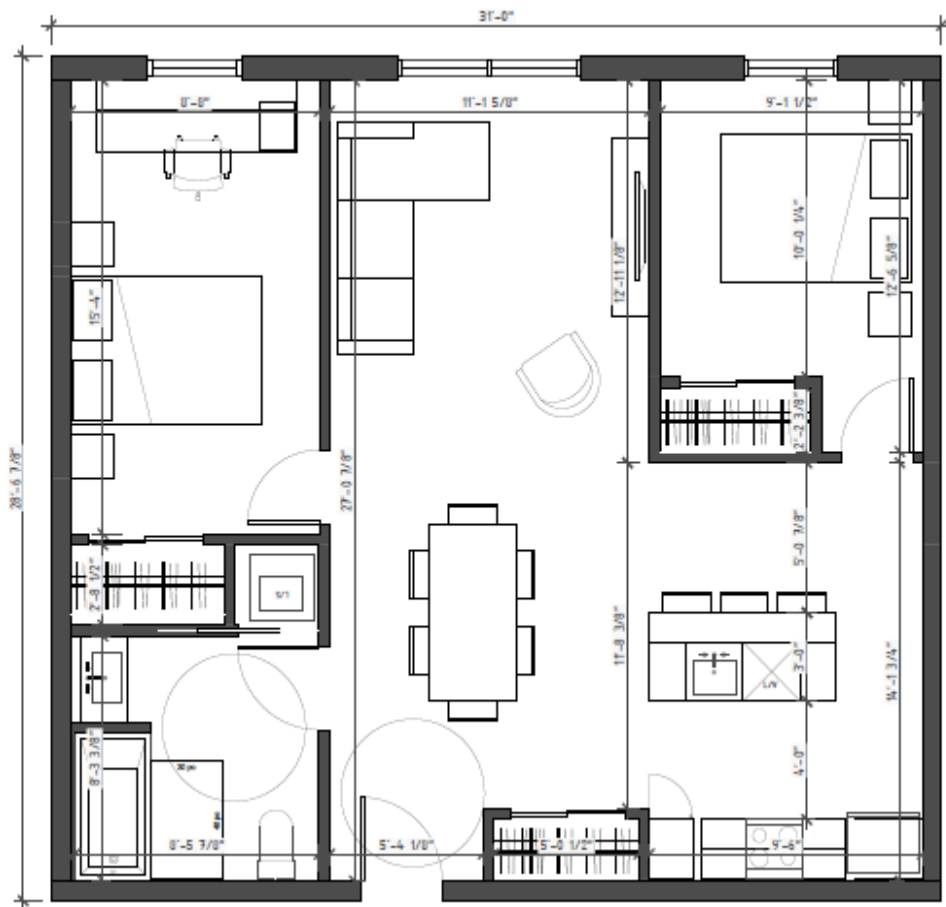


## LOGEMENT 4 ½ TYPIQUE

ECHELLE : 1/8" = 1'-0"



# Nouveau logement 3 ½



# Nouveau logement 4 ½



# Pourquoi un projet au 401 Ch Knowlton?

## Création de 44 unités locatives spacieuses

- Moyenne de 810 pi<sup>2</sup> pour les 3 ½ vs 650 pi<sup>2</sup> au marché
- Moyenne de 1175 pi<sup>2</sup> pour les 4 ½ vs 850 pi<sup>2</sup> au marché

## Diversification de l'offre sur le marché actuel

- Nous proposons du côté centrale et gauche, des unités au gouts du jours complètement rénové. Nous estimons la mise en marché de plus de 27 unités en 2025.
- Nous proposons du côté droit des unités plus accessible. Nous estimons la mise en marché de plus de 15 unités en 2024. Les unités requièrent peu de rénovation.

## Redévelopper un immeuble actuellement vacant

- Bonification de l'offre d'habitation à proximité des entreprises d'envergure tel que (KDC, Canard du Lac-Brome..etc)
- À proximité du centre-ville et des services
- Délais minimaux pour la mise en marché de certaines unités



# Pourquoi un projet au 401 Ch Knowlton?

## **Bonifier l'offre de logements universelle, mixte et accessible à tous les groupes d'âges**

- Des appartements accessibles et diversifié pour tous les groupes d'âges.
- Conservation des façades extérieures pour garder le charme de la propriété

## **Contribuer à l'offre locative puisque l'offre est presque inexistante**

- Disponibilité en 2024 de 15 unités
- Disponibilité en 2025 de 27 unités

## **Offrir des services complémentaires**

- Espace de gymnase
- Espace de rangements

