



VILLE DE LAC-BROME  
TOWN OF BROME LAKE

## **PUBLIC NOTICE PUBLIC CONSULTATION MEETING**

**Application submitted in accordance with Bylaw number 406 regarding a SCAOPI on lot 6 491 995, 434 Knowlton Road, zone URB-2-L14.**

### **NOTICE IS GIVEN TO ALL INTERESTED PERSONS OF THE FOLLOWING:**

At a council meeting held on December 2, 2024, Town Council adopted the First Draft Project regarding an application under Bylaw number 406 Concerning Specific Construction, Alteration or Occupancy Proposals for an Immovable (SCAOPI).

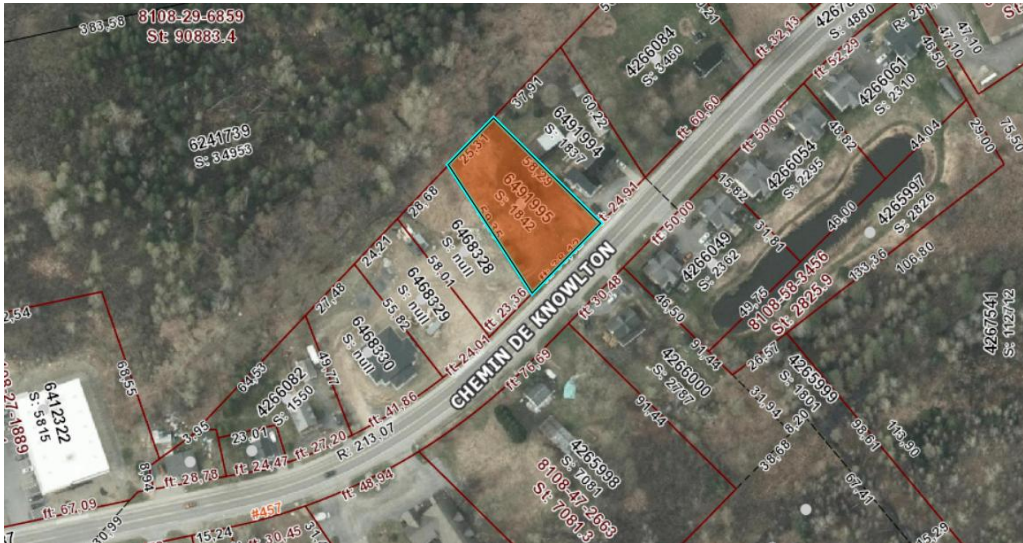
This First Draft Project proposes the construction of a multi-family residential building at 434 Knowlton Road, Lot 6 491 995, zone URB-2-L14 (between Pine Street and Mullarkey Road). The project contains 4 derogations from town bylaws:

- i) Permit the construction of 6 residential units. Zoning bylaw 596 permits a maximum of 4 residential units per building in this zone.
- ii) Permit the construction of 3 floor building. Zoning bylaw 596 permits a maximum of 2 floors for buildings in this zone;
- iii) Permit the construction of a building at a height of 11.13 metres. Zoning bylaw 596 permits a maximum height of 9.75 metres for a building in this zone.
- iv) Permit a distance of 4.9 metres between the main building to be built and the main building on neighbouring lot 6 468 328. Zoning bylaw 596 requires a minimal distance of 9 metres between building in a "Projet d'ensemble".

A public consultation meeting on this First Draft Project will be held on **February 27, 2025, at 7:15 pm** at Centre Lac-Brome, 270 Victoria Street, Brome Lake. During the public meeting, the town will explain the First Draft Project, answer questions, and hear every person wishing to express an opinion. The provisions of the First Draft Project that are subject to approval by way of referendum will be identified, and the process for asking that a referendum be held will be explained.

This First Draft Project can be consulted on the town website at the following link: [lacbrome.ca/en/municipal-life/public-notices](https://lacbrome.ca/en/municipal-life/public-notices), at the Town Hall during normal business hours, or by contacting Me Owen Falquero, Town Clerk, at [greffe@lacbrome.ca](mailto:greffe@lacbrome.ca).

The zone concerned by this project is zone URB-2-L14, situated on a part of Knowlton Road (Route 104) in Knowlton.



Given at Brome Lake,  
This February 14, 2025

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**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**

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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;

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 first draft by-law 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 all other regulatory provisions not incompatible with the present authorization apply;

THAT a public consultation meeting will be held at a date to be determined, to explain the project that is the subject of this request and to hear individuals and organizations wishing to express their views on the matter.

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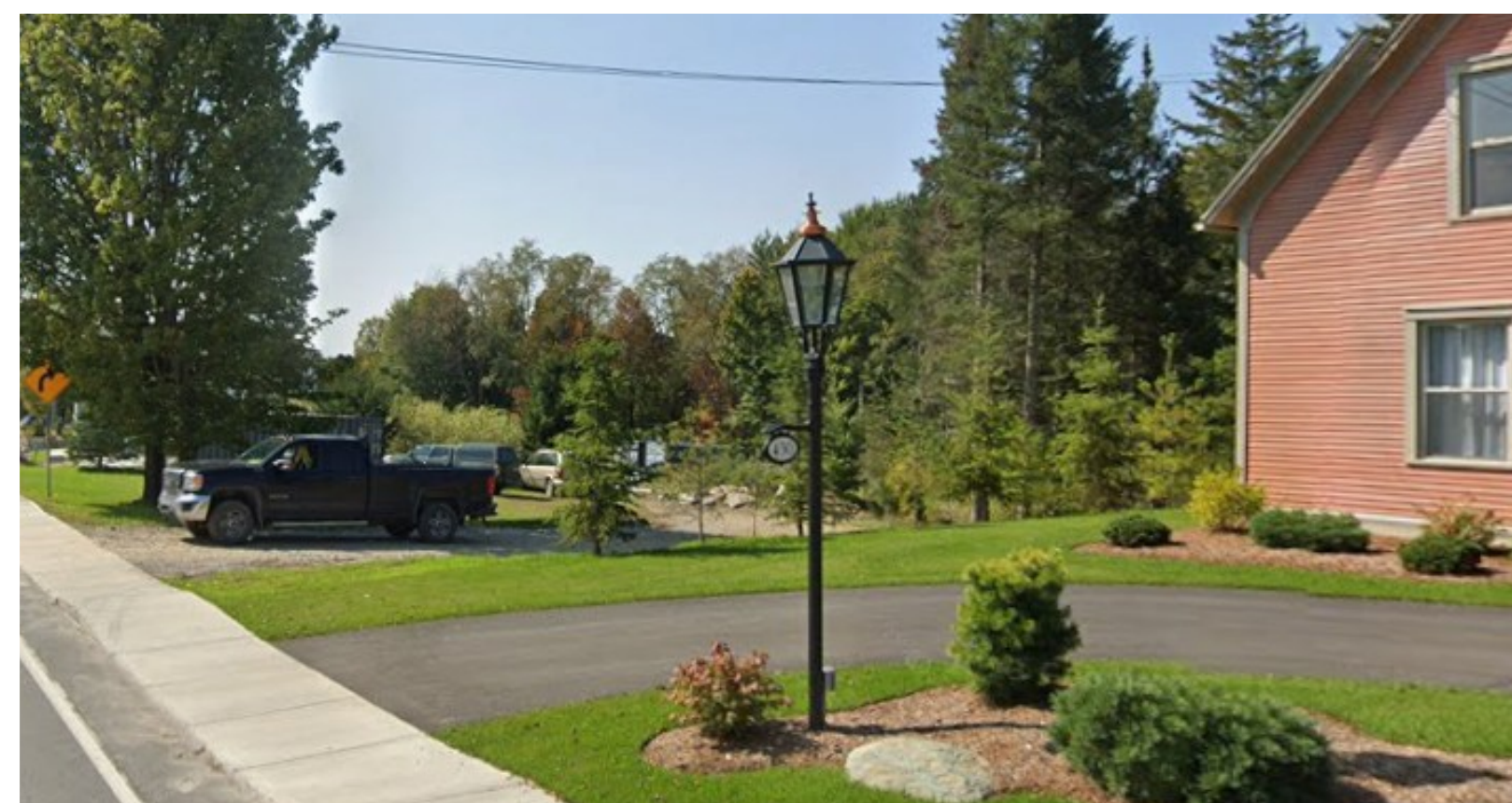


Projet d'habitation  
multifamiliale  
434, chemin de Knowlton  
Brochure de  
présentation finale  
CCU et conseil  
18 novembre 2024

HABITATIONS

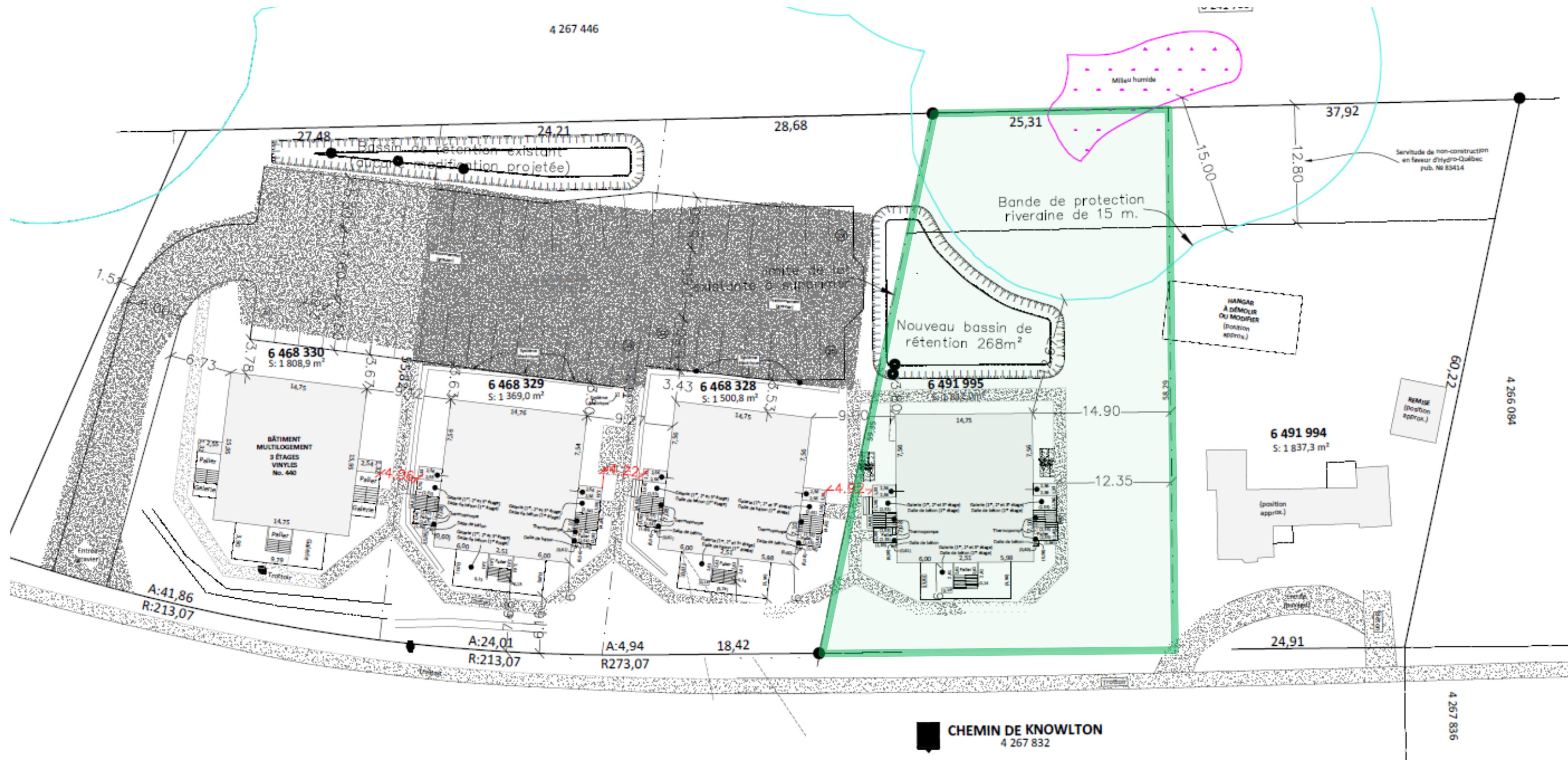
**JSL**  
INC.





source: google maps, septembre 2024





 Site à l'étude



Février d'Amérique



Pin noir d'Autriche



Chêne colonnaire



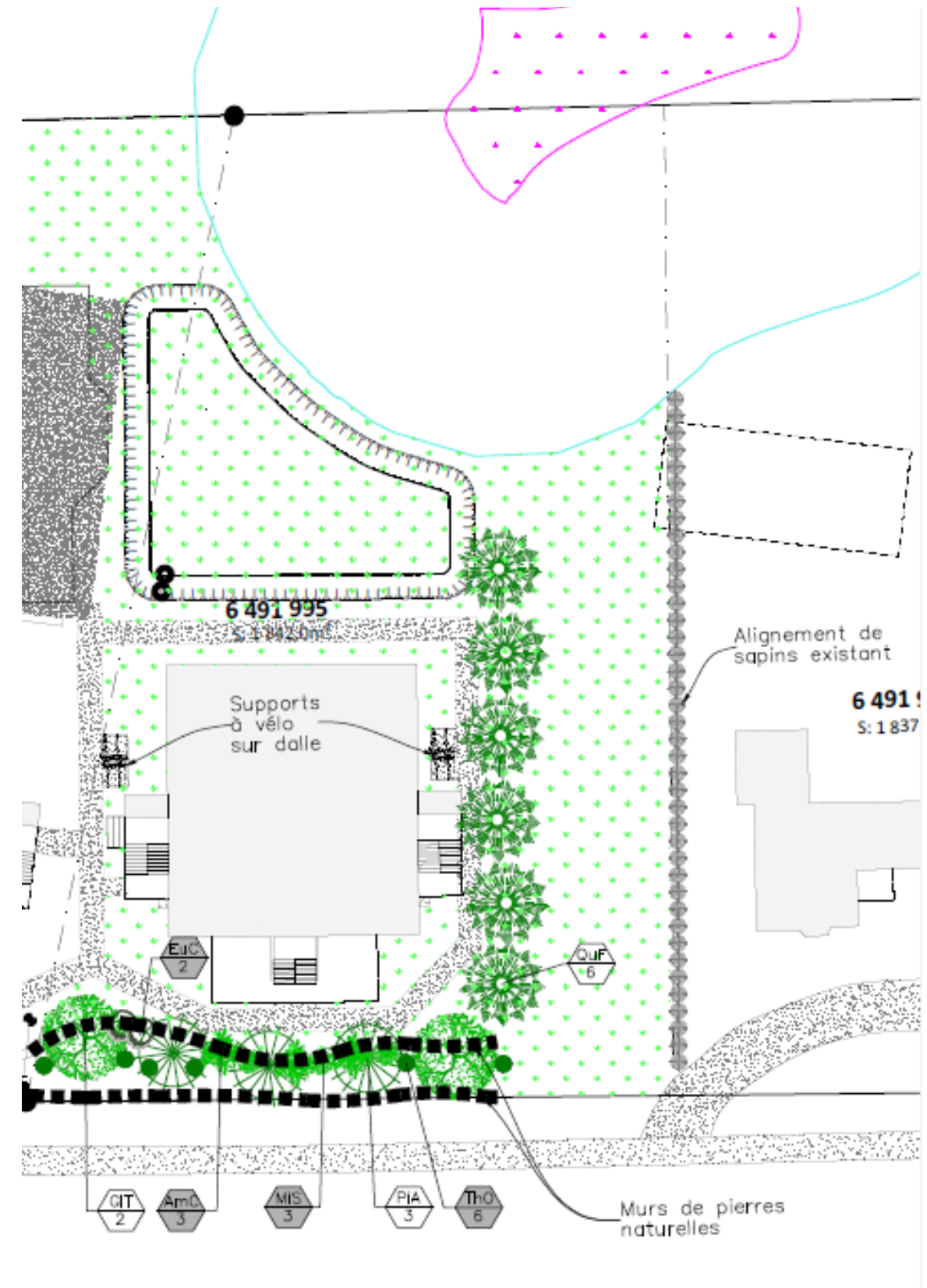
Amélanchier du Canada



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
<b>ARBRE FEUILLUS</b>						
GIT	<i>Gleditsia triacanthos</i>	Févier d'Amérique	50 mm Ø	3 500mm	En motte	2
QuF	<i>Quercus robur 'Fastigiata'</i>	Chêne pédonculé dit "colonnaire"	50 mm Ø	3 500mm	En motte	6
<b>ARBRE CONIFÈRE</b>						
PiA	<i>Pinus nigra 'Austriaca'</i>	Pin noir d'autriche	50 mm Ø	6 000mm	En motte	3
<b>ARBUSTE FEUILLUS</b>						
AmC	<i>Amelanchier canadensis 'Lamarckii'</i>	Amélanchier Du Canada	7 000 mm (haut)	3 000mm	En pot	3
EuC	<i>Euonymus alatus 'Compactus'</i>	Fusain aile nain	1 500 mm (Haut.)	1500mm	En pot	2
MiS	<i>Miscanthus 'sinensis'</i>	Roseau de Chine	2 500 mm (Haut.)	1500mm	En pot	3
<b>ARBUSTE CONIFÈRE</b>						
Tho	<i>Thuja occidentalis 'brabant'</i>	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 m<sup>2</sup>

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

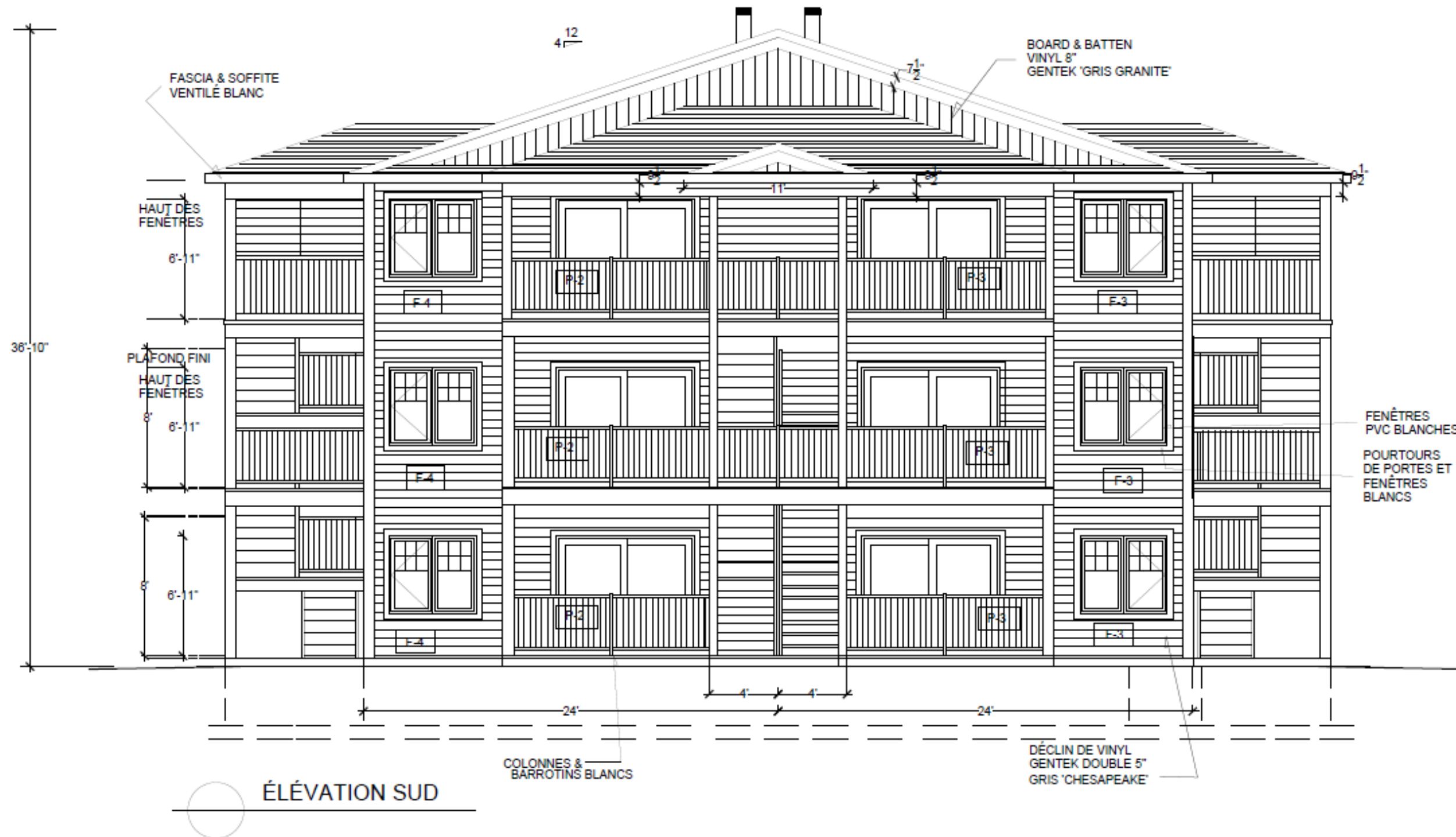
Hauteur maximale permise: **9,75 m**

Hauteur proposée: 11,13 m

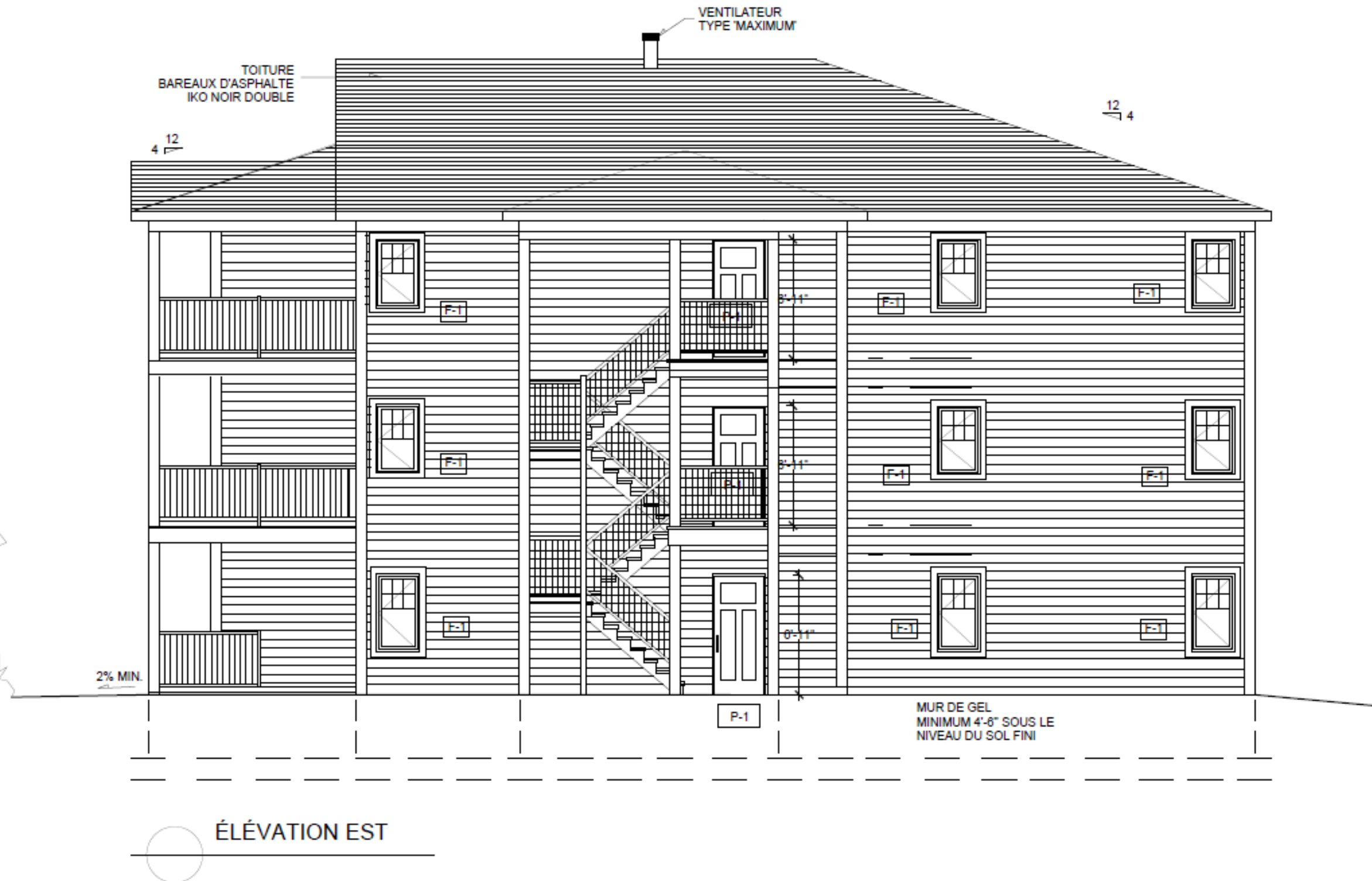
Nombre minimal de cases de stationnement requis: 9

Nombre de cases proposé: 14 (sur 56)









ÉLÉVATION EST







ÉLÉVATION OUEST









