



PUBLIC NOTICE

TO INTERESTED PERSONS 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 LOT 6 491 995, 434 KNOWLTON ROAD, ZONE URB-2-L14, TOWN OF BROME LAKE

PUBLIC NOTICE is hereby given:

At a sitting of Council held on March 3, 2025, the municipal council of Town of Brome Lake adopted resolution 2025-03-065 adopting the **Second Draft Project** for an application submitted in accordance with By-Law number 406 regarding a SCAOPI on **lot 6 491 995, 434 Knowlton Road, zone URB-2-L14**.

The adoption of the Second Draft Project follows a consultation meeting held on February 27, 2025,

The Second Draft Project concerns the following provisions for a multi-family residential building that derogates from the town's bylaws:

- i) The presence of six (6) dwellings in a residential building. Zoning Bylaw 596 permits a maximum of four (4) dwellings per residential building;
- ii) Construction of a three-storey building. Zoning Bylaw 596 permits a maximum of two (2) storeys per building;
- iii) The construction of a building with a height of 11.13 metres. Zoning Bylaw 596 permits a maximum height of 9.75 metres;
- iv) A distance of 4.9 metres between the main building to be constructed and the main building on the neighbouring lot (lot 6 468 328, 436, Knowlton Road). Zoning Bylaw 596 requires a minimum distance of 9 metres between two main buildings in an integrated project.;

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 referendum by Qualified Voters of the **target Zone and contiguous zones**.

The target zone for this project is zone **URB-2-L14 and of contiguous zones URC-1-L13, URA-11-K14, UP-6-K14, URC-3-L14, and UC-5-L14**, These zones include parts of Knowlton Road (between St. Édouard School and civic number 497), Elm, Mullarkey, Pine, Fleury, William, Highland, Ellson, March, Oak, Bruce, Victoria.

INTERESTED PERSONS

An Interested Person is anyone not subject to a voting disqualification and who meets the following conditions on March 3, 2025:

- 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 March 3, 2025, 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 a.m. until 4:00 p.m., Friday 8:00 a.m. until noon), or on the Town of Brome Lake website: www.lacbrome.ca/en/municipal-life/administration-and-finances/public-notice.

The **Application must be received at latest Monday, March 24, 2025, at 4 p.m.**, either by e-mail to the Town Clerk (greffe@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.

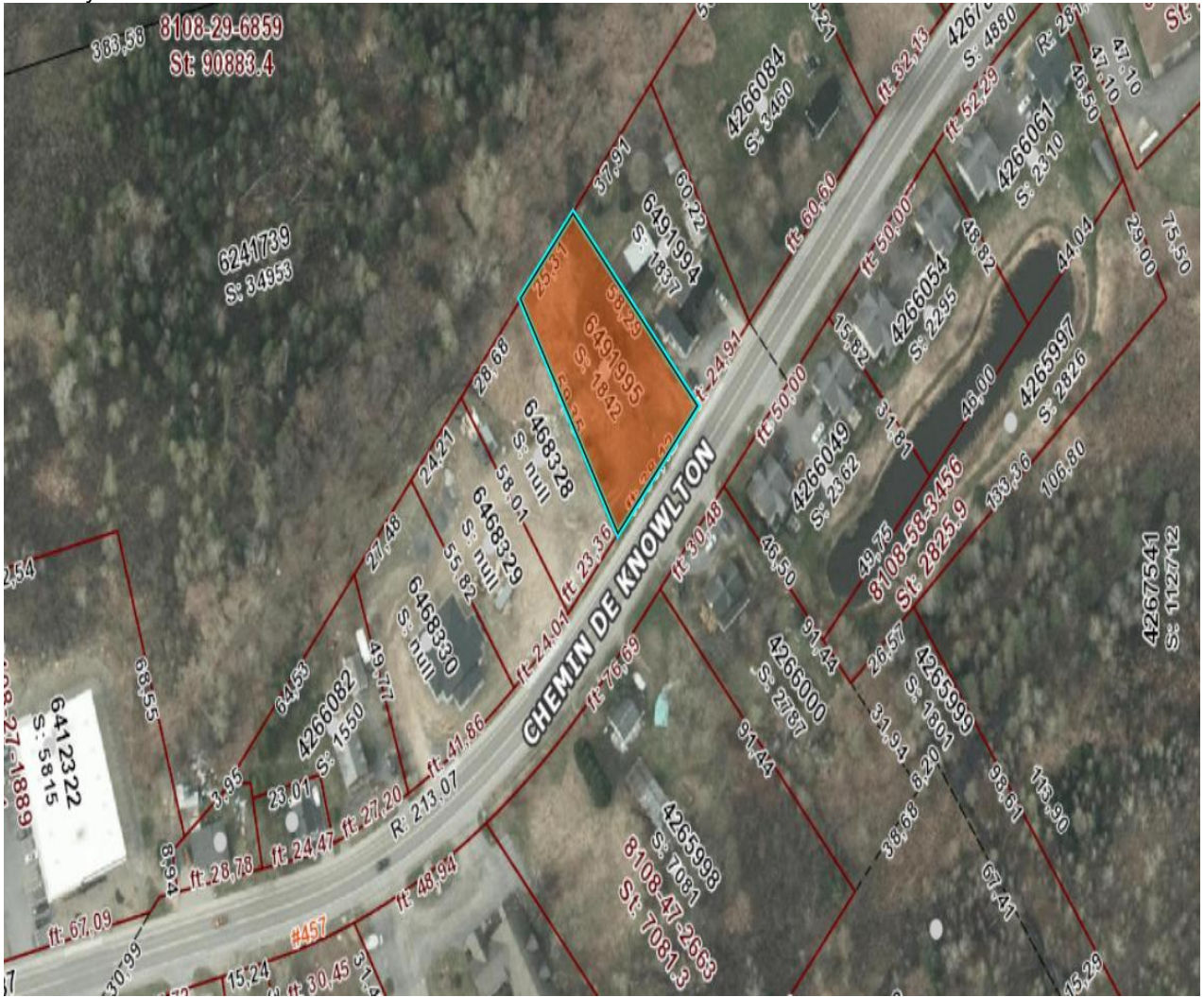
The illustration of the target zone and contiguous zones is presented below.

Given at Brome Lake,
This March 10, 2025

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

Attorney

Town Clerk



CONSULTATION VERSION

In the event of any discrepancies in this version, the official French version shall prevail.

**REQUEST FOR A SPECIFIC CONSTRUCTION PROJECT
BUILDING MODIFICATION OR OCCUPANCY PERMIT (SCAOPI)**

**434 Knowlton Road, lot 6 491 995, zone URB-2-L14, Knowlton-Victoria
district**

WHEREAS the Town of Brome Lake has adopted *By-law 406 governing specific construction, alteration or occupancy proposals for an immovable (SCAOPI)* and this by-law is in force;

WHEREAS this by-law allows Council to authorize, upon request and under the conditions it determines, a specific project for the construction, alteration or occupancy of an immovable (SCAOPI);

WHEREAS the SCAOPI application for a building permit for 434, chemin de Knowlton, lot 6 491 995;

WHEREAS the SCAOPI is a real estate project involving the construction of one (1) residential building with six (6) rental units;

WHEREAS all documents necessary to proceed with the evaluation of the project have been attached to said request;

WHEREAS this request includes four derogations:

- i)** The presence of six (6) dwellings in a residential building;
- ii)** Construction of a three-storey building;
- iii)** The construction of a building with a height of 11.13 metres;
- iv)** A distance of 4.9 metres between the main building to be constructed and the main building on the neighbouring lot (lot 6 468 328, 436, Knowlton Road);

WHEREAS zone URB-2-L14 is a medium density zone authorizing, according to zoning bylaw 596 :

- i)** a maximum of four (4) dwellings per residential building;
- ii)** a maximum of two (2) storeys per building;
- iii)** a maximum height of 9.75 metres;
- iv)** a minimum distance of 9 metres between two main buildings in a master plan;

WHEREAS the applicant has submitted detailed plans and drawings for the architectural style and layout of the project;

CONSULTATION VERSION

In the event of any discrepancies in this version, the official French version shall prevail.

WHEREAS the project meets the evaluation criteria of the SCAOPI by-law;

WHEREAS the Land Advisory Committee, by way of its resolution CCU-24-105, recommends acceptance of the SCAOPI;

WHEREAS a request for a SCAOPI was approved by Council in 2021 for the neighbouring lots, namely lot 6 468 328 (436 Knowlton Road), lot 6 468 329 (438 Knowlton Road) and lot 6 468 330 (440 Knowlton Road) for a real estate project that included the construction of three (3) residential buildings with six (6) rental units in each building, and this, in an architectural style identical to that proposed in this SCAOPI;

WHEREAS in resolution 2024-12-364 of December 2, 2024, Council adopted the First Draft Project of this SCAOPI;

WHEREAS a public consultation meeting was held on February 27, 2025;

WHEREAS Council; took note of questions and comments made by citizens received during this consultation;

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

THAT the Council adopts, in accordance with By-law No. 406 governing specific construction, alteration or occupancy proposals for an immovable, the Second Draft Project concerning specific construction, alteration or occupancy proposals for an immovable at 434, chemin de Knowlton, lot 6 491 995, zone URB-2-L14, for the purpose of granting a permit for the construction of a multi-family building consisting of six (6) units on three (3) storeys;

THAT Council adopted this Second Draft Project according to the documents filed by the applicant;

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

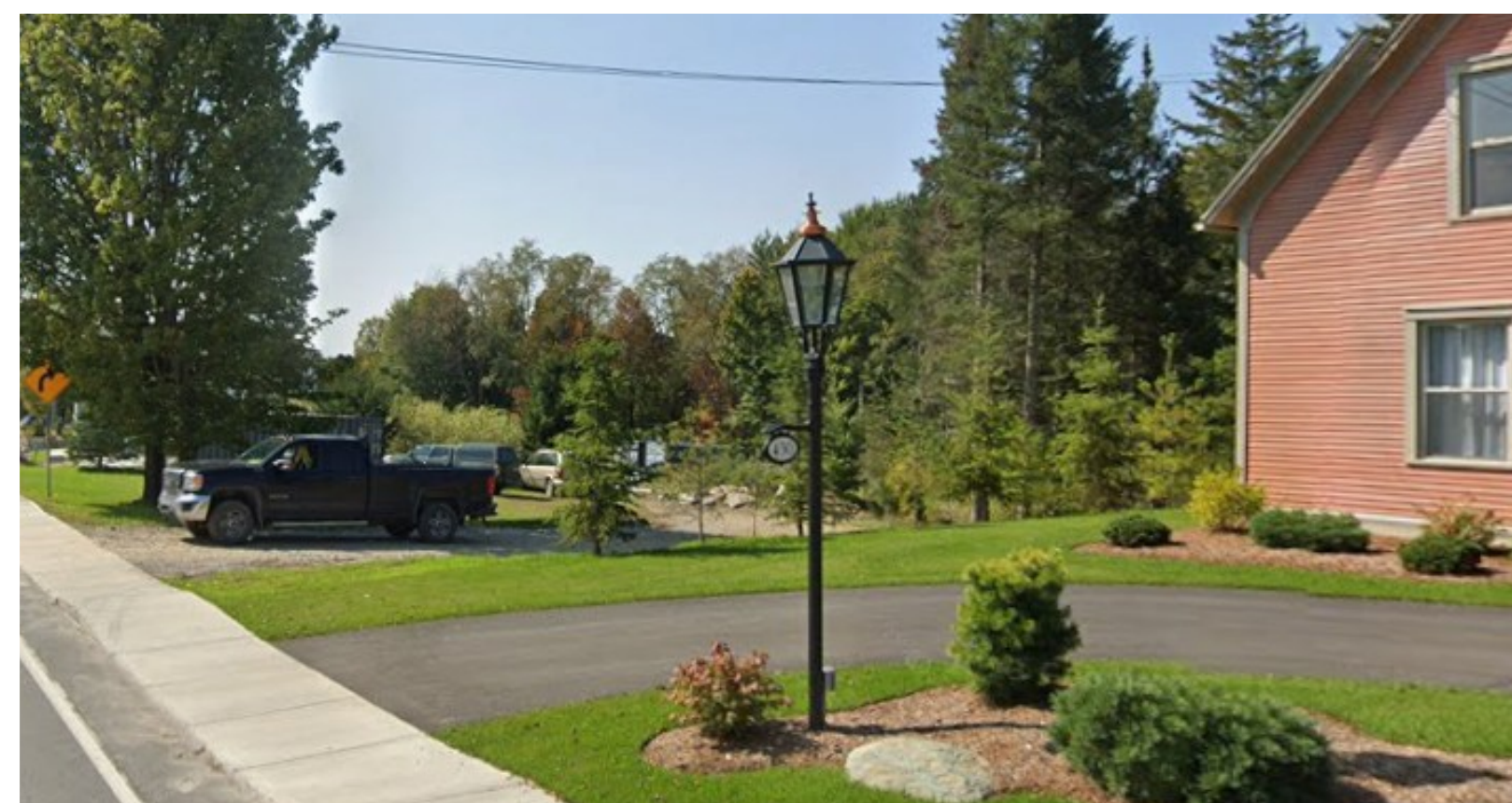
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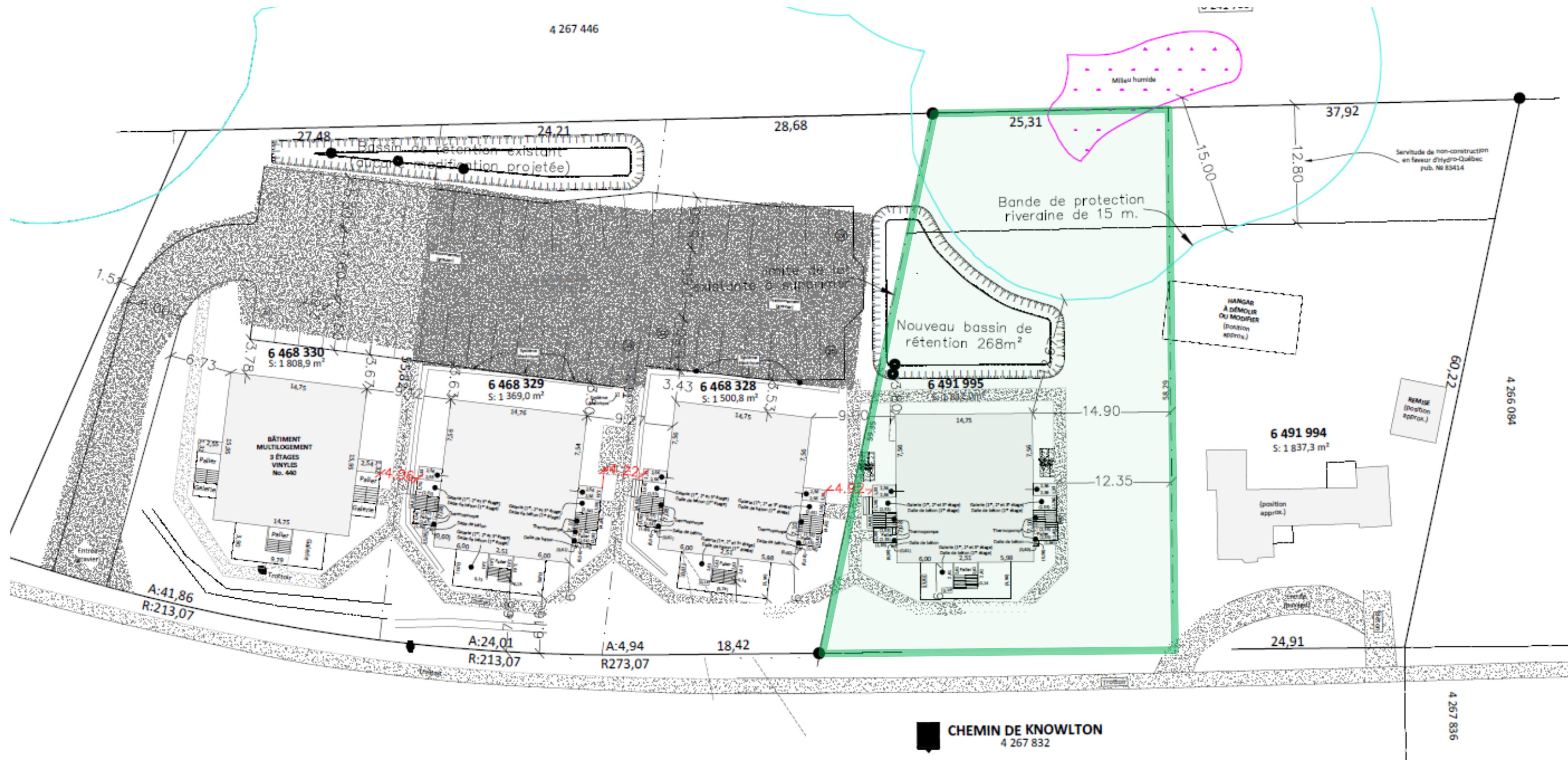
Projet d'habitation
multifamiliale
434, chemin de Knowlton
Brochure de
présentation finale
CCU et conseil
18 novembre 2024

HABITATIONS

JSL
INC.



source: google maps, septembre 2024



 Site à l'étude

Février d'Amérique



Pin noir d'Autriche



Chêne colonnaire



Amélanchier du Canada



Fusain aile nain



Roseau de Chine

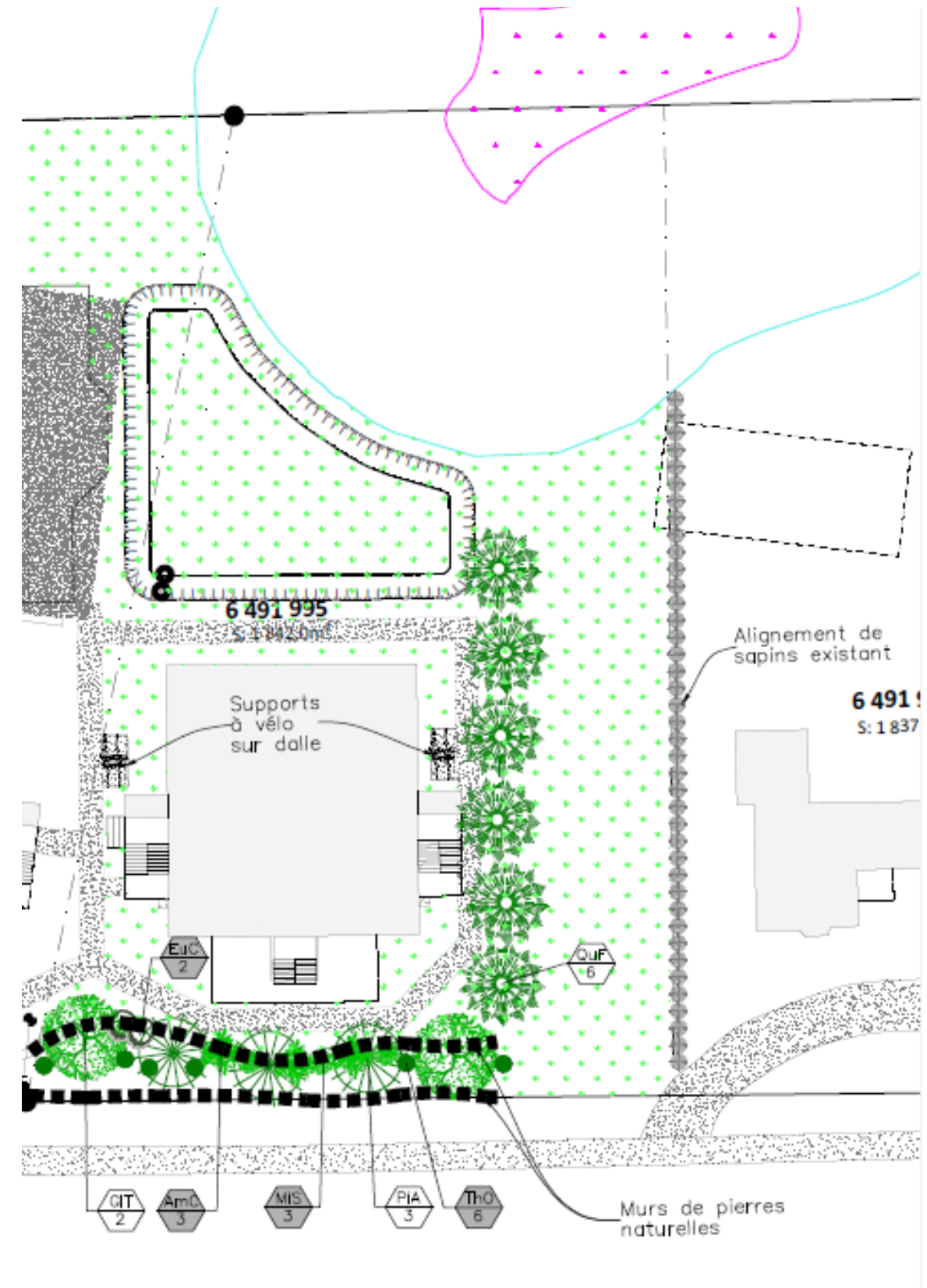


TABLEAU DE PLANTATION

CLÉ	NOM BOTANIQUE	NOM FRANÇAIS	HAUTEUR OU DIAMÈTRE	DISTANCE DE PLANTATION	MODE DE PLANTATION	QUANTITÉ TOTALE ESTIMÉE
ARBRE FEUILLUS						
GIT	Gleditsia triacanthos	Févier d'Amérique	50 mm Ø	3 500mm	En motte	2
QuF	Quercus robur 'Fastigiata'	Chêne pédonculé dit "colonnaire"	50 mm Ø	3 500mm	En motte	6
ARBRE CONIFÈRE						
PiA	Pinus nigra 'Austriaca'	Pin noir d'autriche	50 mm Ø	6 000mm	En motte	3
ARBUSTE FEUILLUS						
AmC	Amelanchier canadensis 'Lamarckii'	Amélanchier Du Canada	7 000 mm (haut)	3 000mm	En pot	3
EuC	Euonymus alatus 'Compactus'	Fusain aile nain	1 500 mm (Haut.)	1500mm	En pot	2
MiS	Miscanthus 'sinensis'	Roseau de Chine	2 500 mm (Haut.)	1500mm	En pot	3
ARBUSTE CONIFÈRE						
Tho	Thuja occidentalis 'brabant'	Cèdre du Canada 'Brabant'	1 500mm (haut)	1 000mm	En pot	9

NOTES : * Au moment de leur plantation, un arbre doit avoir 5 cm de diamètre à 1,0 m du sol. Aucune substitution de genre ou d'espèce ne doit pas être faite sans l'approbation écrite du propriétaire ou de l'architecte paysagiste.

Informations et statistiques

Lot projet: 6 491 995

Superficie projet: 1 842 m²

Zonage: URB-2-L14

Usage « H32 - Multifamilial (5 à 8 logements) » autorisé: **non**

Nombre maximal de logements par bâtiment: **4**

Nombre de logements proposés: 6

Nombre d'étages maximal: **2**

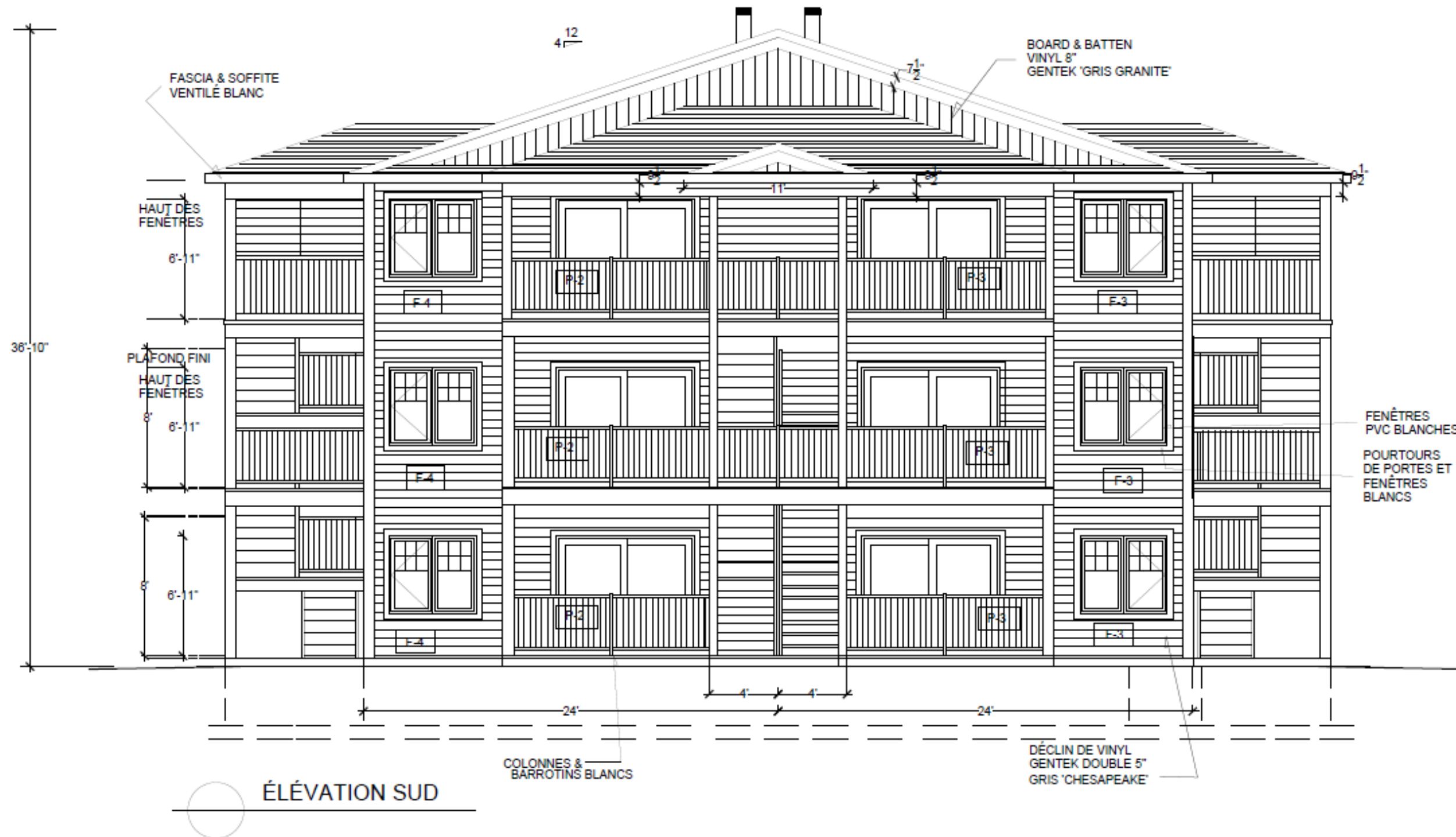
Nombre d'étages proposé: 3

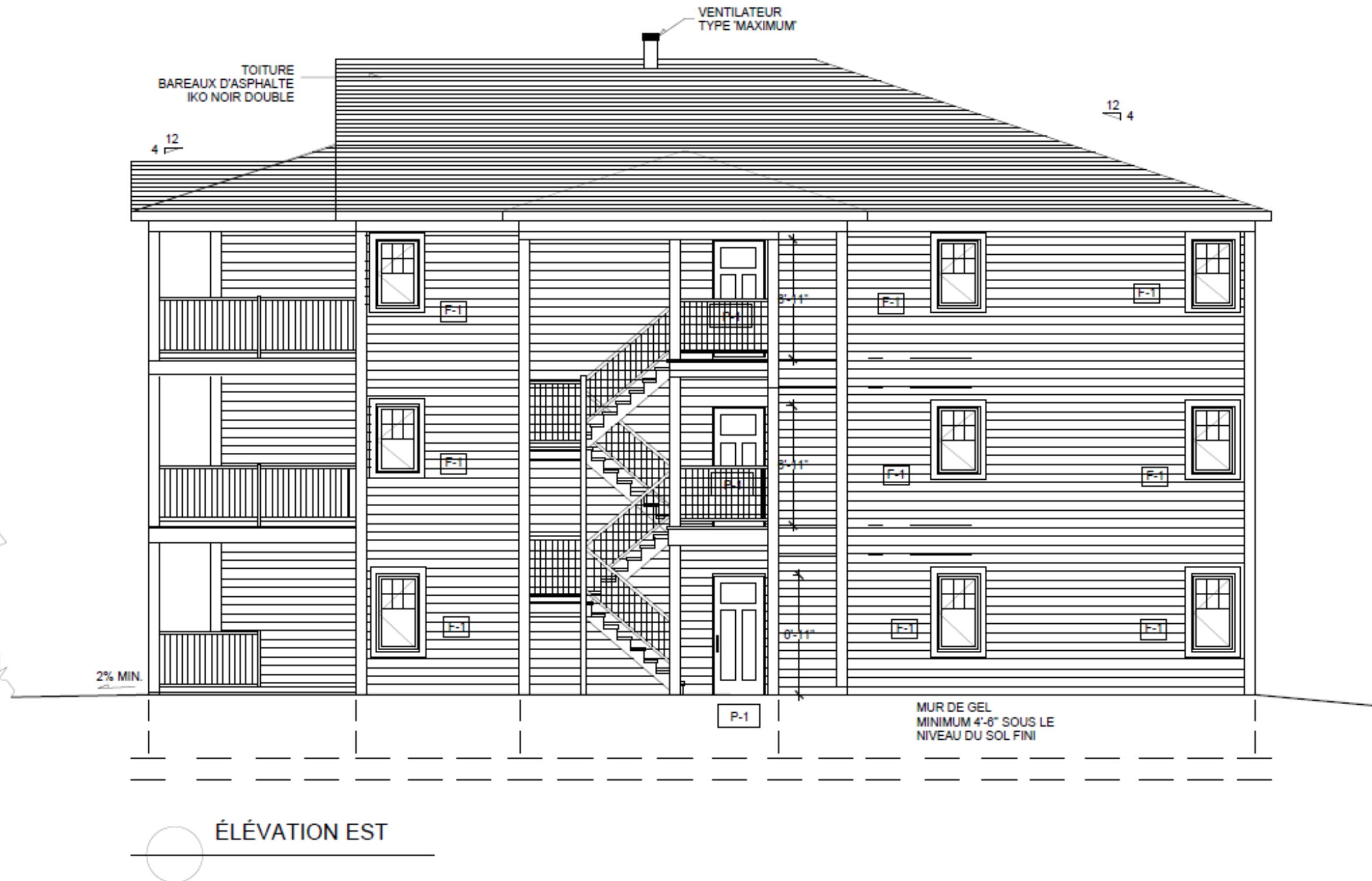
Hauteur maximale permise: **9,75 m**

Hauteur proposée: 11,13 m

Nombre minimal de cases de stationnement requis: 9

Nombre de cases proposé: 14 (sur 56)





ÉLÉVATION EST





ÉLÉVATION OUEST

